



## AGENDA

SAN RAFAEL CITY COUNCIL – MONDAY, JUNE 15, 2020

REGULAR MEETING AT 7:00 P.M.

Telephone: (669) 900-9128,

ID: 878 4083 1894

### **CORONAVIRUS (COVID-19) ADVISORY NOTICE**

In response to Executive Order N-29-20, the City of San Rafael will no longer offer an in-person meeting location for the public to attend. This meeting will be streamed through YouTube Live at [www.youtube.com/cityofsanrafael](http://www.youtube.com/cityofsanrafael). Comments submitted via YouTube Live must be submitted according to the directions located on the YouTube video description. The City is not responsible for any interrupted service. To ensure the City Council receives your comments, submit written comments to the City Clerk prior to the meeting. For more information regarding real-time public comments, please visit our Live Commenting Pilot page at <https://www.cityofsanrafael.org/live-commenting-pilot/>.

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#### **OPEN SESSION – (669) 900-9128, ID 886-1182-5128# – 6:30 PM**

1. Mayor Phillips to announced Closed Session items.

#### **CLOSED SESSION – (669) 900-9128, ID: 886-1182-5128# – 6:30 PM**

2. Closed Session:
  - a. Conference with Labor Negotiators – Government Code Section 54957.6  
Lead Negotiator: Timothy L. Davis (Burke, Williams & Sorensen)  
Agency Designated Representatives: Jim Schutz, Cristine Alilovich, Nadine Hade, Shibani Nag  
Employee Organizations: SEIU - Childcare; San Rafael Police Mid-Management Association; Public Employee Union, Local 1; San Rafael Firefighters' Association; San Rafael Police Association; SEIU Local 1021; Western Council of Engineers; San Rafael Fire Chief Officers' Association

#### **REGULAR MEETING - VIRTUAL MEETING**

Telephone: (669) 900-9128,

ID: 878 4083 1894

#### **CITY MANAGER'S REPORT:**

3. City Manager's Report:

### **OPEN TIME FOR PUBLIC EXPRESSION – 7:00 PM**

The public is welcome to address the City Council at this time on matters not on the agenda that are within its jurisdiction. Please be advised that pursuant to Government Code Section 54954.2, the City Council is not permitted to discuss or take action on any matter not on the agenda unless it determines that an emergency exists, or that there is a need to take immediate action which arose following posting of the agenda. Comments may be no longer than two minutes and should be respectful to the community.

### **CONSENT CALENDAR:**

The opportunity for public comment on consent calendar items will occur prior to the City Council's vote on the Consent Calendar. The City Council may approve the entire consent calendar with one action. In the alternative, items on the Consent Calendar may be removed by any City Council or staff member, for separate discussion and vote.

#### 4. Consent Calendar Items:

##### a. **Approval of Minutes**

Approve Minutes of City Council / Successor Agency Regular Meeting of Monday, June 1, 2020 (CC)  
*Recommended Action – Approve as submitted*

##### b. **Proposing General Municipal Election 2020**

Resolution Calling and Giving Notice of At-Large Elections, By-District Elections, By-District Elections for Districts 1/Southern and 4/Northern, and San Rafael Board of Education Trustee Area Elections for Areas 1, 3 and 5, to Be Held on November 3, 2020, Requesting the Marin County Board of Supervisors to Consolidate with Any Other Election Conducted on Said Date, and Requesting Election Services (CC)

*Recommended Action – Adopt Resolution*

##### c. **Professional Service Agreement for Permit Management System**

Resolution Authorizing the City Manager to Execute an Agreement for Professional Services with Camino Technology Solutions, Inc. to Develop a Permit Management System, with a Three-Year Term for a Contract Amount Not to Exceed \$175,000 (CD)

*Recommended Action – Adopt Resolution*

##### d. **Paramedic Tax Rate for Fiscal Year 2020-21**

Second Introduction and Final Adoption of Ordinance No. 1985: An Ordinance Amending the Paramedic Service Special Tax Rates Within the Voter-Approved Limit, Commencing with Fiscal Year 2020-2021, for improved Residential and Non-Residential Properties in the City of San Rafael, County Service Area No. 13, County Service Area No. 19, and the Marinwood Community Services District (Fin)

*Recommended Action – Approve Final Adoption of Ordinance 1985*

##### e. **City Investment Policy**

Annual Review and Resolution to Approve the City of San Rafael Investment Policy (Fin)

*Recommended Action – Accept Report and Adopt Resolution*

##### f. **Annual Adjustment to the Library Parcel Tax**

Report Concerning the Annual Consumer Price Index (CPI) Rate Adjustment for the Special Library Services Parcel Tax for the Fiscal Year July 1, 2020 Through June 30, 2021 as Specified in Voter-Approved Measure D (San Rafael Municipal Code Chapter 3.36) (Fin)

*Recommended Action – Accept Report*

- g. **Special Tax on Properties at the Village at Loch Lomond Marina – Mello-Roos District No. 2**  
Resolution Setting the Special Tax for City of San Rafael Community Facilities District No. 2 (The Village at Loch Lomond Marina) for Fiscal Year 2020-21 (PW)  
*Recommended Action – Adopt Resolution*
  
- h. **Baypoint Lagoons Assessment District**  
Baypoint Lagoons Landscaping and Lighting Assessment District Annual Assessment: (PW)
  - i. Resolution Directing Filing of Engineer's Annual Report FY 2020-21  
*Recommended Action – Adopt Resolution*
  
  - ii. Resolution Approving Engineer's Annual Report FY 2020-21  
*Recommended Action – Adopt Resolution*
  
  - iii. Resolution of Intention to Order Improvements and Setting a Public Hearing on the Annual Assessment for the City Council Meeting of July 20, 2020  
*Recommended Action – Adopt Resolution*
  
- i. **Point San Pedro Road Median Landscaping Assessment District**  
Point San Pedro Road Median Landscaping Assessment District Annual Assessment: (PW)
  - i. Resolution Directing Filing of Engineer's Annual Report FY 2020-21  
*Recommended Action – Adopt Resolution*
  
  - ii. Resolution Approving Engineer's Annual Levy Report FY 2020-21  
*Recommended Action – Adopt Resolution*
  
  - iii. Resolution of Intention to Order Improvements and Setting a Public Hearing on the Annual Assessment for the City Council Meeting of July 20, 2020  
*Recommended Action – Adopt Resolution*
  
- j. **Francisco Boulevard West - Rice Drive to Second Street Project**  
Adopt Resolutions Related to the Francisco Boulevard West – Rice Drive to Second Street Project, City Project No. 11364: (PW)
  - i. Resolution Awarding and Authorizing the City Manager to Execute a Construction Agreement for the Francisco Boulevard West - Rice Drive to Second Street Project, City Project No. 11364, to Ghilotti Bros., Inc., In the Amount of \$2,259,787 and Authorizing Contingency Funds In the Amount of \$253,498, for a Total Appropriated Amount of \$2,513,285 (PW)  
*Recommended Action – Adopt Resolution*
  
  - ii. Resolution Authorizing the City Manager to Execute a Deductive Change Order for the Francisco Boulevard West – Rice Drive to Second Street Project, City Project No. 11364, in the amount of \$575, 285  
*Recommended Action – Adopt Resolution*

**k. Marin County Stormwater Pollution Prevention Program**

Resolution Approving and Authorizing the City Manager to Execute a Memorandum of Understanding with the County of Marin for the Marin County Stormwater Pollution Prevention Program Control Infrastructure Project (PW)

*Recommended Action – Adopt Resolution*

**l. Public Safety Center Street Resurfacing**

Resolution Awarding and Authorizing the City Manager to Execute a Construction Agreement for the Public Safety Center Street Resurfacing Project, City Project No. 11377, to Era Construction, Inc., In the Amount Of \$539,899, and Authorizing Contingency Funds In the Amount of \$90,101, for a Total Appropriated Amount of \$630,000 (PW)

*Recommended Action – Adopt Resolution*

**m. Southern Heights Bridge Replacement**

Resolution Approving and Authorizing the City Manager to Execute a Third Amendment to the Agreement with Mark Thomas and Company, Inc. for Construction Support and Additional Right of Way Services, in an Additional Contract Amount Not to Exceed \$180,198 (PW)

*Recommended Action – Adopt Resolution*

**OTHER AGENDA ITEMS:**

**5. Other Agenda Items:**

**a. Plan Bay Area 2050 – Priority Development Areas (PDA)**

Resolution Authorizing the Submittal of a Letter of Interest Nominating the Northgate and Southeast San Rafael/Canal Neighborhoods as Priority Development Areas as Part of the Plan Bay Area 2050 Program (CD)

*Recommended Action – Adopt Resolution*

**b. Final Citywide Proposed Budget for Fiscal Year 2020-2021 and Legal Spending Limit: (Fin)**

i. Resolution Approving the Citywide Budget and Capital Improvement Program for the Fiscal Year 2020-2021 and Providing for the Appropriations and Expenditure of All Sums Set Forth in the Budget in the Amount of \$127,943,913;

*Recommended Action – Adopt Resolution*

ii. Resolution Approving Fiscal Year 2020-2021 Gann Appropriations Limit at \$143,208,909

*Recommended Action – Adopt Resolution*

**c. Public Opinion Polling Survey Results for Potential Local Sales Tax Ballot Measure**

Informational Report on the Results of a Recent Public Opinion Poll Conducted to Evaluate the Feasibility of a Potential Ballot Measure to Increase the Local Sales Tax Rate (CM)

*Recommended Action – Accept Report*

**COUNCILMEMBER REPORTS / REQUESTS FOR FUTURE AGENDA ITEMS:**

**(including AB 1234 Reports on Meetings and Conferences Attended at City Expense)**

**6. Councilmember Reports:**

**SAN RAFAEL SUCCESSOR AGENCY:**

1. Consent Calendar: - None.

**ADJOURNMENT:**

*Any records relating to an agenda item, received by a majority or more of the Council less than 72 hours before the meeting, shall be available for inspection online. Sign Language interpreters may be requested by calling (415) 485-3066 (voice), emailing [Lindsay.Jara@cityofsanrafael.org](mailto:Lindsay.Jara@cityofsanrafael.org) or using the California Telecommunications Relay Service by dialing "711", at least 72 hours in advance of the meeting. Copies of documents are available in accessible formats upon request.*



## MINUTES

SAN RAFAEL CITY COUNCIL – MONDAY, JUNE 1, 2020

REGULAR MEETING AT 7:00 P.M.

Telephone: (669) 900-9128,

ID: 874-0826-8927

### CORONAVIRUS (COVID-19) ADVISORY NOTICE

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Present: Mayor Phillips  
Vice Mayor Colin  
Councilmember Bushey  
Councilmember Gamblin  
Councilmember McCullough

Absent: None

Also Present: City Manager Jim Schutz  
City Attorney Robert Epstein  
City Clerk Lindsay Lara

### **OPEN SESSION – (669) 900-9128, ID: 858-0160-7081# – 6:00 PM**

1. Mayor Phillips announced Closed Session items.

### **CLOSED SESSION – (669) 900-9128, ID: 858-0160-7081# – 6:00 PM**

2. Closed Session:

- a. Conference with Labor Negotiators – Government Code Section 54957.6  
Lead Negotiator: Timothy L. Davis (Burke, Williams & Sorensen)  
Agency Designated Representatives: Jim Schutz, Cristine Alilovich, Nadine Hade, Shibani Nag  
Employee Organizations: SEIU - Childcare; San Rafael Police Mid-Management Association;  
Public Employee Union, Local 1; San Rafael Firefighters' Association; San Rafael Police  
Association; SEIU Local 1021; Western Council of Engineers; San Rafael Fire Chief Officers'  
Association

**REGULAR MEETING - VIRTUAL MEETING**

**Telephone: (669) 900-9128,**

**ID: 874-0826-8927**

Mayor Phillips called the meeting to order at 7:03 p.m. and invited City Clerk Lindsay Lara to call the roll. All members of the City Council were present.

City Clerk Lindsay Lara informed the community the meeting would be streamed live to YouTube and members of the public would provide public comment either on the telephone or through YouTube live chat.

City Attorney Robert Epstein announced that no reportable action was taken in Closed Session

City Clerk Lindsay Lara explained the process for community participation through the telephone and on YouTube.

**OPEN TIME FOR PUBLIC EXPRESSION – 7:00 PM**

Mayor Phillips invited public comment

Correspondence in real-time through YouTube or telephone

- Barry Taranto addressed the City Council regarding the protests and development in Terra Linda
- Salamah Locks, Marin County Commission on Aging, announced an upcoming meeting on Thursday, June 4
- George Jackson addressed the City Council regarding the COVID-19 closures
- Sunny Lee addressed the City Council regarding a homeless encampment and overgrown vegetation on Picnic Avenue

**CITY MANAGER'S REPORT:**

**3. City Manager's Report:**

City Manager Jim Schutz announced a recruitment for the Design Review Board, provided an update on the City's response to COVID-19 and showed a video, a Marin Recovers Update with Dr. Matt Willis (<https://www.youtube.com/watch?v=8owrvKXYZm0>)

Police Chief Bishop provided an update on the Black Lives Matter protests and how San Rafael is responding to the death of George Floyd.

Mayor Phillips endorsed Chief Bishop's message and expressed gratitude to the Police Department.

## **CONSENT CALENDAR:**

### **4. Consent Calendar Items:**

Mayor Phillips invited public comment on the Consent Calendar; however, there was none

Councilmember Bushey moved and Councilmember Colin seconded to approve Consent Calendar Items:

- a. **Approval of Minutes**  
**Approve Minutes of City Council / Successor Agency Regular Meeting of Monday, May 18, 2020 (CC)**  
*Approved as submitted*
  
- b. **Liability Claims Administration Services**  
**Resolution Authorizing the City Manager to Execute an Agreement with George Hills Company for the Provision of Third-Party Liability Claims Administration Services for a One-Year Period, in an Amount Not to Exceed \$95,950 (CA)**  
*Resolution 14799 - Resolution Authorizing the City Manager to Execute an Agreement with George Hills Company for the Provision of Third-Party Liability Claims Administration Services for a One-Year Period, in an Amount Not to Exceed \$95,950*
  
- c. **Cooperation Agreement with County of Marin for Grant Programs**  
**Resolution Authorizing Execution of a Three-Year Cooperation Agreement with the County of Marin for the Community Development Block Grant (CDBG) and Home Programs (ED)**  
*Resolution 14800 - Resolution Authorizing Execution of a Three-Year Cooperation Agreement with the County of Marin for the Community Development Block Grant (CDBG) and Home Programs*
  
- d. **Network Design Services for Essential Facilities Projects**  
**Resolution Approving and Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with MarinIT for Network Design, Configuration, and Installation Services Associated with the Public Safety Center Essential Facilities Project, In the Amount of \$141,878 (DS)**  
*Resolution 14801 - Resolution Approving and Authorizing the City Manager to Execute an Amendment to the Professional Services Agreement with MarinIT for Network Design, Configuration, and Installation Services Associated with the Public Safety Center Essential Facilities Project, In the Amount of \$141,878*
  
- e. **Extension of Goldstone Management Inc. Agreement**  
**Resolution Approving an Amendment to Extend the Agreement to Negotiate Exclusively with Goldstone Management Inc. Regarding Redevelopment of 1009 and 1001 Fourth Street, 924-926 Third Street, and the Third Street and Lootens Place Parking Garage (ED)**



*Resolution 14802 - Resolution Approving an Amendment to Extend the Agreement to Negotiate Exclusively with Goldstone Management Inc. Regarding Redevelopment of 1009 and 1001 Fourth Street, 924-926 Third Street, and the Third Street and Lootens Place Parking Garage*

- f. **Special Tax on Properties at Loch Lomond 10 – Mello-Roos District No. 1992-1 Resolution Setting the Special Tax for Community Facilities District No. 1992-1 (Loch Lomond #10) for Fiscal Year 2020-21 (PW)**

*Resolution 14803 - Resolution Setting the Special Tax for Community Facilities District No. 1992-1 (Loch Lomond #10) for Fiscal Year 2020-21*

- g. **Downtown Traffic Signal Modernization**

**Adoption of Resolutions Related to Project No. 11348**

- i. **Resolution Awarding and Authorizing the City Manager to Execute a Construction Agreement for the Downtown Signal Modernization with Mike Brown Electric in the Amount of \$172,700 and Authorizing Contingency Funds in the Amount of \$34,540 for a Total Appropriated Amount of \$207,240**

*Resolution 14804 - Resolution Awarding and Authorizing the City Manager to Execute a Construction Agreement for the Downtown Signal Modernization with Mike Brown Electric in the Amount of \$172,700 and Authorizing Contingency Funds in the Amount of \$34,540 for a Total Appropriated Amount of \$207,240*

- ii. **Resolution Approving and Authorizing the City Manager to Purchase Various Equipment for the IDEA Grant Downtown Signal Modernization Project (#11348) for a Total Not-To-Exceed Amount of \$815,000**

*Resolution 14805 - Resolution Approving and Authorizing the City Manager to Purchase Various Equipment for the IDEA Grant Downtown Signal Modernization Project (#11348) for a Total Not-To-Exceed Amount of \$815,000*

- iii. **Resolution Authorizing an Additional \$125,764 in Traffic Mitigation Fund (#246) Appropriations for the "Innovative Deployments to Enhance Arterials" (IDEA) Grant-Funded Project No. 11348**

*Resolution 14806 - Resolution Authorizing an Additional \$125,764 in Traffic Mitigation Fund (#246) Appropriations for the "Innovative Deployments to Enhance Arterials" (IDEA) Grant-Funded Project No. 11348*

- h. **Smith Ranch Road and Lucas Valley Road Resurfacing**

**Resolution Awarding and Authorizing the City Manager to Execute a Construction Agreement for the Smith Ranch Road and Lucas Valley Road Resurfacing Project, City Project No. 11336, to Ghilotti Bros., Inc., in the Amount of \$997,779, and Authorizing Contingency Funds in the Amount of \$142,221, for a Total Appropriated Amount of \$1,140,000 (PW)**

*Resolution 14807 - Resolution Awarding and Authorizing the City Manager to Execute a Construction Agreement for the Smith Ranch Road and Lucas Valley Road Resurfacing Project, City Project No. 11336, to Ghilotti Bros., Inc., in the Amount of \$997,779, and Authorizing*

*Contingency Funds in the Amount of \$142,221, for a Total Appropriated Amount of \$1,140,000*

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

**PUBLIC HEARINGS:**

5. Public Hearings:

- a. **[Appeal of Approved 7-Unit Multifamily Residential Bldg. – 104 Shaver Street Appeal of the Planning Commission’s April 14, 2020 Conditional Approval of a Use Permit \(UP19-013\), An Environmental and Design Review Permit \(ED19-030\) and a Variance \(V19-003\) Allowing the Construction of a New, 7-Unit Multifamily Residential Apartment Building at 104 Shaver Street; Case # AP20-001 \(CD\)](#)**

Raffi Boloyan, Planning Manager introduced Steve Stafford, Senior Planner who presented the Staff Report

Staff responded to comments and questions from Councilmembers

Donni Uzarski, Appellant, presented her report

Mike Larkin, Applicant, presented his report

**Meeting called to recess**

**Meeting called back into session**

Mayor Phillips opened the public hearing

**Speakers:** David Levin, Co-Chair Marin Environmental Collaborative Housing, Jay Marshall, Joe Uzarski, Linda Jackson, Sustainable San Rafael, Neil Bloomfield, Josh Townsend, Armida Scopazzi, Lydia Lee, Victoria DeWitt, Chris Solberg, David Langsam, Garril Page, Name withheld, Name withheld, Name withheld, Diane Henderson, San Rafael Chamber (name withheld), Sunny Lee, Name withheld, Sirima Pinit, Name withheld, Name withheld, Name withheld, Name withheld, Name withheld, Betsyann Gallagher, Name withheld, Sunny Lee, Name withheld

There being no further comment, Mayor Phillips closed the public hearing

Staff responded to comments and questions from the Councilmembers

Councilmember McCullough moved and Councilmember Colin seconded to adopt the resolution denying appeal

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Resolution 14808 - Resolution Denying Appeal of the Planning Commission's April 14, 2020 Conditional Approval of a Use Permit (UP19-013), An Environmental and Design Review Permit (ED19-030) and a Variance (V19-003) Allowing the Construction of a New, 7-Unit Multifamily Residential Apartment Building at 104 Shaver Street; Case # AP20-001*

b. **Paramedic Tax Rate for Fiscal Year 2020-21**

**First Introduction of an Ordinance: Consideration of An Ordinance Amending the Paramedic Service Special Tax Rates Within the Voter-Approved Limit, Commencing with Fiscal Year 2020-2021, for improved Residential and Non-Residential Properties in the City of San Rafael, County Service Area No. 13, County Service Area No. 19, and the Marinwood Community Services District (Fin)**

Nadine Hade, Finance Director presented the Staff Report

Staff responded to comments and questions from the Councilmembers

Mayor Phillips invited public comment; however, there was none

Councilmember McCullough moved and Councilmember Gamblin seconded to pass Ordinance No. 1985 to print, and directed staff to have this reviewed at the Finance Committee, and engage with critical stakeholders to encourage the CSA's and Marinwood to make changes necessary to ensure equity for all rate payers.

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Passed Ordinance No. 1985 to print*

**OTHER AGENDA ITEMS:**

6. Other Agenda Items:

a. **Providing Small Business Support for Outdoor Activities During COVID-19 Emergency**  
**Resolution Granting Authority to the City Manager to Implement Temporary Changes to the San Rafael Municipal Code to Support Local Businesses in Reopening During the COVID-19 Emergency (ED)**

Danielle O'Leary, Director of Economic Development and Innovation presented the Staff Report

Councilmembers provided comment

Mayor Phillips invited public comment

**Speakers:** Eda Lochte, San Rafael Chamber (name withheld)

There being no further comment, Mayor Phillips closed the public comment period

Councilmembers provided further comment

Councilmember McCullough moved and Councilmember Colin seconded to adopt the resolution

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Resolution 14809 - Resolution Granting Authority to the City Manager to Implement Temporary Changes to the San Rafael Municipal Code to Support Local Businesses in Reopening During the COVID-19 Emergency*

- b. **[Extension of Memorandum of Understanding with Western Council of Engineers](#)  
**Resolution Approving a Memorandum of Understanding Side Letter Agreement Between the City of San Rafael and Western Council of Engineers (HR)****

Shibani Nag, HR Director presented the Staff Report

Mayor Phillips invited public comment; however, there was none

Councilmember McCullough moved and Councilmember Bushey seconded to adopt the resolution

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Resolution 14810 - Resolution Approving a Memorandum of Understanding Side Letter Agreement Between the City of San Rafael and Western Council of Engineers*

- c. **[Extension of Memorandum of Understanding with Public Employee Union Local 1 - Confidential](#)  
**Resolution Approving a Memorandum of Understanding Side Letter Agreement Between the City of San Rafael and Public Employee Union Local 1 - Confidential (HR)****

Shibani Nag, HR Director presented the Staff Report

Mayor Phillips invited public comment; however, there was none

Councilmember McCullough moved and Councilmember Bushey seconded to adopt the resolution

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Resolution 14811 - Resolution Approving a Memorandum of Understanding Side Letter Agreement Between the City of San Rafael and Public Employee Union Local 1 – Confidential*

d. **Extension to Resolution with Unrepresented Employee Groups**

**Resolution Approving a One-Year Extension, with Modifications, of the Terms of City Council Resolution Nos. 14539, 14540, And 14541, Establishing Compensation for the Unrepresented Executive Management and Mid-Management Employee Groups, and the Elected City Clerk and City Attorney (HR)**

Shibani Nag, HR Director presented the Staff Report

Mayor Phillips invited public comment; however, there was none

Councilmember McCullough moved and Councilmember Bushey seconded to adopt the resolution

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Resolution 14812 - Resolution Approving a One-Year Extension, with Modifications, of the Terms of City Council Resolution Nos. 14539, 14540, And 14541, Establishing Compensation for the Unrepresented Executive Management and Mid-Management Employee Groups, and the Elected City Clerk and City Attorney*

e. **5% Compensation Reduction for the Mayor/City Councilmembers**

**Resolution Directing the City Manager and Finance Director to Withhold Five (5%) Percent of the Monthly Compensation of the Mayor and Councilmembers during Fiscal Year 2020-21 and to Donate Those Funds to the City's General Fund (HR)**

Shibani Nag, HR Director presented the Staff Report

Mayor Phillips invited public comment; however, there was none

Councilmember Gamblin moved and Councilmember Colin seconded to adopt the resolution

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips

NOES: Councilmembers: None  
ABSENT: Councilmembers: None

*Resolution 14813 - Resolution Directing the City Manager and Finance Director to Withhold Five (5%) Percent of the Monthly Compensation of the Mayor and Councilmembers during Fiscal Year 2020-21 and to Donate Those Funds to the City's General Fund*

**COUNCILMEMBER REPORTS / REQUESTS FOR FUTURE AGENDA ITEMS:**  
**(including AB 1234 Reports on Meetings and Conferences Attended at City Expense)**

7. Councilmember Reports: - None.

**SAN RAFAEL SUCCESSOR AGENCY:**

1. Consent Calendar: - None.

**ADJOURNMENT:**

Mayor Phillips adjourned the City Council meeting at 10:10 p.m.

\_\_\_\_\_  
LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
GARY O. PHILLIPS, Mayor



**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

Department: City Clerk

Prepared by: Lindsay Lara, City Clerk

City Manager Approval: 

**TOPIC: PROPOSING GENERAL MUNICIPAL ELECTION 2020**

**SUBJECT: RESOLUTION CALLING AND GIVING NOTICE OF AT-LARGE ELECTIONS, BY-DISTRICT ELECTIONS FOR DISTRICTS 1/SOUTHERN AND 4/NORTHERN, AND SAN RAFAEL BOARD OF EDUCATION TRUSTEE AREA ELECTIONS FOR AREAS 1, 3 AND 5, TO BE HELD ON NOVEMBER 3, 2020, REQUESTING THE MARIN COUNTY BOARD OF SUPERVISORS TO CONSOLIDATE WITH ANY OTHER ELECTION CONDUCTED ON SAID DATE, AND REQUESTING ELECTION SERVICES**

**RECOMMENDATION:**

Adopt the resolution.

**BACKGROUND:**

In 2015, the State Legislature enacted SB 415 requiring cities and towns with at least a 25% lower turnout rate than in even-numbered years to change their elections to even-numbered years by no later than the November 2022 election. San Rafael's Charter ties the general municipal election date to the date required for school districts by general law and the County Registrar of Voters had determined, based upon San Rafael's election turnouts in past years, that SB 415 required San Rafael City Schools and the City to conduct their general municipal elections on statewide election dates. In 2017, the [City Council](#) and the [San Rafael City Schools Board of Trustees](#) adjusted their election separately and this will be the first even-numbered year election they will be held concurrently.

In 2018, the [City Council adopted an ordinance](#) which established a by-district election process in four council districts pursuant to California Elections Code 10010 & California Government Codes 34871(A) and 34886. Pursuant to the ordinance, in the November 2020 election, Councilmembers shall be elected in Council Districts 1/Southern and 4/Northern. The Offices of Mayor, City Attorney (Part-time) and City Clerk would continue to be elected at-large. Subsequently, in 2019 the [San Rafael City Schools Board of Trustees adopted a resolution](#) which established a by-trustee area election process in five Board Member Trustee Areas.

For the City of San Rafael, the terms of Mayor Gary Phillips, Councilmember Andrew McCullough, Councilmember John Gamblin, Part-Time City Attorney Robert Epstein, and City Clerk /Assessor Lindsay Lara will be expiring in November 2020. Candidates for the City Council seats in Districts 1/Southern and 4/Northern must each reside in the districts they are running for.

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**FOR CITY CLERK ONLY**

Council Meeting: \_\_\_\_\_

Disposition: \_\_\_\_\_

For the San Rafael City Schools Board of Trustees, the terms of Maika Llorens Gulati, Linda Jackson and Greg Knell will be expiring in November 2020.

In preparation for the election, the City Council must adopt a resolution to call the general municipal election to be held on November 3, 2020; request consolidation with Marin County Elections; and request election services from the Marin County Elections Department. In order to consolidate the election, the Marin County Board of Supervisors and the Department of Elections must receive notice by August 7, 2020.

**ANALYSIS:**

California Government Code Section 36503 and California Elections Code Section 1000(c) authorize a regular municipal election to be conducted on November 3, 2020. Sections 10002, 10403 and 10418 of the California Elections Code authorize the City Council to request the County of Marin Board of Supervisors to permit the County Elections Official to render specified services relating to the conduct of the election on a reimbursable basis. The County of Marin has the resources to conduct an election for all special districts and local municipalities in the most cost-effective manner and has routinely provided the City of San Rafael with this service in the past.

Adopting this resolution would call for a general municipal election to be held within the City of San Rafael on Tuesday, November 3, 2020 for the purpose of presenting the following election issues to the voters:

1. Election of one (1) Mayor for the full term of four years;
2. Election of one (1) District 1/Southern City Councilmember for the full term of four years each;
3. Election of one (1) District 4/Northern City Councilmember for the full term of four years each;
4. Election of one (1) City Attorney (part-time) for the full term of four years;
5. Election of one (1) City Clerk and Assessor for the full term of four years;
6. Election of one (1) Area 1 Board of Education Trustee for the full term of four years each; and
7. Election of one (1) Area 3 Board of Education Trustee for the full term of four years each; and
8. Election of one (1) Area 5 Board of Education Trustee for the full term of four years each; and

The nomination period for the November 3, 2020 General Municipal Election opens on July 13, 2020 and will close on August 7, 2020. If an incumbent does not file by the August 7, 2020 deadline, the nomination period will be extended to Wednesday, August 12, 2020. It should be noted that if there is only one candidate for each vacant seat and there are no ballot measures, the Council may determine that no election is necessary and may, at that time, vote to cancel the election and appoint the candidates to Office.

**FISCAL IMPACT:**

According to the Registrar of Voters Office, the City's cost will range from \$1.75 to \$3.00 per voter, and there is a total of 31,927 voters, resulting in costs totaling between \$56,000 and \$96,000 which has been appropriated in the budget.

San Rafael City Schools shall cover their portion of the cost related to the November 3, 2020 General Municipal Election.

**RECOMMENDED ACTION:**

Adopt the resolution.

**ATTACHMENTS:**



1. Resolution
2. City Council District Map
3. Board of Education Trustee Area Map

## RESOLUTION NO.

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL CALLING AND GIVING NOTICE OF AT-LARGE ELECTIONS, BY-DISTRICT ELECTIONS FOR DISTRICTS 1/SOUTHERN AND 4/NORTHERN, AND SAN RAFAEL BOARD OF EDUCATION TRUSTEE AREA ELECTIONS FOR AREAS 1, 3 AND 5, TO BE HELD ON NOVEMBER 3, 2020, REQUESTING THE MARIN COUNTY BOARD OF SUPERVISORS TO CONSOLIDATE WITH ANY OTHER ELECTION CONDUCTED ON SAID DATE, AND REQUESTING ELECTION SERVICES

**WHEREAS**, in 2017, the City Council adopted Ordinance No. 1946 to move its elections to even-numbered years, commencing in 2020 due to the passage of Senate Bill 415; and

**WHEREAS**, in 2017, San Rafael City Schools Board of Trustees adopted Resolution 1718 to move its elections to even-numbered years, commencing in 2018 due to the passage of Senate Bill 415; and

**WHEREAS**, in 2018, the City Council adopted Ordinance No. 1956, which established a by-district election process in four council districts pursuant to California Elections Code Section 10010 & California Government Code Sections 34871(A) and 34886. Subsequently, in 2019 the San Rafael City Schools Board of Trustees adjusted their election separately and transition to five Trustee Areas; and

**WHEREAS**, two out of the four San Rafael Districts (Districts 1/Southern and 4/Northern) will have their first district elections in November 2020 and the remaining two San Rafael Districts (Districts 2/Western and 3/Eastern) will have their first district elections in November 2022; and

**WHEREAS**, three out of the five Board of Education Trustees Areas (Areas 1, 3 and 5) will have their first Area elections in November 2020 and the remaining two Areas (Areas 2 and 4) will have their first Area elections in November 2022; and

**WHEREAS**, it is the determination of the City Council to continue requesting the Board of Supervisors to provide election services for the upcoming two district-based City elections, three Trustee Area elections, and three at-large elections; and

**WHEREAS**, the general municipal election is to be held within the City of San Rafael on Tuesday, November 3, 2020 for the purpose of presenting the following election issues to the voters:

Election of one (1) Mayor for the full term of four years;

Election of one (1) District 1/Southern City Councilmember for the full term of four years each;

Election of one (1) District 4/Northern City Councilmember for the full term of four years each;

Election of one (1) City Attorney (part-time) for the full term of four years;

Election of one (1) City Clerk and Assessor for the full term of four years;

Election of one (1) Area 1 Board of Education Trustee for the full term of four years each; and

Election of one (1) Area 3 Board of Education Trustee for the full term of four years each; and

Election of one (1) Area 5 Board of Education Trustee for the full term of four years each; and

**WHEREAS**, the City Council of the City of San Rafael may request the Board of Supervisors of the County of Marin to consolidate the General Municipal Election with any other election conducted on the same date; and

**WHEREAS**, the City Council of the City of San Rafael may request election services by the Registrar of Voters of Marin County, California; and

**WHEREAS**, the estimated cost of the City's election will range between \$56,000 and \$96,000 which has been appropriated in the budget, and San Rafael City Schools shall cover their portion of the cost related to the November 3, 2020 General Municipal Election; and

**WHEREAS**, the City Council reaffirms that should a candidate wish to avail themselves of the right to prepare a candidate's statement of qualifications, there shall be a cost of printing 200 words and handling same, which will be provided by the Marin County Registrar of Voters and will be borne by the candidate and not by the City of San Rafael or San Rafael City Schools;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of San Rafael that pursuant to the requirements of the laws of the State of California there is called and ordered held in the City of San Rafael, County of Marin, State of California, on Tuesday, November 3, 2020, a General Municipal Election of the qualified electors of San Rafael.

**BE IT FURTHER RESOLVED** that the Board of Supervisors of the County of Marin, is hereby requested to:

1. Consolidate this election with any other election conducted on the same day; and
2. Authorize and direct the Registrar of Voters to provide the following election services and to canvass the results of said election:

- Provide Voter Indexes
- Provide Voter Count by Precinct
- Provide Verification of Signatures
- Provide Drayage and Rental of Polling Places
- Provide Printing of Sample and Official Ballots
- Provide Printing of Candidates' Statements of Qualifications
- Appoint and Notify Election Officers
- Mail Sample Ballots and Polling Place Notification
- Provide Precinct Supplies
- Provide Training of Precinct Workers
- Provide Processing of Vote by Mail Ballots
- Provide Central Counting
- Provide Canvass of Votes Cast
- Provide such other services as are necessary to conduct the Municipal Election

**BE IT FURTHER RESOLVED** that the ballots to be used at the election shall be in both form

and matter as required by law.

**BE IT FURTHER RESOLVED** that the polls for the election shall be opened at seven o'clock a.m. on the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, except as provided in Section 14401 of the Elections Code of the State of California.

**BE IT FURTHER RESOLVED** that the City Council of the City of San Rafael does hereby reaffirm that the number of words of the candidate's statement of qualifications for all San Rafael Municipal Elections shall be 200 words, and the cost of printing of the candidate's statement of qualifications, determined by the Marin County Registrar of Voters shall be borne by the candidate and not by the City of San Rafael, and that the cost shall be paid by the candidate at the time Nomination Papers are filed.

**BE IT FURTHER RESOLVED** that no additional materials shall be prepared to be sent on behalf of the candidate with the City of San Rafael Ballot/Voters Pamphlet.

**BE IT FURTHER RESOLVED** that in all particulars not recited in this resolution the election shall be held and conducted as provided by law for holding municipal elections in said City.

**BE IT FURTHER RESOLVED** that notice of the time and place of holding the election is hereby given and the City Clerk is hereby authorized, instructed and directed to give such further or additional notice of said election in time, form, and manner as required by law.

**BE IT FURTHER RESOLVED** that the City Clerk is directed to submit a certified copy of this Resolution to the Board of Supervisors of the County of Marin.

I, Lindsay Lara, Clerk of the City of San Rafael, hereby certify that the forgoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of June 2020, by the following vote, to wit:

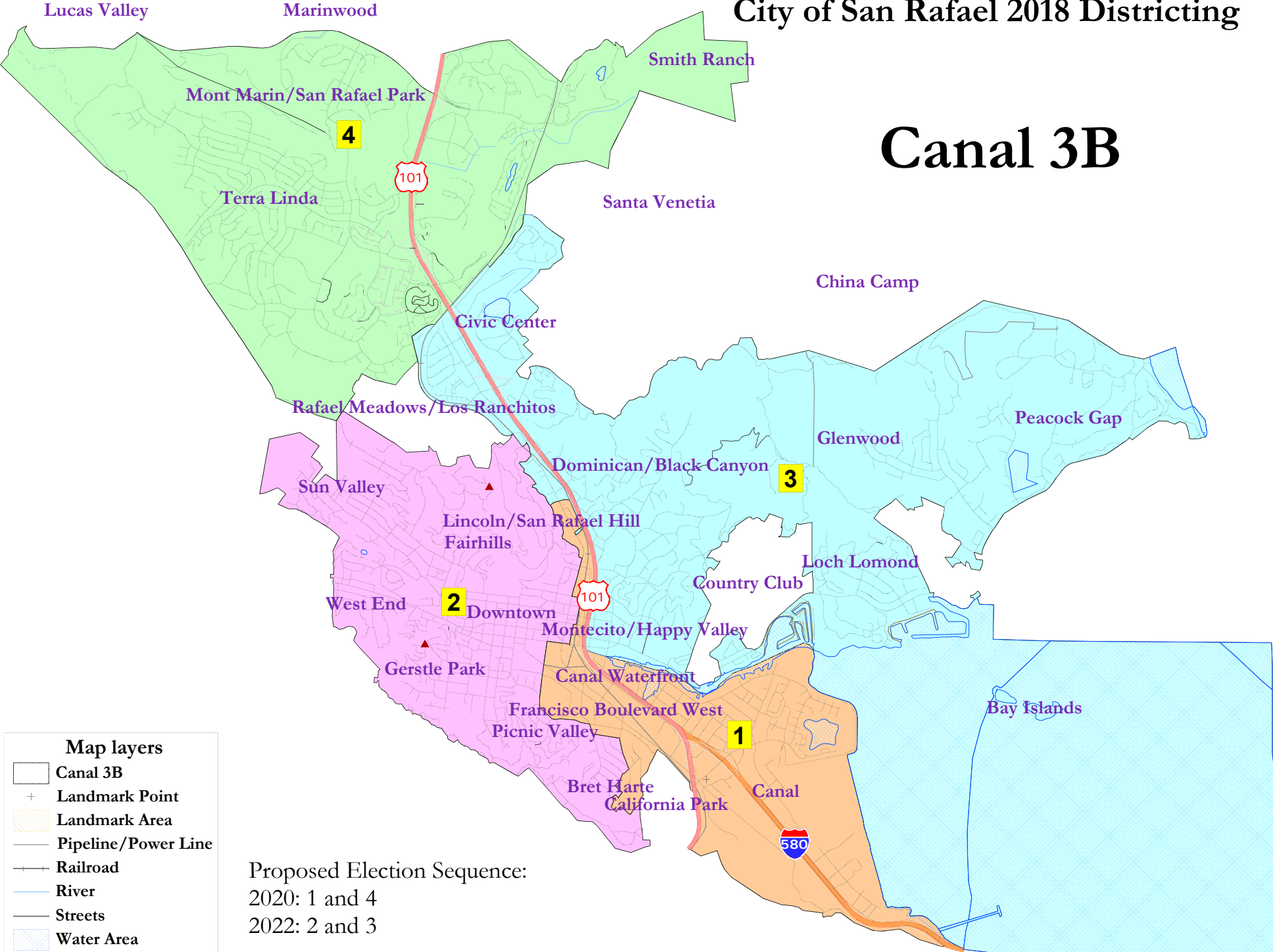
AYES: COUNCILMEMBERS  
NOES: COUNCILMEMBERS:  
ABSENT: COUNCILMEMBERS:

---

Lindsay Lara, City Clerk

# City of San Rafael 2018 Districting

## Canal 3B



National Demographics Corporation, March 26, 2018

## City of San Rafael - Canal 3B Map

District		1	2	3	4	Total
<u>Ideal</u>	Total Pop	14,215	14,633	14,049	14,822	57,719
14,430	Deviation from ideal	-215	203	-381	392	773
	% Deviation	-1.49%	1.41%	-2.64%	2.72%	5.36%
Total Pop	% Hisp	77%	16%	17%	11%	30%
	% NH White	15%	74%	71%	75%	59%
	% NH Black	2%	2%	2%	2%	2%
	% Asian-American	5%	6%	8%	9%	7%
Citizen Voting Age Pop	Total	4,057	11,302	10,248	11,518	37,123
	% Hisp	39%	9%	8%	7%	11%
	% NH White	42%	81%	81%	81%	77%
	% NH Black	2%	4%	4%	3%	3%
Voter Registration (Nov 2016)	% Asian/Pac.Isl.	15%	5%	5%	7%	7%
	Total	2,932	9,582	8,894	9,822	31,230
	% Spanish-surnamed	23%	7%	6%	6%	8%
	% Asian-Surnamed	9%	3%	3%	4%	4%
	% Filipino-Surnamed	1%	1%	1%	1%	1%
Voter Turnout (Nov 2016)	% NH White est.	55%	85%	86%	84%	82%
	% NH Black	5%	3%	3%	3%	3%
	Total	2,343	8,339	7,881	8,696	27,259
	% Spanish-surnamed	21%	6%	6%	6%	7%
	% Asian-Surnamed	8%	3%	3%	4%	4%
Voter Turnout (Nov 2014)	% Filipino-Surnamed	1%	1%	1%	1%	1%
	% NH White est.	58%	86%	87%	85%	83%
	% NH Black	5%	3%	3%	3%	3%
	Total	1,109	5,048	5,077	5,610	16,844
	% Spanish-surnamed	14%	4%	4%	4%	5%
ACS Pop. Est.	% Asian-Surnamed	7%	3%	2%	3%	3%
	% Filipino-Surnamed	0%	0%	1%	1%	0%
	% NH White est.	70%	91%	91%	89%	89%
	% NH Black est.	5%	2%	2%	2%	2%
	Total	14,418	15,529	14,272	15,264	59,482
Age	age0-19	31%	19%	22%	20%	23%
	age20-60	59%	59%	47%	50%	54%
	age60plus	10%	22%	31%	31%	24%
Immigration	immigrants	54%	19%	20%	17%	27%
	naturalized	18%	34%	52%	58%	33%
Language spoken at home	english	23%	73%	79%	77%	64%
	spanish	69%	18%	9%	9%	25%
	asian-lang	6%	2%	4%	6%	4%
	other lang	2%	6%	8%	8%	6%
Language Fluency	Speaks Eng. "Less than Very Well"	51%	11%	8%	9%	19%
Education (among those age 25+)	hs-grad	40%	41%	36%	41%	40%
	bachelor	11%	30%	33%	29%	27%
	graduatedegree	6%	22%	24%	24%	20%
Child in Household	child-under18	47%	24%	26%	26%	29%
Pct of Pop. Age 16+	employed	70%	66%	58%	58%	63%
Household Income	income 0-25k	29%	17%	13%	16%	17%
	income 25-50k	26%	20%	14%	15%	18%
	income 50-75k	15%	11%	9%	16%	13%
	income 75-200k	25%	40%	39%	36%	36%
	income 200k-plus	5%	12%	26%	17%	16%
Housing Stats	single family	33%	55%	77%	60%	59%
	multi-family	67%	45%	23%	40%	41%
	rented	73%	56%	28%	36%	46%
	owned	27%	44%	72%	64%	54%

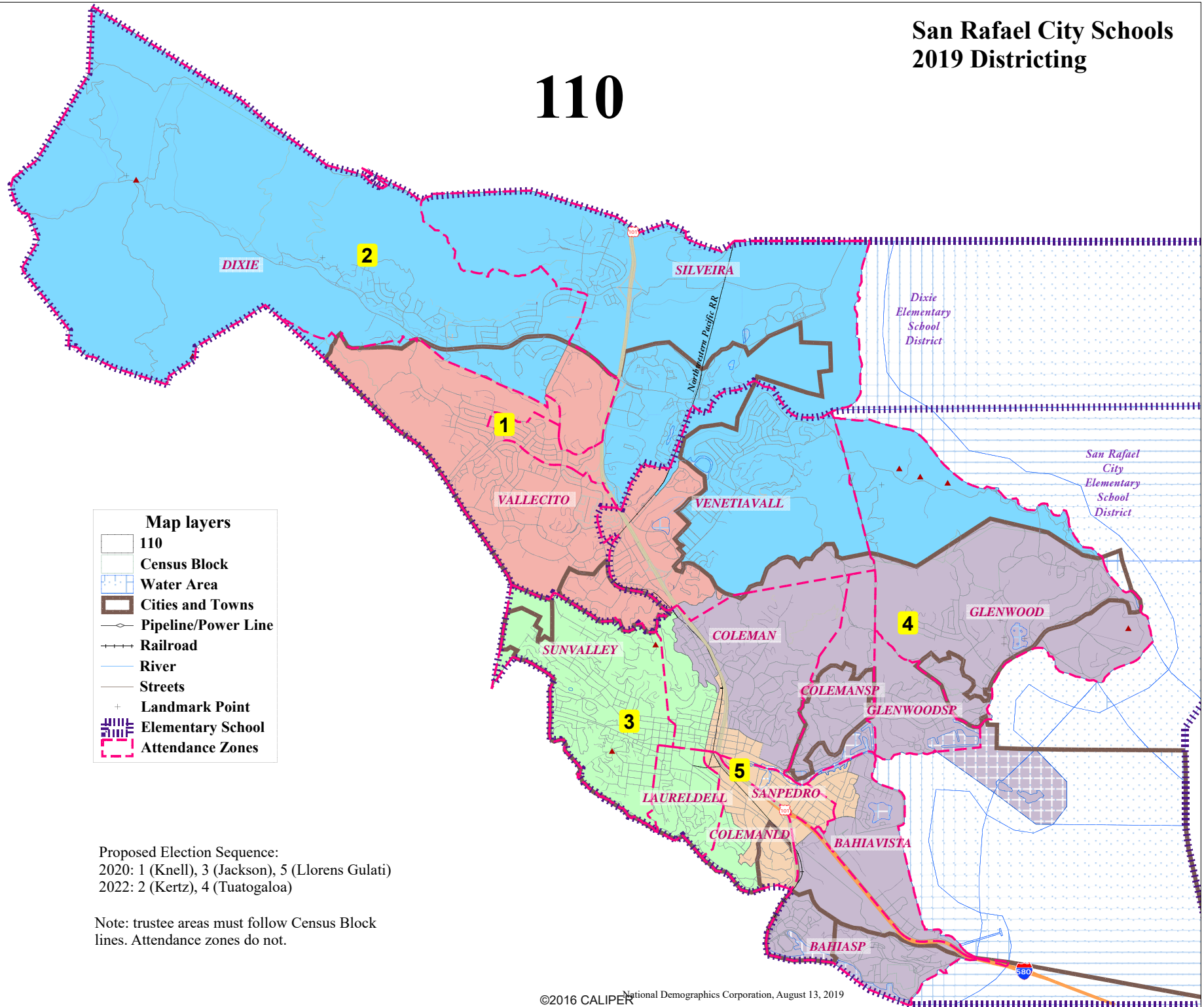
Total population data from the 2010 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2011-2015 American Community Survey and Special Tabulation 5-year data.

# San Rafael City Schools 2019 Districting

# 110



**Map layers**

- 110
- Census Block
- Water Area
- Cities and Towns
- Pipeline/Power Line
- Railroad
- River
- Streets
- Landmark Point
- Elementary School
- Attendance Zones

Proposed Election Sequence:  
 2020: 1 (Knell), 3 (Jackson), 5 (Llorens Gulati)  
 2022: 2 (Kertz), 4 (Tuatogaloa)

Note: trustee areas must follow Census Block lines. Attendance zones do not.

### San Rafael Unified - Map 110

District		1	2	3	4	5	Total
Ideal	Total Pop	14,051	15,007	14,267	14,241	13,733	71,299
14,260	Deviation from ideal	-209	747	7	-19	-527	1,274
	% Deviation	-1.47%	5.24%	0.05%	-0.13%	-3.70%	8.93%
Total Pop	% Hisp	15%	12%	16%	14%	78%	27%
	% NH White	72%	74%	74%	75%	14%	62%
	% NH Black	2%	2%	2%	2%	2%	2%
	% Asian-American	9%	9%	6%	7%	5%	7%
Citizen Voting Age Pop	Total	10,518	12,290	10,863	10,522	4,006	48,200
	% Hisp	7%	5%	8%	6%	43%	10%
	% NH White	81%	80%	82%	82%	39%	78%
	% NH Black	2%	2%	4%	4%	4%	3%
	% Asian/Pac.Isl.	9%	11%	4%	7%	14%	8%
Voter Registration (Nov 2016)	Total	8,954	10,041	9,331	9,487	2,535	40,348
	% Latino est.	7%	7%	8%	7%	23%	8%
	% Spanish-Surnamed	6%	7%	7%	6%	21%	7%
	% Asian-Surnamed	4%	4%	3%	4%	6%	4%
	% Filipino-Surnamed	1%	1%	1%	0%	1%	1%
	% NH White est.	86%	84%	85%	85%	60%	83%
Voter Turnout (Nov 2016)	Total	7,918	8,905	8,127	8,372	2,045	35,366
	% Latino est.	7%	7%	7%	6%	21%	8%
	% Spanish-Surnamed	6%	6%	6%	6%	19%	7%
	% Asian-Surnamed	4%	4%	3%	3%	6%	4%
	% Filipino-Surnamed	1%	1%	1%	0%	1%	1%
	% NH White est.	86%	85%	86%	86%	63%	84%
Voter Turnout (Nov 2014)	Total	5,225	5,637	4,942	5,304	1,005	22,113
	% Latino est.	5%	5%	4%	4%	15%	5%
	% Spanish-Surnamed	4%	4%	4%	3%	14%	4%
	% Asian-Surnamed	4%	4%	3%	2%	7%	3%
	% Filipino-Surnamed	1%	0%	0%	0%	0%	0%
	% NH White est.	89%	89%	91%	92%	69%	89%
ACS Pop. Est.	Total	14,605	16,709	15,044	14,277	14,023	74,658
	Age						
Age	age0-19	21%	19%	20%	23%	32%	23%
	age20-60	49%	52%	58%	46%	57%	52%
	age60plus	31%	29%	22%	31%	11%	25%
Immigration	immigrants	22%	20%	18%	20%	51%	26%
	naturalized	56%	52%	32%	50%	19%	37%
Language spoken at home	english	73%	75%	76%	78%	26%	67%
	spanish	12%	12%	18%	12%	66%	23%
	asian-lang	7%	3%	2%	3%	5%	4%
	other lang	9%	10%	4%	7%	2%	7%
Language Fluency	Speaks Eng. "Less than Very Well"	10%	10%	10%	10%	48%	17%
Education (among those age 25+)	hs-grad	39%	42%	41%	32%	37%	38%
	bachelor	30%	32%	30%	34%	13%	28%
	graduatedegree	25%	20%	23%	25%	8%	21%
Child in Household	child-under18	27%	26%	25%	25%	46%	29%
Pct of Pop. Age 16+	employed	57%	62%	67%	58%	69%	63%
Household Income	income 0-25k	14%	11%	16%	13%	24%	15%
	income 25-50k	14%	18%	18%	13%	26%	17%
	income 50-75k	13%	15%	11%	9%	14%	12%
	income 75-200k	36%	41%	40%	38%	28%	38%
	income 200k-plus	23%	15%	14%	27%	7%	18%
Housing Stats	single family	69%	70%	56%	78%	35%	64%
	multi-family	31%	30%	44%	22%	65%	36%
	rented	31%	32%	55%	32%	71%	42%
	owned	69%	68%	45%	68%	29%	58%

Total population data from the 2010 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.





**Agenda Item No: 4.c**  
**Meeting Date: June 15, 2020**

**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

**Department: Community Development**  
*Paul A. Jensen*  
**Prepared by: Paul Jensen (EG)**  
**Community Development Director**

**City Manager Approval:** *AS*

**TOPIC: PROFESSIONAL SERVICE AGREEMENT FOR PERMIT MANAGEMENT SYSTEM**

**SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES WITH CAMINO TECHNOLOGY SOLUTIONS, INC. TO DEVELOP A PERMIT MANAGEMENT SYSTEM, WITH A THREE-YEAR TERM FOR A CONTRACT AMOUNT NOT TO EXCEED TO \$175,000**

**RECOMMENDATION:**  
Adopt Resolution.

**BACKGROUND:**  
On September 16, 2019 the City Council adopted [Resolution 14725](#) endorsing and authorizing the filing of applications for the Senate Bill 2 (SB2) Planning Grants Program (PGP), through which the City of San Rafael has been allocated a total of \$310,000.

The purpose of the PGP is to provide financial and technical assistance to local governments to update planning documents to:

- Accelerate housing production;
- Streamline the approval of housing development;
- Facilitate housing affordability;
- Promote the development of housing; and
- Ensure geographic equity in the distribution and expenditure of allocated funds

As part of our PGP application, Staff identified the development of a Permit Management System as one project to utilize these funds in order to facilitate future housing development in the identified SB2 Priority Policy Areas. On February 21, 2020, the City’s PGP application was accepted and the State’s Standard Agreement ([Agreement# 19-PGP-13385](#)) was executed authorizing proceeding on projects.

**ANALYSIS:**

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

**File No.:** \_\_\_\_\_  
**Council Meeting:** \_\_\_\_\_  
**Disposition:** \_\_\_\_\_

As part of the project, Staff will build out a series of innovative enhancements to the City's permitting and approvals process that will make housing and mixed-use development easier. This project will develop a web-based permit management system to streamline approvals for Planning, Building, and Code Enforcement Division projects. This project is structured in four (4) phases. Each phase will focus on specific technology functionality, allowing staff and Camino to design and test the system to meet our needs.

The permit management system will include functionality such as tracking applications, code enforcement cases, coordinating plan reviews, recording fees, issuing violations and fines, and scheduling inspections. Key Functionality of this system will include: online permit process for applicants, automated permit issuance (API), platform-based solution with an open developer API, and AI-driven reporting and insights.

Staff is recommending that the City enter into a Professional Services Agreement (PSA) with Camino Technology Solutions, Inc. (Camino) to develop the permit management system. The City has partnered with Camino on several other City projects including our online cannabis permitting system, our online building permit guide, and a virtual inspection system currently being tested by City inspectors.

Additionally, Camino is early in the process of completing a new Permit Management System software. Partnering with Camino as the system is being developed greatly reduces the costs and provides the City a unique opportunity to influence the design of this software to meet the City's specific business and permitting processes.

The purpose of the three-year term for this project is to align the project with the PGP grants funding the project. The intent of this project is to launch a "minimum viable product" (MVP) within the first year, and the continue to improve and build functionality over the remaining contract term.

**FISCAL IMPACT:**

The PGP grant is funding the \$175,000 for the professional services agreement to develop a Permit Management System. Therefore, there is no fiscal impact to the City's general fund for the FY 20-21.

**OPTIONS:**

The City Council has the following options to consider regarding this matter:

1. Adopt Resolution approving the PSA with Camino;
2. Adopt Resolution with Modifications; or
3. Request additional information; or
4. Take no action.

**RECOMMENDED ACTION:**

Adopt Resolution

**ATTACHMENTS:**

1. Resolution
2. Agreement for Professional Services with Camino Technology Solutions, Inc. for Development of a Permit Management System, with attached Exhibit A: Scope of Work for Camino- San Rafael Permit Management System

**RESOLUTION NO.**

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES WITH CAMINO TECHNOLOGY SOLUTIONS, INC. TO DEVELOP A PERMIT MANAGEMENT SYSTEM, WITH A THREE-YEAR TERM FOR A CONTRACT AMOUNT NOT TO EXCEED \$175,000**

(Term of Agreement: from June 15, 2020 to June 14, 2023)

**WHEREAS**, on October 30, 2019, the City of San Rafael was awarded a Senate Bill 2 Planning Grant in the amount \$310,000 and \$175,000 of the total grant amount was allocated for the development of a “Permit Management System”; and

**WHEREAS**, Phase 1 of the Permit Management System project, focusing on creating process maps of existing permit business processes, is currently underway through a Professional Service Agreement with Lalo Consulting, LLC; and

**WHEREAS**, Camino Technology Solutions, Inc. (“Camino”) has extensive experience working with the City developing information systems for Community Development permit management; and

**WHEREAS**, the City has grant funding to cover this Agreement; and

**WHEREAS**, the City and Camino will continue to pursue additional funding opportunities to cover these remaining expenses during the first eighteen months of this Agreement;

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of San Rafael hereby authorizes the City Manager to sign a Professional Services Agreement with Camino Technology Solutions, Inc. in a form approved by the City Attorney, to develop a Permit Management System, three-year term from June 15, 2020 to June 14, 2023, and for a contract amount not to exceed \$175,000.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15<sup>th</sup> day of June 2020, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

---

LINDSAY LARA, City Clerk

**AGREEMENT FOR PROFESSIONAL SERVICES  
FOR DEVELOPMENT OF A PERMIT MANAGEMENT SYSTEM**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between the CITY OF SAN RAFAEL (hereinafter "**CITY**"), and CAMINO TECHNOLOGY SOLUTIONS, INC. (hereinafter "**CONTRACTOR**").

**RECITALS**

**WHEREAS**, on October 30, 2019, the City of San Rafael was awarded a Senate Bill 2 Planning Grant in the amount \$310,000 and \$175,000 of the total grant amount was allocated for the development of a "Permit Management System" for the Community Development Department; and

**WHEREAS**, Phase 1 of the "Permit Management System" project focusing on creating process maps of existing permit business processes is currently underway through a Professional Service Agreement with Lalo Consulting, LLC; and

**WHEREAS**, the **CONTRACTOR** has extensive experience working with the **CITY** developing information systems for Community Development permit management; and

**WHEREAS**, the **CITY** has grant funding to cover the first eighteen months of this Agreement representing expenses totalling \$130,000; and

**WHEREAS**, the **CITY** will have sufficient funding in the general fund after the first eighteen months of this Agreement to cover the remaining \$45,000 in expenses related to this Agreement; and

**WHEREAS**, the **CITY** and **CONTRACTOR** will continue to pursue additional funding opportunities to cover these remaining expenses during the first eighteen months of this Agreement; and

**AGREEMENT**

**NOW, THEREFORE**, the parties hereby agree as follows:

1. **PROJECT COORDINATION.**

A. **CITY'S Project Manager.** The Community Development Department Principal Analyst, Ethan Guy, is hereby designated the PROJECT MANAGER for the **CITY**, and said PROJECT MANAGER shall supervise all aspects of the progress and execution of this Agreement.

B. **CONTRACTOR'S Project Director.** **CONTRACTOR** shall assign a single

PROJECT DIRECTOR to have overall responsibility for the progress and execution of this Agreement for **CONTRACTOR**. Nate Levine is hereby designated as the PROJECT DIRECTOR for **CONTRACTOR**. Should circumstances or conditions subsequent to the execution of this Agreement require a substitute PROJECT DIRECTOR, for any reason, the **CONTRACTOR** shall notify the **CITY** within ten (10) business days of the substitution.

2. DUTIES OF CONTRACTOR.

**CONTRACTOR** shall perform the duties and provide process mapping services as described in Exhibit A attached and incorporated herein by reference. By mutual agreement of the PROJECT MANAGER and PROJECT DIRECTOR, confirmed in writing, the scope of work described in Exhibit A may be adjusted as necessary to achieve the **CITY'S** desired outcome.

3. DUTIES OF CITY.

**CITY** shall pay the compensation as provided in Paragraph 4, and shall provide **CONTRACTOR** with access to staff and information necessary for **CONTRACTOR** to perform the services required by this Agreement.

4. COMPENSATION.

For the full performance of the services described herein by **CONTRACTOR**, **CITY** shall pay **CONTRACTOR** for the services and deliverables described in Exhibit A hereto, provided that in no event shall the total compensation paid to **CONTRACTOR** pursuant to this Agreement exceed One Hundred Seventy-Five Thousand Dollars (\$175,000).

Payment will be made in up to four individual installments in amounts up to \$43,750 corresponding to the "Phases" described in Exhibit A.

Payment will be made upon receipt by PROJECT MANAGER of itemized invoices submitted by **CONTRACTOR**.

5. TERM OF AGREEMENT.

The term of this Agreement shall be for three (3) years commencing on June 15<sup>th</sup>, 2020 and ending on June 14<sup>th</sup>, 2023. Upon mutual agreement of the parties, and subject to the approval of the City Manager the term of this Agreement may be extended for an additional period of up to one (1) year.

6. TERMINATION.

A. **Discretionary.** The City may terminate this Agreement following "Phase 1" or "Phase 3" as described in Exhibit A.

B. **Cause.** Either party may terminate this Agreement for cause upon fifteen (15)

days written notice mailed or personally delivered to the other party, and the notified party's failure to cure or correct the cause of the termination, to the reasonable satisfaction of the party giving such notice, within such fifteen (15) day time period.

C. **Effect of Termination.** Upon receipt of notice of termination, neither party shall incur additional obligations under any provision of this Agreement without the prior written consent of the other.

D. **Return of Documents.** Upon termination, any and all **CITY** documents or materials provided to **CONTRACTOR** and any and all of **CONTRACTOR's** documents and materials prepared for or relating to the performance of its duties under this Agreement, shall be delivered to **CITY** as soon as possible, but not later than thirty (30) days after termination.

7. OWNERSHIP OF DOCUMENTS.

The written documents and materials prepared by the **CONTRACTOR** in connection with the performance of its duties under this Agreement, shall be the sole property of **CITY**. **CITY** may use said property for any purpose, including projects not contemplated by this Agreement.

8. INSPECTION AND AUDIT.

Upon reasonable notice, **CONTRACTOR** shall make available to **CITY**, or its agent, for inspection and audit, all documents and materials maintained by **CONTRACTOR** in connection with its performance of its duties under this Agreement. **CONTRACTOR** shall fully cooperate with **CITY** or its agent in any such audit or inspection.

9. ASSIGNABILITY.

The parties agree that they shall not assign or transfer any interest in this Agreement nor the performance of any of their respective obligations hereunder, without the prior written consent of the other party, and any attempt to so assign this Agreement or any rights, duties or obligations arising hereunder shall be void and of no effect.

10. INSURANCE.

A. **Scope of Coverage.** During the term of this Agreement, **CONTRACTOR** shall maintain, at no expense to **CITY**, the following insurance policies:

1. A commercial general liability insurance policy in the minimum amount of one million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate, for death, bodily injury, personal injury, or property damage.

2. An automobile liability (owned, non-owned, and hired vehicles) insurance policy in the minimum amount of one million dollars (\$1,000,000) dollars per occurrence.

3. If any licensed professional performs any of the services required to be performed under this Agreement, a professional liability insurance policy in the minimum amount of one million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) aggregate, to cover any claims arising out of the **CONTRACTOR's** performance of services under this Agreement. Where **CONTRACTOR** is a professional not required to have a professional license, **CITY** reserves the right to require **CONTRACTOR** to provide professional liability insurance pursuant to this section.

4. If it employs any person, **CONTRACTOR** shall maintain worker's compensation insurance, as required by the State of California, with statutory limits, and employer's liability insurance with limits of no less than one million dollars (\$1,000,000) per accident for bodily injury or disease. **CONTRACTOR's** worker's compensation insurance shall be specifically endorsed to waive any right of subrogation against **CITY**.

**B. Other Insurance Requirements.** The insurance coverage required of the **CONTRACTOR** in subparagraph A of this section above shall also meet the following requirements:

1. Except for professional liability insurance or worker's compensation insurance, the insurance policies shall be specifically endorsed to include the **CITY**, its officers, agents, employees, and volunteers, as additional insureds (for both ongoing and completed operations) under the policies.

2. The additional insured coverage under **CONTRACTOR'S** insurance policies shall be "primary and non contributory" with respect to any insurance or coverage maintained by **CITY** and shall not call upon **CITY's** insurance or self-insurance coverage for any contribution. The "primary and noncontributory" coverage in **CONTRACTOR'S** policies shall be at least as broad as ISO form CG20 01 04 13.

3. Except for professional liability insurance or worker's compensation insurance, the insurance policies shall include, in their text or by endorsement, coverage for contractual liability and personal injury.

4. By execution of this Agreement, **CONTRACTOR** hereby grants to **CITY** a waiver of any right to subrogation which any insurer of **CONTRACTOR** may acquire against **CITY** by virtue of the payment of any loss under such insurance. **CONTRACTOR** agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not **CITY** has received a waiver of subrogation endorsement from the insurer.

5. If the insurance is written on a Claims Made Form, then, following termination of this Agreement, said insurance coverage shall survive for a period of not less than five years.

6. The insurance policies shall provide for a retroactive date of placement

coinciding with the effective date of this Agreement.

7. The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of **CITY** (if agreed to in a written contract or agreement) before **CITY'S** own insurance or self-insurance shall be called upon to protect it as a named insured.

8. It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to CITY or any other additional insured party. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured; whichever is greater. No representation is made that the minimum Insurance requirements of this agreement are sufficient to cover the obligations of the **CONTRACTOR** under this agreement.

C. **Deductibles and SIR's.** Any deductibles or self-insured retentions in **CONTRACTOR's** insurance policies must be declared to and approved by the PROJECT MANAGER and City Attorney, and shall not reduce the limits of liability. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or **CITY** or other additional insured party. At **CITY's** option, the deductibles or self-insured retentions with respect to **CITY** shall be reduced or eliminated to **CITY's** satisfaction, or **CONTRACTOR** shall procure a bond guaranteeing payment of losses and related investigations, claims administration, attorney's fees and defense expenses.

D. **Proof of Insurance.** **CONTRACTOR** shall provide to the PROJECT MANAGER or **CITY'S** City Attorney all of the following: (1) Certificates of Insurance evidencing the insurance coverage required in this Agreement; (2) a copy of the policy declaration page and/or endorsement page listing all policy endorsements for the commercial general liability policy, and (3) excerpts of policy language or specific endorsements evidencing the other insurance requirements set forth in this Agreement. **CITY** reserves the right to obtain a full certified copy of any insurance policy and endorsements from **CONTRACTOR**. Failure to exercise this right shall not constitute a waiver of the right to exercise it later. The insurance shall be approved as to form and sufficiency by PROJECT MANAGER and the City Attorney.

## 11. INDEMNIFICATION.

A. Except as otherwise provided in Paragraph B., **CONTRACTOR** shall, to the fullest extent permitted by law, indemnify, release, defend with counsel approved by **CITY**, and hold harmless **CITY**, its officers, agents, employees and volunteers (collectively, the "**City Indemnitees**"), from and against any claim, demand, suit,



judgment, loss, liability or expense of any kind, including but not limited to attorney's fees, expert fees and all other costs and fees of litigation, (collectively "CLAIMS"), arising out of **CONTRACTOR'S** performance of its obligations or conduct of its operations under this Agreement. The **CONTRACTOR's** obligations apply regardless of whether or not a liability is caused or contributed to by the active or passive negligence of the **City Indemnitees**. However, to the extent that liability is caused by the active negligence or willful misconduct of the **City Indemnitees**, the **CONTRACTOR's** indemnification obligation shall be reduced in proportion to the **City Indemnitees'** share of liability for the active negligence or willful misconduct. In addition, the acceptance or approval of the **CONTRACTOR's** work or work product by the **CITY** or any of its directors, officers or employees shall not relieve or reduce the **CONTRACTOR's** indemnification obligations. In the event the **City Indemnitees** are made a party to any action, lawsuit, or other adversarial proceeding arising from **CONTRACTOR'S** performance of or operations under this Agreement, **CONTRACTOR** shall provide a defense to the **City Indemnitees** or at **CITY'S** option reimburse the **City Indemnitees** their costs of defense, including reasonable attorneys' fees, incurred in defense of such claims.

B. Where the services to be provided by **CONTRACTOR** under this Agreement are design professional services to be performed by a design professional as that term is defined under Civil Code Section 2782.8, then, to the extent permitted by law including without limitation, Civil Code sections 2782, 2782.6 and 2782.8, **CONTRACTOR** shall indemnify and hold harmless the **CITY** and its officers, officials, and employees (collectively **City Indemnitees**) from and against damages, liabilities or costs (including incidental damages, Court costs, reasonable attorney's fees as may be determined by the Court, litigation expenses and fees of expert witnesses incurred in connection therewith and costs of investigation) to the extent they are caused by the negligence, recklessness, or willful misconduct of **CONTRACTOR**, or any subconsultants, or subcontractor or anyone directly or indirectly employed by them, or anyone for whom they are legally liable (collectively Liabilities). Such obligation to hold harmless and indemnify any indemnity shall not apply to the extent that such Liabilities are caused in part by the negligence or willful misconduct of such City Indemnitee.

C. Notwithstanding anything to the contrary in this Agreement, the Parties agree that the defense and indemnification obligations of this Agreement shall be limited to the amount of the insurance coverage required by this Agreement; however such obligations shall apply whether or not **CONTRACTOR** has in fact maintained the required insurance in effect during the term of this Agreement, and shall survive the termination or completion of this Agreement for the full period of time allowed by law.

## 12. NONDISCRIMINATION.

**CONTRACTOR** shall not discriminate, in any way, against any person on the basis of age, sex, race, color, religion, ancestry, national origin or disability in connection with or related to the performance of its duties and obligations under this Agreement.

13. COMPLIANCE WITH ALL LAWS.

**CONTRACTOR** shall observe and comply with all applicable federal, state and local laws, ordinances, codes and regulations, in the performance of its duties and obligations under this Agreement. **CONTRACTOR** shall perform all services under this Agreement in accordance with these laws, ordinances, codes and regulations. **CONTRACTOR** shall release, defend, indemnify and hold harmless **CITY**, its officers, agents and employees from any and all damages, liabilities, penalties, fines and all other consequences from any noncompliance or violation of any laws, ordinances, codes or regulations.

14. NO THIRD PARTY BENEFICIARIES.

**CITY** and **CONTRACTOR** do not intend, by any provision of this Agreement, to create in any third party, any benefit or right owed by one party, under the terms and conditions of this Agreement, to the other party.

15. NOTICES.

All notices and other communications required or permitted to be given under this Agreement, including any notice of change of address, shall be in writing and given by personal delivery, or deposited with the United States Postal Service, postage prepaid, addressed to the parties intended to be notified. Notice shall be deemed given as of the date of personal delivery, or if mailed, upon the date of deposit with the United States Postal Service. Notice shall be given as follows:

TO <b>CITY</b> 's Project Manager:	Ethan Guy City of San Rafael 1400 Fifth Avenue P.O. Box 151560 San Rafael, CA 94915-1560
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TO <b>CONTRACTOR</b> 's Project Director:	Nate Levine 122 2nd Ave, Suite 200 San Mateo, CA 94401
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16. INDEPENDENT CONTRACTOR.

For the purposes, and for the duration, of this Agreement, **CONTRACTOR**, its officers, agents and employees shall act in the capacity of an Independent Contractor, and not as employees of the **CITY**. **CONTRACTOR** and **CITY** expressly intend and agree that the status of **CONTRACTOR**, its officers, agents and employees be that of an Independent Contractor and not that of an employee of **CITY**.

17. ENTIRE AGREEMENT -- AMENDMENTS.

A. The terms and conditions of this Agreement, all exhibits attached, and all

documents expressly incorporated by reference, represent the entire Agreement of the parties with respect to the subject matter of this Agreement.

B. This written Agreement shall supersede any and all prior agreements, oral or written, regarding the subject matter between the **CONTRACTOR** and the **CITY**.

C. No other agreement, promise or statement, written or oral, relating to the subject matter of this Agreement, shall be valid or binding, except by way of a written amendment to this Agreement.

D. The terms and conditions of this Agreement shall not be altered or modified except by a written amendment to this Agreement signed by the **CONTRACTOR** and the **CITY**.

E. If any conflicts arise between the terms and conditions of this Agreement, and the terms and conditions of the attached exhibits or the documents expressly incorporated by reference, the terms and conditions of this Agreement shall control.

18. SET-OFF AGAINST DEBTS.

**CONTRACTOR** agrees that **CITY** may deduct from any payment due to **CONTRACTOR** under this Agreement, any monies which **CONTRACTOR** owes **CITY** under any ordinance, agreement, contract or resolution for any unpaid taxes, fees, licenses, assessments, unpaid checks or other amounts.

19. WAIVERS.

The waiver by either party of any breach or violation of any term, covenant or condition of this Agreement, or of any ordinance, law or regulation, shall not be deemed to be a waiver of any other term, covenant, condition, ordinance, law or regulation, or of any subsequent breach or violation of the same or other term, covenant, condition, ordinance, law or regulation. The subsequent acceptance by either party of any fee, performance, or other consideration which may become due or owing under this Agreement, shall not be deemed to be a waiver of any preceding breach or violation by the other party of any term, condition, covenant of this Agreement or any applicable law, ordinance or regulation.

20. COSTS AND ATTORNEY'S FEES.

The prevailing party in any action brought to enforce the terms and conditions of this Agreement, or arising out of the performance of this Agreement, may recover its reasonable costs (including claims administration) and attorney's fees expended in connection with such action.

21. CITY BUSINESS LICENSE / OTHER TAXES.

**CONTRACTOR** shall obtain and maintain during the duration of this Agreement, a

**CITY** business license as required by the San Rafael Municipal Code **CONTRACTOR** shall pay any and all state and federal taxes and any other applicable taxes. **CITY** shall not be required to pay for any work performed under this Agreement, until **CONTRACTOR** has provided **CITY** with a completed Internal Revenue Service Form W-9 (Request for Taxpayer Identification Number and Certification).

22. SURVIVAL OF TERMS.

Any terms of this Agreement that by their nature extend beyond the term (or termination) of this Agreement shall remain in effect until fulfilled, and shall apply to both Parties' respective successors and assigns.

23. APPLICABLE LAW.

The laws of the State of California shall govern this Agreement.

24. COUNTERPARTS AND ELECTRONIC SIGNATURE.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one document. Counterpart signature pages may be delivered by telecopier, email or other means of electronic transmission.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the day, month and year first above written.

**CITY OF SAN RAFAEL**

\_\_\_\_\_  
JIM SCHUTZ, City Manager

ATTEST:

\_\_\_\_\_  
LINDSAY LARA, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
ROBERT F. EPSTEIN, City Attorney

**CONTRACTOR**

By: \_\_\_\_\_  
  
E9990F340E53481

Name: \_\_\_\_\_  
Nate Levine

Title: \_\_\_\_\_  
Chief Strategy Officer

[If Contractor is a corporation, add signature of second corporate officer]

By: \_\_\_\_\_  
  
41278786E538430...

Name: \_\_\_\_\_  
Mike Rosengarten

Title: \_\_\_\_\_  
Chief Executive Officer

## Scope of Work

### Camino – San Rafael Permit Management System Project

#### Section 1) Overview

The City of San Rafael is looking to build out a series of innovative enhancements to our permitting and approvals process that will make housing and mixed-use development easier. The City of San Rafael is seeking a web-based permit management system to streamline approvals for Planning, Building, and Code Enforcement Division projects. To assist in the development of this system, the City will be partnering with Camino, a civic technology development company. The permit management system will be used for core operations such as tracking applications, code enforcement cases, coordinating plan reviews, recording fees, issuing violations and fines, and scheduling inspections. Key Functionality of this system will include:

- An entirely online permit process for applicants. Currently parts of the City’s permitting process are available online, however functionality is limited. A new system will allow applicants to apply for every project, track project status, communicate with reviewers, and schedule inspections entirely online. This will lower the barrier for applicants who today may be required to come in-person to city hall during business hours. It will also allow inspectors and staff to access all functionality of the new system in-the-field
- Automated permit issuance. For certain types of permits, the City will allow applicants to apply for and receive permits without staff involvement. The City will rely on the software to validate that required regulations are being complied with. This will allow applicants to pull permits on holidays, weekends, and after-hours, regardless of staff availability, freeing up staff time and expediting review of more complex projects.
- Platform-based solution with an open developer API. The City’s current system does not offer an easy interface for connecting other software solutions. This limits staff’s ability to upgrade infrastructure. For example, the City will explore moving the city to Electronic Plan Review which will offer lower costs and convenience for applicants, and a faster review process for staff. However, without easy API integration a switch to Electronic Review will not be possible.
- Reporting. The City’s current system only provides a limited number of reports regarding permit types, number of permits, and permit status. Developing new reports and performing additional analysis is often complex and time intensive. A new system would be developed to provide real-time reporting on trends and analysis with an easily customizable and user friendly interface. Reporting functionality will also be developed to streamline local, regional, and state reporting requirements like annual Housing Element Updates, Regional Housing Need Allocations, and housing develop tied to specific funding sources (i.e. SB2, SB3, CDBG, and HOME). As the data becomes more

## EXHIBIT A

robust, the new system will utilize AI-Driven reporting to identify trends and develop more accurate and nuanced reports.

### Section 2) Budget

The total budget for this project shall not exceed \$175,000. The City has secured a SB2 Planning Grant funding to cover approximately 75% of the development of this system. The scope of work outlined below is broken into four phases, the first three of which will be covered by the grant. The final phase will be completed if there is funding available at the end of the third phase.

Not included within this SOW are ongoing Software as a Service (SaaS) subscription costs if the City decides to adopt the Camino Permit Management System and the completion of this project.

### Section 3) Description of Phases

The following Phases outline the planned scope of work and deliverables over the lifetime of this project. Following the completion of each Phase the City and Camino will agree upon the scope of work to be covered during the next Phase. The agreed upon scope of work will be finalized upon written confirmation by the City.

At the end of Phase 1 and Phase 3, the City reserves the right to terminate the remaining Scope of Work and end the contract without any further payments.

#### **Phase 1: 6 Months**

##### **Summary**

Phase 1 is considered to be a 'pilot phase'. The goal of this pilot is to give the City an opportunity to test Camino software and determine if Camino is a good partner for the City's needs. Before embarking on any development work, the City and Camino will agree upon a single (or small set of) permit type(s) to focus on. It is important that the area of focus be manageable with the functionality outlined below in Software Deliverables for Phase 1 (as this is the functionality Camino feels confident delivering in the next six months). Camino will work with the City and its consultant to examine current workflows and select a good candidate.

Once a permit type is selected, Camino will aim to have a prototype configured within one month. City staff will be provided with training content (manuals, videos, and knowledge base) and invited to test the configuration and provide feedback. The remaining five months will be reserved for making improvements or enhancements based on staff feedback.

## EXHIBIT A

Camino's goal will be to launch at least one live workflow for the pilot with the City during Phase 1. Based on feedback from staff users and applicants, the City can decide whether to proceed with Phases 2 and 3.

### Software Deliverables

- Applicant Portal V1
  - Create and manage account, view existing Submissions and create new Submissions.
  - Use a wizard-like guided application process driven by GIS queries and a survey.
  - Applicant is presented with an interactive checklist of application steps.
  - Upload digital files, fill out forms, and pay fees via credit card or in-person payment.
  - Check their application status and view uploaded documents and payment history.
  - Schedule inspections using a digital calendar.
  - Send messages to the agency.
- Submission Lookup
  - Search for a submission by name, address, or project type.
  - Create custom, filtered views of submissions.
  - View and lookup filtered map views of submissions.
- Submission Management V1
  - View all submission details and associated data fields. Staff can add and remove data fields and update values.
  - View all tasks and steps on a Submission. Staff can add and remove steps.
  - View all documents attached to a submission. Staff can add and remove documents.
  - View pending and completed payments on a submission. Staff can
  - View related activity and other submissions at the same location
  - View a log of all activities that have occurred on the submission.
  - Manually update the status of a submission.
- Task Management
  - Assign or reassign tasks to a staff user. User is notified via email.
  - Each user can view a list of all tasks assigned to them. Managers can view and assign unassigned tasks.
  - Create groups of users and assign tasks to a group.
- Inspections V1
  - Set a fixed inspection calendar for each inspection type.
  - Inspectors can confirm or change requested inspections.
  - Attach files or images to an inspection task. Leave notes or send a message to the applicant.
  - Mark inspections as passed or failed. Failed inspections can be re-added.
  - View all scheduled inspections on a calendar view.
  - Perform inspections remotely via smart phone.

## EXHIBIT A

- Messaging V1
  - Send and receive chat messages on any workflow step.
  - Automatic email notifications when a message is sent.
- Document Generation V1
  - Upload PDF template and overlay data fields.
  - Generate auto-filled PDF documents on a submission.
  - Documents are stored on the submission and emailed to the applicant.
- Workflow V1
  - Simple linear workflow that activates tasks as earlier tasks are completed.
  - Customize workflow phases.
  - Automatic assignment of tasks as they are activated.
- Alerts and Notifications
  - Specify staff users who should be notified when a new submission is created, based on project type.
  - Applicant receives notifications when there are updates to their submission.
- Financial Report Generation
  - View a filtered list of pending and complete financial transactions.
  - Export list as a CSV file.
- Configuration Engine
  - Configure tree of Project Types.
  - Configure library of workflow steps.
  - Configure rules between Project Types and Steps.
  - Configure data fields and fee formulas.
  - Create forms from data fields or with PDF template.

### **Service Deliverables**

- Configure workflow for pilot permit type(s), including tasks, fees, and forms.
- Create accounts for staff users.
- Train group of staff evaluators on how to use Camino system.
- Assist with launch of pilot portal.
- Customer support for staff and public users.

### **Phase 2: 6 Months**

#### **Summary**

The goal of this phase is to expand from a pilot to an initial version of a production permit system that incorporates staff and applicant feedback. The software deliverables below are our best guess of what will be high priority items, but the specific list should evolve based on usage. This phase will not replace TRAKIT, but should have enough sophistication to handle any single permit workflow for the City.

#### **Software Deliverables**

- Submission Management V2



## EXHIBIT A

- Enhance Submission view UX and UI based on feedback from staff users during Phase 1.
  - Place a Hold on a Submission that prevents further work.
- Finance System Integration
  - Tie fee formulas to GL codes.
  - Automatically export transaction data to City's financial system.
- Parcel Management V1
  - Look up a parcel and view GIS attributes along with Submission activity.
  - Edit and add GIS attributes on a parcel.
  - Add flags or holds on a parcel.
- User Management V1
  - Associate data fields with a user that can be automatically populated on future submissions.
  - Look up an applicant and view associated data fields and submission activity.
- Task Management V2
  - Assign a task to multiple users who need to sign off or review.
  - Custom statuses for tasks (pass/fail etc).
- Inspections V2
  - Inspectors can create an inspection checklist for each inspection type.
  - Each inspector can set their own calendar.
  - Caps on inspections by day/type.
  - Basic Management Reporting around Tasks and Staff.
- Mobile Interface V1
  - Applicants can navigate Guide and submit an application on mobile.
  - Staff can lookup submissions and manage tasks on mobile.
- Canned Messages and Responses
  - Maintain a list of pre-written messages and responses.
  - Pull from list when adding comments and notes.

### **Service Deliverables**

- Configure additional permit types at City's discretion.
- Continued customer support for staff and public users.
- Integrate Camino with City's financial system.

### **Phase 3: 6 Months**

#### **Summary**

The goal of Phase 3 is to complete the core functionality of a permit management system, with a specific focus on completing critical integrations. The product at the end of Phase 3 will at least be at parity with PermitTRAK. Phase 4 will add functionality to enhance the core permit system and/or explore innovative ideas.

#### **Software Deliverables**

## EXHIBIT A

- Reporting
  - Automated production of 10 key reports for staff.
- Eplan Integration
  - Integrate Camino with an electronic plan review system like EPlanSoft or BlueBeam.
  - Plans submitted to Camino are viewable for markup in the Eplan system.
  - Marked up plans and comments are transferred back to Camino and available to the applicant.
- CSLB Integration
  - Check contractor licenses automatically against the CSLB.
- Real-time GIS integration
  - Update GIS data in Camino on an automatic, scheduled basis by pulling from City GIS system.
- Multiple External Roles on a Submission
  - The applicant can attach additional users (ie homeowner, electrician) to their submission.
  - Application and tasks can be completed by, and assigned to, different external users.
- Link multiple Submissions
  - Allow for multiple submissions that are part of the same project to be linked together.
- Workflow V2
  - Non-linear workflow – can return to earlier steps/phases or skip steps.
  - Parallel workflows – ie these three steps must be completed before step four can happen.
- Custom Views and Landing Pages
  - Create different sets of default views and pages based on department or user type.
  - Allow users to customize what information they see on their dashboard, submission view.

### **Service Deliverables**

- Help City select an eplan review system (if desired). Integrate Camino with the selected eplan system.
- Integrate Camino with the City's GIS system.
- Configure additional permit types at City's discretion.
- Continued customer support for staff and public users.

### **Phase 4: 12 Months**

#### **Summary**

The goal of Phase 4 is to add non-core functionality and also explore features that will help drive innovation beyond parity with TRAKIT. Depending on staff needs and time available, we will also explore AI-driven functionality in this phase.

## EXHIBIT A

The list of deliverables below covers the *possible* functionality Camino may build under this phase. It is unlikely that this entire list will be necessary or be buildable within the 12 month period. The City and Camino can select which of the items to prioritize before starting Phase 4.

If the City decides to fund Phase 4, this phase will be used to complete the setup of any remaining permit types and also migrate data from TRAKIT. At the start of Phase 4 Camino will also negotiate an annual subscription rate for the City to continue using the Camino Permit Management system.

### **Possible Software Deliverables**

- Code Enforcement
  - Residents can submit reports online, attach photos and comments.
  - Cases can be tracked and assigned.
  - Generate notices and letters.
  - Track and issue fines.
  - Surface open code enforcement issues when permit applications are submitted.
- Applicant Portal V2
  - Citizens can look up permit data by location/parcel.
  - Code enforcement portal for applicants.
  - Create multiple landing pages for different use cases.
- Role Based and Field-Level Permissioning
  - Specify which users/roles can view/edit which fields.
- Workflow V3
  - Create flowchart-style workflows with rule-based triggers.
- Mobile Interface V2
  - Expand functionality available to staff on mobile.
- Inspections V3
  - Automatic reassignment based on inspector availability.
  - Route planning.
- Payments V2
  - Generational invoicing.
  - Split a fee across multiple payment types.
  - Reverse refunds.
  - Charge fees against deposits.
- Multi-Language Support
  - Automatic translation of interface and content for applicants.
- Multi-parcel submissions
  - Allow for submissions to be tied to multiple parcels.
- Cashiering Integration
  - Integrate with City's cashiering system to track cash payments.
- Document Management
  - Document versioning – track different iterations of a document and edit history.
  - Organize documents into folders/categories.

## EXHIBIT A

- Export documents for long-term archiving.
- Versioning of parcel data and fee schedules
  - Store history of versions of parcel map and fee schedules.
  - Track which version a submission is referencing.
- Parcel Management V2
  - Create, combine, and split parcels through Camino.
- Messaging V2
  - Expand to SMS, real-time chat.
  - Messaging options not tied to a Step.
- Document Generation V2
  - Generate documents from a Rich Text template.
  - Generate notices and mailing labels.
- Renewals and Recurring Tasks
  - Track expiration of submissions and automatically trigger a renewal workflow.
  - Create recurring tasks (like annual inspections) on a submission.
- Experimental additions (Optional)
  - AI-driven insights.
  - Automatic reminders and triggers based on activity.
  - Automatic review of applications and plans for completeness.
  - Drone based inspections.

### **Services Deliverables**

- Data migration from TRAKIT.
- City-wide training.

**ORDINANCE NO. 1985**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL AMENDING THE PARAMEDIC SERVICE SPECIAL TAX RATES WITHIN THE VOTER-APPROVED LIMIT, COMMENCING WITH FISCAL YEAR 2020-2021, FOR IMPROVED RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES IN THE CITY OF SAN RAFAEL, COUNTY SERVICE AREA NO. 13, COUNTY SERVICE AREA NO. 19, AND THE MARINWOOD COMMUNITY SERVICES DISTRICT

**WHEREAS**, the electors of the City of San Rafael in 1979 and in 1988, adopted a Paramedic Service Special Tax (Chapter 3.28 of the San Rafael Municipal Code) to be imposed annually upon all improved residential and non-residential properties within the City of San Rafael; and

**WHEREAS**, the City, pursuant to three separate Joint Powers Agreements, provides paramedic services to Marinwood Community Services District, County Service Area No. 13, and County Service Area No. 19; and

**WHEREAS**, on November 2, 2010, the electors of the City of San Rafael approved Measure "I", subsequently designated as Ordinance No. 1891, increasing the ceiling on the Paramedic Service Special Tax rate to \$108.00 per residential unit for residential properties and to \$0.14 per square foot of buildings on non-residential properties; and providing a corresponding increase in the appropriations limit; and

**WHEREAS**, Paramedic Service Special Tax rates were approved by the electors of County Service Area No. 13 and County Service Area No. 19 by elections held in November 2006 and November 2011, and by the electors of Marinwood Community Services District by an election held in November 2006; and

**WHEREAS**, the current annual Paramedic Service Special Tax rate in the city limits of the City of San Rafael and in County Service Area No. 13, and County Service Area No. 19, is \$95.00 per residential unit for residential properties and \$0.132 per square foot of buildings on non-residential properties, which rates are the maximum rates approved by voters in those County Service Areas; and

**WHEREAS**, the current annual Paramedic Service Special Tax rate in the Marinwood Community Services District is \$85.00 per residential unit for residential properties and \$0.11 per square foot of structures on non-residential properties, which rates are the maximum rates approved by voters in that Community Services District; and

**WHEREAS**, the City Council, after reviewing the proposed budget recommendation of the City Manager, finds that for the City of San Rafael, the annual Paramedic Service Special Tax rate for residential properties should be adjusted to \$99.00 per residential unit, and the non-residential properties tax rate should be adjusted to \$0.140 per square foot of buildings; for the County Service Area No. 13 and County Service Area No. 19, the annual Paramedic Service Special Tax rate for residential properties should remain at \$95.00 per residential unit, and the non-residential properties tax rate should remain at \$0.132 per square foot of buildings; and that for Marinwood Community Services District, the annual Paramedic Tax Rates for residential properties should remain at \$85.00 per residential unit, and the non-residential tax rate should remain at \$0.11 per square foot of buildings; these rates will cover the cost of providing paramedic services within these service areas for fiscal

year 2020-2021; and

**WHEREAS**, County Service Area No. 13 and County Service Area No. 19, based upon budgets recommended to them, have advised the City that they approved of the setting of the annual Paramedic Service Special Tax rate within their respective jurisdictions, at \$95.00 per residential unit for residential properties, and at \$0.132 per square foot for buildings on non-residential properties; and

**WHEREAS**, Marinwood Community Services District, based upon budgets recommended to them, have advised the City that they approved of the continuing of the annual Paramedic Service Special Tax rate within its jurisdiction, at \$85.00 per residential unit for residential properties, and at \$0.11 per square foot for buildings on non-residential properties;

**NOW THEREFORE**, the City Council of the City of San Rafael does ordain as follows:

Division 1. Pursuant to San Rafael Municipal Code Section 3.28.060, the City Council hereby sets the tax rate for paramedic services within City limits commencing in fiscal year 2020-2021, at \$99.00 per year for each residential unit, and \$0.140 per square foot for non-residential structures.

Division 2. The City Council hereby sets the Paramedic Tax Rates for County Service Area No. 13 and County Service Area No. 19, commencing with fiscal year 2020-2021, at \$95.00 per year for each residential unit, and \$0.132 per square foot for each non-residential structure.

Division 3. The City Council hereby sets the Paramedic Tax Rates for Marinwood Community Services District, commencing with fiscal year 2020-2021, at \$85.00 per year for each residential unit, and at \$0.11 per square foot for each non-residential structure.

Division 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such holding or holdings shall not affect the validity of the remaining portions of this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Division 5. This Ordinance shall be published once, in full or in summary form, before its final passage, in a newspaper of general circulation, published, and circulated in the City of San Rafael, and shall be in full force and effect thirty (30) days after its final passage. If published in summary form, the summary shall also be published within fifteen (15) days after the adoption, together with the names of those Councilmembers voting for or against same, in a newspaper of general circulation published and circulated in the City of San Rafael, County of Marin, State of California.



GARY O. PHILLIPS, Mayor

Attest:



Lindsay Lara, City Clerk

The foregoing Ordinance No. was introduced at a Regular Meeting of the City Council of the City of San Rafael, held on the 1st day of June 2020, and ordered passed to print by the following vote, to wit:

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

and will come up for adoption as an Ordinance of the City of San Rafael at a Regular Meeting of the Council to be held on the 15th day of June 2020.



LINDSAY LARA, CITY CLERK

## SUMMARY OF ORDINANCE NO. 1985

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL AMENDING THE PARAMEDIC SERVICE SPECIAL TAX RATES WITHIN THE VOTER-APPROVED LIMIT, COMMENCING WITH FISCAL YEAR 2020-2021, FOR IMPROVED RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES IN THE CITY OF SAN RAFAEL, COUNTY SERVICE AREA NO. 13, COUNTY SERVICE AREA NO. 19, AND THE MARINWOOD COMMUNITY SERVICES DISTRICT**

This Summary concerns a proposed ordinance of the City Council of the City of San Rafael, designated as Ordinance No. 1985, which will set the Paramedic Service Special Tax rates for Fiscal Year 2020-2021 for properties in the City of San Rafael, County Service Area No. 13 (CSA No. 13), County Service Area No. 19 (CSA No. 19), and the Marinwood Community Services District (CSD) as detailed in the complete text of Ordinance No. 1985. Ordinance No. 1985 is scheduled for adoption by the San Rafael City Council at its regular meeting of June 15, 2020. The City Clerk has been directed to publish this Summary pursuant to City Charter and California Government Code section 36933(c)(1).

#### SUMMARY OF ORDINANCE

The City of San Rafael has adopted, with required voter approval, San Rafael Municipal Code (SRMC) Chapter 3.28, the Paramedic Service Special Tax, to be imposed annually upon all improved residential and non-residential properties within the City of San Rafael. In addition, pursuant to three separate Joint Powers Agreements, San Rafael provides paramedic services to CSA No. 13, CSA No. 19, and Marinwood CSD. The City Council sets the annual tax rates within those jurisdictions by ordinance pursuant to SRMC Chapter 3.28. Ordinance No. 1985 would set the annual Paramedic Service Special Tax rates for Fiscal Year 2020-2021 as follows:

<u>Jurisdiction</u>	<u>Residential Property Rate</u>	<u>Nonresidential Property Rate</u>
City of San Rafael:	\$99.00/residential unit	\$0.140/square foot of structures
CSA No. 13:	\$95.00/residential unit	\$0.132/square foot of structures
CSA No. 19:	\$95.00/residential unit	\$0.132/square foot of structures
Marinwood CSD:	\$85.00/residential unit	\$0.110/square foot of structures

Copies of Ordinance No. 1985 will be available for public review online at [www.cityofsanrafael.org/public-meetings](http://www.cityofsanrafael.org/public-meetings) as of Thursday, June 11, 2020. You may also contact the City Clerk at (415) 485-3066.

/s/ Lindsay Lara  
LINDSAY LARA  
San Rafael City Clerk  
Dated: 6/3/2020





**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

Department: Finance

Prepared by: Nadine Atieh Hade  
Finance Director

City Manager Approval: \_\_\_\_\_

**TOPIC: CITY INVESTMENT POLICY**

**SUBJECT: ANNUAL REVIEW AND RESOLUTION TO APPROVE THE CITY OF SAN RAFAEL INVESTMENT POLICY**

**RECOMMENDATION:** Accept report and adopt resolution as presented.

**BACKGROUND:** Consistent with best public investing practices and the City’s investment policy, a review of the content of the investment policy is conducted annually.

The purpose of this report is to provide the City Council with an opportunity to review the City’s current cash and investment management policies, changes recommended by the City’s investment advisor and staff, and to formally approve the policy.

In January 2005, the City engaged Cutwater Asset Management to manage the long-term portion of the City’s investment portfolio (Cutwater Asset Management transitioned to Insight Investment in 2015). These services were suspended in December 2011 because the City did not have sufficient cash to invest long-term under this advisory structure. The growth in fund balances since that time prompted the City to revive its contract with Cutwater beginning in March 2014. One of the services that Cutwater provides is assistance with the annual review of the City’s investment policy. The policy was last reviewed on June 17, 2019.

**ANALYSIS:** The California Government Code limits the types of investments open to local municipalities. The City’s investment priorities – in order - are safety, liquidity and yield. The City pursues a fair market return on its investments after considering the security of investment principal, cash flow requirements and current investment portfolio structure.

The Investment Policy for 2021 has no recommended new additions or changes from the 2020 Investment Policy.

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**FOR CITY CLERK ONLY**

File No.: \_\_\_\_\_

Council Meeting: \_\_\_\_\_

Disposition: \_\_\_\_\_

**FISCAL IMPACT:** There is no direct fiscal impact from accepting the policy as proposed.

**RECOMMENDATION:** Staff recommends that the Council adopt the resolution approving the investment policy as presented.

**ATTACHMENT:**  
Investment Policy  
Resolution

I CERTIFY THAT ALL INVESTMENTS MADE ARE IN CONFORMANCE WITH THE CITY'S APPROVED INVESTMENT POLICY AND STATE INVESTMENT REGULATIONS. THE CITY HAS SUFFICIENT LIQUIDITY TO MEET ALL OF THE OBLIGATIONS REQUIRED DURING THE NEXT SIX-MONTH PERIOD.

---

NADINE ATIEH HADE  
FINANCE DIRECTOR

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL TO APPROVE THE CITY OF SAN RAFAEL INVESTMENT POLICY**

**WHEREAS**, the City Council of the City of San Rafael takes seriously its stewardship of the City's public resources and City's current cash management practices; and

**WHEREAS**, the City's Investment Policy requires consideration and approval of the investment policy annually; and

**WHEREAS**, all funds are invested in accordance with the investment policy and applicable sections of the California Government Code; and

**WHEREAS**, the investment policy is intended to provide a long-term strategy for prudent care of the City's cash;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San Rafael hereby adopts the updated Investment Policy that is attached hereto as Exhibit A.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of June 2020, by the following vote, to wit:

AYES:            COUNCILMEMBERS:

NOES:            COUNCILMEMBERS:

ABSENT:        COUNCILMEMBERS:

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LINDSAY LARA, City Clerk

# City of San Rafael Investment Policy

PROPOSED June 15, 2020

The City Council of the City of San Rafael (the City) has adopted this Investment Policy (the Policy) in order to establish the investment scope, objectives, delegation of authority, standards of prudence, reporting requirements, internal controls, eligible investments and transactions, diversification requirements, risk tolerance, and safekeeping and custodial procedures for the investment of the funds of the City. All such funds will be invested in accordance with this Policy and with applicable sections of the California Government Code. This Policy was endorsed and adopted by the City Council on the approved date noted above. It replaces any previous investment policy or investment procedures of the City.

## SCOPE

It is intended that this Policy cover all short-term operating funds and investment activities of the City. These funds are accounted for in the annual audit report, and include:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Projects Funds
- Enterprise Funds
- Internal Service Funds
- Fiduciary Funds

Additional funds that may be created from time to time shall be administered in accordance with the provisions of this Policy.

All cash shall be pooled for investment purposes. The investment income derived from the pooled investment account shall be allocated to the contributing funds based upon the proportion of the respective average balances relative to the total pooled balance in the investment portfolio. Investment income shall be distributed to the individual funds not less than annually.

## OBJECTIVES

The City's funds shall be invested in compliance with all applicable City Municipal Codes, California State statutes, and Federal regulations, and in a manner designed to accomplish the following objectives, which are listed in priority order:

1. Preservation of capital and protection of investment principal.
2. Maintenance of sufficient liquidity to meet anticipated cash flows.
3. Attainment of a market value rate of return.
4. Diversification to avoid incurring unreasonable market risks.

## **DELEGATION OF AUTHORITY**

The management responsibility for the City's investment program is delegated annually by the City Council to the Treasurer pursuant to California Government Code Section 53607. The Treasurer may delegate the authority to conduct investment transactions and to manage the operation of the investment portfolio to other specifically authorized staff members. The Treasurer shall maintain a list of persons authorized to transact securities business for the City. No person may engage in an investment transaction except as expressly provided under the terms of this Policy.

The City Manager and the Treasurer jointly shall develop written administrative procedures and internal controls, consistent with this Policy, for the operation of the City's investment program. Such procedures shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, or imprudent actions by employees of the City.

The City may engage the support services of outside investment advisors in regard to its investment program, so long as it can be clearly demonstrated that these services produce a net financial advantage or necessary financial protection of the City's financial resources.

## **PRUDENCE**

The standard of prudence to be used for managing the City's investments shall be California Government Code Section 53600.3, the prudent investor standard which states, "When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency."

The City's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City recognizes that no investment is totally without risk and that the investment activities of the City are a matter of public record. Accordingly, the City recognizes that occasional measured losses may be desirable in a diversified portfolio and shall be considered within the context of the overall portfolio's return, provided that adequate diversification has been implemented and that the sale of a security is in the best long-term interest of the City.

The Treasurer and authorized investment personnel acting in accordance with written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided that the deviations from expectations are reported in a timely fashion to the City Manager and appropriate action is taken to control adverse developments.

## **ETHICS AND CONFLICTS OF INTEREST**

Elected officials and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or that could impair or create the appearance of an impairment of their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Manager any business interests they have in financial institutions that conduct business with the City and they shall subordinate their personal investment transactions to those of the City. In addition, the City Manager and the Treasurer shall file a Statement of Economic Interests each year pursuant to California Government Code Section 87203 and regulations of the Fair Political Practices Commission.

## **AUTHORIZED SECURITIES AND TRANSACTIONS**

All investments and deposits of the City shall be made in accordance with California Government Code Sections 16429.1, 53600-53609 and 53630-53686, except that, pursuant to California Government Code Section 5903(e), proceeds of bonds and any moneys set aside or pledged to secure payment of the bonds may be invested in securities or obligations described in the ordinance, resolution, indenture, agreement, or other instrument providing for the issuance of the bonds. Any revisions or extensions of these code sections will be assumed to be part of this Policy immediately upon being enacted. However, in the event that amendments to these sections conflict with this Policy and past City investment practices, the City may delay adherence to the new requirements when it is deemed in the best interest of the City to do so. In such instances, after consultation with the City's attorney, the City Manager and the Treasurer will present a recommended course of action to the City Council for approval.

The City has further restricted the eligible types of securities and transactions as follows:

1. United States Treasury bills, notes and bonds with a final maturity not exceeding five years from the date of trade settlement.
2. Federal Agency securities with a final maturity not exceeding five years from the date of trade settlement.
3. Federal Instrumentality (government sponsored enterprise) debentures, discount notes, callable and step-up securities, with a final maturity not exceeding five years from the date of trade settlement.
4. Mortgage and Asset-Backed Obligations: Any mortgage pass-through security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable-pass-through certificate, or consumer receivable-backed bond with a final maturity not exceeding five years from the date of trade settlement. Investments in mortgage and asset-backed obligations shall be issued by an issuer rated at least "A" or the equivalent by a nationally recognized statistical rating organization (NRSRO) and the security shall be rated at least "AA" or the equivalent by a NRSRO. Purchases of securities authorized by this section may not exceed 20% of the City's total portfolio.

5. Supranational Securities: United States dollar denominated, senior unsecured and unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum maturity not exceeding five years from the date of trade settlement, and eligible for purchase and sale within the United States. Investments in supranational securities shall be rated at least “AA” or the equivalent by a NRSRO and shall not exceed 15% of the City’s total portfolio.
6. Medium-Term Notes issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States, with a final maturity not exceeding five years from the date of trade settlement, and rated at least “A” or the equivalent by a NRSRO. No more than 5% of the portfolio shall be invested in medium-term notes of any one issuer, and the aggregate investment in medium-term notes shall not exceed 30% of the City’s total portfolio.
7. Negotiable Certificates of Deposits (CDs) of commercial banks rated at least A-1, or the equivalent, with maturities not exceeding five years from the date of trade settlement. In addition, the City may not invest in the CD of a state or federal credit union where any person with investment decision making authority at the City also serves on the board of directors, or any committee appointed by the board of directors, or the credit committee or the supervisory committee of the state or federal credit union issuing the negotiable certificates of deposit. No more than 5% of the portfolio may be invested in the CDs of any one issuer, and the aggregate investment in CDs shall not exceed 30% of the portfolio.
8. Non-negotiable Certificates of Deposit and savings deposits with a maturity not exceeding five years from the date of trade settlement, in FDIC insured state or nationally chartered banks or savings banks that qualify as a depository of public funds in the State of California as defined in California Government Code Section 53630.5. No more than 5% of the portfolio may be invested in the CDs of any one issuer, and the aggregate investment in CDs shall not exceed 30% of the portfolio.

Deposits in excess of the insured amount shall be secured pursuant to California Government Code Section 53651 and 53652. The City shall comply with and act to secure compliance with the security (collateralization) system specified in the Government Code Section 53649 and 56652.

Deposits may be placed using a private sector entity that assists in the placement of deposits per section 53601.8 and 53635.8 in the Government Code. No more than 5% of the portfolio may be invested through any one private sector entity that assists in the placement of such deposits and the aggregate investment in CDs shall not exceed 30% of the portfolio.

9. Special Assessment District Obligations issued by the City of San Rafael as Limited Obligation Improvement Bonds related to special assessment districts and special tax districts. Investment in such obligations requires the approval of the City Council and maturities may extend to 30 years from the date of trade settlement.



10. Prime Commercial Paper with a maturity not exceeding 270 days from the date of purchase with the highest ranking or of the highest letter and number rating as provided for by a NRSRO. The entity that issues the commercial paper shall meet all of the following conditions in either sub-paragraph A. or sub-paragraph B. below:

A. The entity shall (1) be organized and operating in the United States as a general corporation, (2) have total assets in excess of five \$500,000,000 and (3) Have debt other than commercial paper, if any, that is rated "A" or higher by a NRSRO.

B. The entity shall (1) be organized within the United States as a special purpose corporation, trust, or limited liability company, (2) have program-wide credit enhancements, including, but not limited to, over collateralization, letters of credit or surety bond and (3) have commercial paper that is rated "A-1" or higher, or the equivalent, by a NRSRO.

Purchases of eligible commercial paper may not represent more than 10% of the outstanding commercial paper of any single corporate issuer. No more than 5% of the City's total portfolio, shall be invested in the commercial paper of any one issuer, and the aggregate investment in commercial paper shall not exceed 25% of the City's total portfolio.

11. Eligible Banker's Acceptances issued by FDIC insured commercial banks, rated at least A-1 or the equivalent by a NRSRO with maturities not exceeding 180 days from the date of purchase. If issuers have senior debt outstanding, it shall be rated at least A or the equivalent by a NRSRO. No more than \$2,000,000 shall be invested in banker's acceptances of any one commercial bank, and the aggregate investment in banker's acceptances shall not exceed 40% of the City's total portfolio.

12. Repurchase Agreements with a final termination date not exceeding one year collateralized by U.S. Treasury obligations, Federal Agency securities, or Federal Instrumentality securities listed in items 1, 2 and 3 above with the maturity of the collateral not exceeding five years. For the purpose of this section, the term collateral shall mean purchased securities under the terms of the City's approved Master Repurchase Agreement. The purchased securities shall have a minimum market value including accrued interest of 102% of the dollar value of the funds borrowed. Collateral shall be held in the City's custodian bank, as safekeeping agent, and the market value of the collateral securities shall be marked-to-the-market daily.

Repurchase Agreements shall be entered into only with broker/dealers who are recognized as Primary Dealers by the Federal Reserve Bank of New York or have a primary dealer within their holding company structure. Repurchase agreement counterparties shall execute a City approved Master Repurchase Agreement with the City. The Treasurer shall maintain a copy of the City's approved Master Repurchase Agreement along with a list of the broker/dealers who have executed same.

13. State of California's Local Agency Investment Fund (LAIF), pursuant to California Government Code Section 16429.1.

14. Money Market Funds registered under the Investment Company Act of 1940 that (1) are “no-load” (meaning no commission or fee shall be charged on purchases or sales of shares); (2) have a constant daily net asset value per share of \$1.00; (3) invest only in United States Treasury securities, United States Agency securities and Federal Instrumentality securities and (4) have a rating of at least AAA or the equivalent by at least two NRSROs. The aggregate investment in money market funds shall not exceed 10% of the City’s total portfolio.

It is the intent of the City that the foregoing list of authorized securities and transactions is strictly interpreted. Any deviation from this list must be preapproved by resolution of the City Council.

## **PORTFOLIO MATURITIES AND LIQUIDITY**

To the extent possible, investments shall be matched with anticipated cash flow requirements and known future liabilities. The City will not invest in securities maturing more than five years from the date of purchase, unless the City Council has by resolution granted authority to make such an investment at least three months prior to the date of investment.

## **SELECTION OF BROKER/DEALERS**

The Treasurer shall maintain a list of broker/dealers authorized for investment purposes, and it shall be the policy of the City to purchase securities only from those authorized firms. To be eligible, a firm must be licensed by the State of California as a broker/dealer as defined in Section 25004 of the California Corporations Code, and:

1. be recognized as a Primary Dealer by the Federal Reserve Bank of New York or have a primary dealer within its holding company structure, or
2. report voluntarily to the Federal Reserve Bank of New York, or
3. qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (Uniform Net Capital Rule).

The City may engage the services of investment advisory firms to assist in the management of the portfolio and investment advisors may utilize their own list of approved Broker/Dealers. Such Broker/Dealers will comply with the selection criteria above and the list of approved firms shall be provided to the City on an annual basis or upon request.

In the event that an external investment advisor is not used in the process of recommending a particular transaction in the City’s portfolio, authorized broker/dealers shall attest in writing that they have received and reviewed a copy of this policy and annually update a City approved Broker/Dealer Information Request form which includes the firm’s most recent financial statements. The Treasurer shall maintain a list of the broker/dealers that have been approved by the City, along with each firm’s most recent broker/dealer Information Request form.

The City may purchase commercial paper from direct issuers even though they are not on the approved broker/dealer list as long as they meet the criteria outlined in Item 5 of the Authorized Securities and Transactions section of this Policy.

### **COMPETITIVE TRANSACTIONS**

Each investment transaction shall be competitively transacted with authorized broker/dealers. At least three broker/dealers shall be contacted for each transaction and their bid and offering prices shall be recorded.

If the City is offered a security for which there is no other readily available competitive offering, the Treasurer will document quotations for comparable or alternative securities.

### **SELECTION OF BANKS**

The Treasurer shall maintain a list of banks that are approved to provide banking services for the City. To be eligible for authorization, a bank must be a member of the FDIC and shall qualify as a depository of public funds in the State of California as defined in California Government Code Section 53630.5.

### **SAFEKEEPING AND CUSTODY**

The Treasurer shall select one or more banks to provide safekeeping and custodial services for the City, in accordance with the provisions of Section 53608 of the California Government Code. A Safekeeping Agreement approved by the City shall be executed with each custodian bank prior to utilizing that bank's safekeeping services. Custodian banks will be selected on the basis of their ability to provide services for the City's account and the competitive pricing of their safekeeping related services.

The purchase and sale of securities and repurchase agreement transactions shall be settled on a delivery versus payment basis. All securities shall be perfected in the name of the City. Sufficient evidence to title shall be consistent with modern investment, banking and commercial practices.

All investment securities purchased by the City will be delivered by book entry and will be held in third-party safekeeping by a City approved custodian bank, or its Depository Trust Company (DTC) participant account.

The City's custodian shall be required to furnish the City a list of holdings on at least a monthly basis and safekeeping receipts or customer confirmations shall be issued for each transaction.

## **PORTFOLIO PERFORMANCE**

The investment portfolio shall be designed to attain a market rate of return throughout budgetary and economic cycles, taking into account prevailing market conditions, risk constraints for eligible securities, and cash flow requirements. The performance of the City's investments shall be compared to the average yield on the U.S. Treasury security that most closely corresponds to the portfolio's actual weighted average effective maturity. When comparing the performance of the City's portfolio, its rate of return will be computed net of all fees and expenses.

## **REPORTING**

On a quarterly basis, the Treasurer shall submit to the Council a report of the investment earnings and performance results of the City's investment portfolio. The report shall include the following information:

1. Investment type, issuer, date of purchase, purchase price, date of maturity, par value, current rate of interest and dollar amount invested in all securities, and investments and monies held by the City;
2. A description of the funds, investments and programs;
3. A market value as of the date of the report (or the most recent valuation as to assets not valued monthly) and the source of the valuation;
4. Overall portfolio yield based on historical cost;
5. Weighted average final maturity and weighted average effective maturity;
6. A statement of compliance with this Policy or an explanation for not-compliance;
7. A description of any of the City's funds, investments or programs that are under the management of contracted parties, including lending programs; and
8. A statement of the ability to meet expenditure requirements for six months, as well as an explanation of why money will not be available if that is the case.

The Treasurer shall submit to the Council a report of any changes affecting more than 15% of the investment portfolio within 30 days of such change.

## **POLICY REVIEW**

This Investment Policy shall be reviewed and approved by City Council annually to ensure its consistency with the overall objectives of preservation of principal, liquidity, yield and diversification and its relevance to current law and economic trends. Any additional amendments to this Investment Policy shall be submitted to the City Council for approval.



**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

Department: FINANCE / LIBRARY

Prepared by: Nadine Atieh Hade, Finance Director

Henry Bankhead, Assistant Library & Recreation Director/City Librarian

City Manager Approval: 

**TOPIC: ANNUAL ADJUSTMENT TO THE LIBRARY PARCEL TAX**

**SUBJECT: REPORT CONCERNING THE ANNUAL CONSUMER PRICE INDEX (CPI) RATE ADJUSTMENT FOR THE SPECIAL LIBRARY SERVICES PARCEL TAX FOR THE FISCAL YEAR JULY 1, 2020 THROUGH JUNE 30, 2021 AS SPECIFIED IN VOTER-APPROVED MEASURE D (SAN RAFAEL MUNICIPAL CODE CHAPTER 3.36)**

**RECOMMENDATION:** Accept report concerning the San Rafael Special Library Services Parcel Tax rate adjustment for Fiscal Year 2020-21, from July 1, 2020 through June 30, 2021, based upon the Consumer Price Index (CPI) as authorized by Section 3.36.030 of the San Rafael Municipal Code.

**BACKGROUND:** On June 7, 2016 the San Rafael Community voted in favor of Measure D, amending SRMC Chapter 3.36 by extending, revising and increasing the existing Special Library Service Parcel Tax ("Tax") as adopted in Ordinance No. 1942 on [July 18, 2016](#). The approved Measure D Tax Rates were first assessed for the fiscal year July 1, 2017 through June 30, 2018 and levied for a period of nine (9) years. SRMC section 3.36.030, Imposition of the Tax, provides for an annual CPI adjustment commencing with the second year of the Tax.

**ANALYSIS:** SRMC section 3.36.030, "Imposition of the Tax" stipulates that an annual adjustment to the Tax rate shall be applied commencing in the second year based on the annual percentage increase, if any, in the previous fiscal year to the San Francisco-Oakland-Hayward Price Index for All Urban Consumers ("CPI"). The rate increase cannot exceed three (3) percent annually and the rate cannot be adjusted downward.

Utilizing the Bureau of Labor Statistics - Western CPI Summaries (BLS-WS) for the San Francisco-Oakland-Hayward, CA, All Urban Consumers Index, the April 2019 Index was 294.801 and the April 2020 Index was 298.074 resulting in a twelve (12) month composite Index of 1.11% increase over the previous year's index. The MD CPI adjustment cannot exceed 3%.

**FOR CITY CLERK ONLY**

File No.: \_\_\_\_\_

Council Meeting: \_\_\_\_\_

Disposition: \_\_\_\_\_

Adjusting the Library Tax Rate by the calculated 1.11% CPI for the upcoming fiscal year 2020-21 will increase annual Measure D Tax Revenue from \$1,073,340 (FY 19-20) to \$1,085,254 (FY 20-21) or a year-over-year increase of \$11,914.

**Section 3.36.030 Imposition of Tax:**

<b>Parcel Rate Types</b>	<b>FY 19-20 Rates</b>	<b>FY 20-21 Rates with CPI Adjustment</b>
Single Family Residential Parcel	\$62.56	\$63.25
Multi-Family Residential or Other Residential Parcel	\$62.56 + \$10.604 per Living unit, in excess of one, up to a maximum of \$1,060.39 per year per parcel	\$63.25 + \$10.722 per Living unit, in excess of one, up to a maximum of \$1,072.16 per year per parcel
Non-Residential Parcel	\$62.56	\$63.25

Any additional funds will be used in accordance with the language of Measure D, to “maintain library hours, equipment, materials, and services for children, teens, and adults.” Additionally, any increase in revenue due to the CPI will help to offset the decrease in revenue seen annually due to the increasing number of Senior Exemptions filed for the tax.

**FISCAL IMPACT:** The application of the CPI increase will generate an additional \$11,914 in Measure D revenue for the fiscal year 2020-21. These revenues are recorded in the Measure D special revenue fund.

**OPTIONS:** The City Council has the following options to consider on this matter:

1. Accept the report.
2. Direct staff to return with more information.
3. Take no action.


**RECOMMENDED ACTION:**

Accept report concerning the San Rafael Special Library Services Parcel Tax rate adjustment for Fiscal Year 2020-21, from July 1, 2020 through June 30, 2021, based upon the Consumer Price Index (CPI) as authorized by Section 3.36.030 of the San Rafael Municipal Code.



**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

**Department: DEPARTMENT OF PUBLIC WORKS**

**Prepared by: Bill Guerin, Public Works Director**      **City Manager Approval:** \_\_\_\_\_ 

**TOPIC: SPECIAL TAX ON PROPERTIES AT THE VILLAGE AT LOCH LOMOND MARINA – MELLO-ROOS DISTRICT NO. 2**

**SUBJECT: RESOLUTION SETTING THE SPECIAL TAX FOR CITY OF SAN RAFAEL COMMUNITY FACILITIES DISTRICT NO. 2 (THE VILLAGE AT LOCH LOMOND MARINA) FOR FISCAL YEAR 2020-21**

**RECOMMENDATION:**

Adopt a resolution setting the special tax rates for Fiscal Year 2020-21 for Community Facilities District No. 2 – the Village at Loch Lomond Marina.

**BACKGROUND:** In August 2007, the City granted land use and subdivision approvals for the Village at Loch Lomond Marina development. The Loch Lomond development project is a mixed-use development which includes the construction of single-family homes, flats, townhomes, and commercial facilities and the existing marina, which is located in San Francisco Bay. As one condition of approving the Project, the City required the developer to provide certain park and recreation improvements and to provide for their maintenance by means of a special tax to be imposed by means of a Mello-Roos Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities Act of 1982 ([Government Code sections 53311 - 53368.3](#)).



*Loch Lomond Marina Community Facilities District No. 2 Boundaries*

Since the approval of the Project, the developer has determined that it would be more beneficial and cost-efficient to the homeowners if the landscaping maintenance, street and sidewalk improvements, and wetland monitoring, could also be financed by means of the CFD.

The facilities to be maintained by the Loch Lomond #2 CFD are outlined in the formation documents and include:

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**FOR CITY CLERK ONLY**

**File No.:**  
**Council Meeting:**  
**Disposition: Resolution**

- The Marina Green and Boardwalk
- Kayak Launch
- Park Play Equipment and Area
- Pedestrian pathways along the west jetty/spit and east jetty/spit
- Viewing areas along the west jetty/spit, east jetty/spit
- Public restrooms (2), one on the east jetty/spit and one at the entrance to the breakwater
- Fishing cleaning station located near the entrance to the breakwater
- Park and informational signs within these areas
- Lawn/turf, shrubs and ground cover, irrigation systems, storm water drainage inlets within the boundaries of the area, lighting pole standards, and fixtures above the foundation, benches, trash receptacles and bicycle racks
- Conservation/seasonal wetland area
- Roadways and sidewalks

While some of these facilities require regular maintenance (e.g. landscaping and restroom maintenance), others will need to build up reserves over a longer period of time in order to fund future repairs or reconstruction (e.g. playground structure, roads, pedestrian pathways).

By adoption of [Resolution No. 13014](#) on July 19, 2010, the City Council officially formed the required community facilities district, which included all the parcels within the Village at Loch Lomond Marina Subdivision, as “City of San Rafael Community Facilities District No. 2”. The resolution also approved the levy of an annual special tax on the taxable parcels within the district, in an amount to be determined according to a specified method of calculation, the “Rate and Method of Apportionment of Special Taxes” (RMA).

The RMA explains how to calculate the amount of tax to be levied against each parcel and specifies a maximum tax that may be assessed against each type of parcel, depending upon whether it is a residential lot, a commercial lot, or Marina property. It should be noted that the residential Below Market Rate (BMR) units within the district are exempt from the special tax.

After adoption of Resolution No. 13014, a vote of the “eligible landowners” within the proposed district was held, and the special tax was approved. On August 16, 2010, the City Council adopted [Ordinance No. 1886](#), officially authorizing and levying the special taxes within CFD No. 2. A “Notice of Special Tax Lien” was recorded in the Office of the Marin County Recorder, giving notice of the special tax to be levied upon all properties within the subdivision.

Although the special tax was authorized in 2010, the approved RMA specified that the tax was not to be levied until the fiscal year in which the subdivision improvements are completed and accepted by the City. In 2017, based upon the progress being made on construction of the subdivision improvements, staff believed that most of the improvements would be completed and accepted by the City during Fiscal Year 2017-18. Therefore, at the City Council’s meeting on July 17, 2017, staff recommended, and the City Council subsequently approved, the first special tax of the properties within this district.

After a number of assurances in 2017, the developer, Marina Village Associates, LLC did not finish the work to a point where the City could accept a portion of the improvements as anticipated. In June 2018, the City provided the developer with a final punch list of facilities the developer must complete to set the process in motion to accept the improvements, begin the warranty period, and provide a partial reduction in bond amount for the improvements.



At present, the developer has completed the punch list and most of the improvements for the Phase 1 “Backbone” infrastructure. On [April 20, 2020](#), the City Council voted to accept the partial completion of the infrastructure, and authorized the City Manager and Mayor to enter into a combined Subdivision Improvement Agreement which covers the remaining work to be completed as well as the flooding repairs, kayak dock, and other small improvements that will, when completed become part of the maintenance responsibility of CFD-2. In anticipation that the City will be finally accepting the improvements, Public Works will be soliciting proposals from Landscape Maintenance firms to begin maintaining the CFD facilities in the coming FY 2020-21.

The CFD has two funds:

**1. Capital Reserve Fund**

The purpose of this Fund is to set aside a portion of the assessment annually to eventually fund larger, capital improvements such as replacement of pavement, curb and gutter, roadway and other improvements as the useful life expires.

As of June 30, 2020, the Capital Reserve Fund is projected to have a fund balance of \$164,124.

**2. Annual Maintenance Fund**

The Annual Maintenance Fund is intended to fund the regular and annual maintenance activities required to maintain the district’s facilities such as landscaping of medians and pathways, garbage service, restroom maintenance and the semi-annual monitoring of wetland habitats.

The City intends to issue a Request for Proposals in July 2020 for landscaping maintenance of the district.

As of June 30, 2020, the Annual Maintenance Fund is projected to have a fund balance of \$193,949.

**ANALYSIS:** A three-year history of the Loch Lomond CFD #2 Assessment is as follows:

		<b>FY 2017-18</b>		<b>FY 2018-19</b>		<b>FY 2019-20</b>	
		<i>Max. Allowable Assessment</i>	<b>Actual Assessment</b>	<i>Max. Allowable Assessment</i>	<b>Actual Assessment</b>	<i>Max. Allowable Assessment</i>	<b>Actual Assessment</b>
<i>Residential</i>	<i>Per unit</i>	\$1,947.67	<b>\$1,947.67</b>	\$2,439.22	<b>\$759.61</b>	\$3,152.45	<b>\$759.61</b>
<i>Non-Residential</i>	<i>Per sq ft</i>	\$0.92	<b>\$0.92</b>	\$1.15	<b>\$0.36</b>	\$1.49	<b>\$0.36</b>
<i>Marina</i>	<i>Lump Sum</i>	\$59,260.06	<b>\$59,260.06</b>	\$74,216.22	<b>\$23,112.18</b>	\$95,927.04	<b>\$23,112.17</b>

Adjustments to Maximum Allowable Assessment reflect an increase in inflation from the base year of June 2010. The increases are based on the Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward region.

Due to the delay in completion and acceptance of the subdivision improvements, most of the special tax funds collected during FY 2017-18, FY 2018-19, and FY 2019-20 were not used, therefore creating a reserve in both the Capital Reserve Fund and the Annual Maintenance Fund. The rate levied in FY 2018-19 and FY 2019-20 was significantly less to account for excess funds available.

Since the punch list items required by the developer in order for the City to accept the facilities are now complete and the City has been assured the facilities will be accepted, maintenance will begin in FY 2020-21.

Though there are reserves remaining from prior year assessments, staff is still recommending moving forward with an increase in the FY 2020-21 assessment. If no increase was made (e.g. the FY 2020-21 assessment was the same as FY 2019-20), the District would enter FY 2021-22 with minimal reserves. Therefore, staff is proposing an increase in the FY 2020-21 assessment, however the full assessment is still well below the maximum allowable assessment:

		<b>FY 2020-21</b>	
		<i>Max. Allowable Assessment</i>	<b>Actual Assessment</b>
<i>Residential</i>	<i>Per unit</i>	\$3,193.14	<b>\$1,596.51</b>
<i>Non-Residential</i>	<i>Per sq ft</i>	\$1.51	<b>\$0.75</b>
<i>Marina</i>	<i>Lump Sum</i>	\$97,155.10	<b>\$48,575.80</b>

The FY 2020-21 assessment will generate \$172,101 in revenues, of which \$59,000 will be applied towards the Capital Reserve Fund, as consistent with the capital reserve set-aside policies in the Engineer’s Report. The remaining \$113,101 will go towards the Annual Maintenance Fund with planned maintenance expenditures as follows:

***Annual Maintenance Fund***

Maintenance	
Landscape	\$70,000
Service	\$22,000
Supplies	\$3,000
Storm Drains	\$4,500
Street Sweeping	\$4,500
Lighting Repairs	\$9,000
Utilities (Refuse, Water, Sewer & Electrical)	\$47,500
Wetlands Management	\$13,000
Annual Engineer’s Report	\$6,000
County Administration Fee	\$2,000
Contingencies	\$20,200
	<u>\$201,700</u>

***Annual Capital Reserve Fund Contribution*** \$59,000

**Total Loch Lomond CFD #2 Budget FY 2020-21 Budget** **\$260,700**

The special tax is not term-based, nor does it sunset. The special tax will continue to be levied in perpetuity as specified in the formation documents.

Staff has prepared a resolution for the City Council to adopt to impose the required special tax for FY 2020-21. The special taxes will be included on the County property tax bills and will be collected by the County of Marin.

**FISCAL IMPACT:** The FY 2020-21 assessment will generate \$172,101 in revenue required to support maintenance and capital reserves towards the new City facilities in Community Facilities District No. 2. All special tax revenues and expenditures related to the district will be maintained in the Loch Lomond Marina Assessment District Fund (fund no. 237).

**OPTIONS:**

The City Council has the following options to consider on this matter:

1. Adopt the resolution as presented setting the special tax rates for FY 2020-21.
2. Adopt the resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

**RECOMMENDED ACTION:**

Adopt a resolution setting the Mello-Roos Special Tax for City of San Rafael Community Facilities District No. 2 for Fiscal Year 2020-21.

**ATTACHMENTS:**

1. Resolution Setting the Mello-Roos Special Tax for City of San Rafael Community Facilities District No. 2 for Fiscal Year 2020-21
2. Annual Engineers Report for Loch Lomond CFD No. 2

**RESOLUTION NO.**

**A RESOLUTION OF THE SAN RAFAEL CITY COUNCIL SETTING THE SPECIAL TAX FOR CITY OF SAN RAFAEL COMMUNITY FACILITIES DISTRICT NO. 2 (THE VILLAGE AT LOCH LOMOND MARINA) FOR FISCAL YEAR 2020-21**

**WHEREAS**, on July 19, 2010, the San Rafael City Council by Resolution No. 13014 formed the City of San Rafael Community Facilities District No. 2 (hereafter “CFD No. 2”); and

**WHEREAS**, the landowners of CFD No. 2 voted in a mail ballot election called by the City Council by Resolution No. 13015, and unanimously approved the imposition of a special district tax; and

**WHEREAS**, on August 16, 2010, the City Council adopted Ordinance No. 1886 levying special taxes within CFD No. 2; and

**WHEREAS**, on or about August 16, 2010, the City of San Rafael prepared and caused to be recorded a “Notice of Special Tax Lien” for all of the parcels within CFD No. 2, which specified the facilities and services to be funded by the tax and the approved method for establishing a rate and calculating the apportionment of the tax; and

**WHEREAS**, at the request of the Director of Public Works, CSW/Stuber-Stroeh Engineering Group, Inc., has prepared an Engineer’s Annual Report for Community Facilities District No. 2 for Fiscal Year 2020-21 recommending the amount of the special taxes to be assessed; and

**WHEREAS**, the City Council wishes to set the specific tax rate to be imposed on the parcels within CFD No. 2 in Fiscal Year 2020-21;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San Rafael hereby sets the amount of the special tax to be imposed on all nonexempt parcels within CFD No. 2 for Fiscal Year 2020-21, as set forth in the Engineer’s Annual Report for fiscal year 2020-21 on file with the City Clerk and incorporated herein by reference.

I, LINDSAY LARA, City Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15<sup>th</sup> day of June 2020, by the following vote, to wit:

AYES: COUNCILMEMBERS:  
NOES: COUNCILMEMBERS:  
ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

**ENGINEER'S ANNUAL REPORT**  
**FOR**  
**COMMUNITY FACILITIES DISTRICT**  
**LOCH LOMOND #2**

**2020 – 2021**

**FOR THE CITY OF SAN RAFAEL**

**CALIFORNIA**

**COUNCIL MEETING**

**JUNE 15, 2020**

**Prepared By:**  
**CSW/Stuber-Stroeh Engineering Group, Inc.**  
45 Leveroni Court  
Novato, CA 94949

**ENGINEER'S ANNUAL REPORT  
2020-2021**

COMMUNITY FACILITIES DISTRICT LOCH LOMOND #2  
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA  
(Mello-Roos Community Facilities Act of 1982)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: \_\_\_\_\_, 2020.

CSW/STUBER-STROEH ENGINEERING GROUP, INC.  
Engineer of Work

By \_\_\_\_\_  
Alan G. Cornwell

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,  
California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was approved on \_\_\_\_\_, 2020 and confirmed by the City Council of the City of San Rafael, Marin County, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,  
California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Marin on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,  
California

By \_\_\_\_\_

**ENGINEER'S ANNUAL REPORT**  
**2020-2021**

COMMUNITY FACILITIES DISTRICT LOCH LOMOND #2  
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA  
(Mello-Roos Community Facilities Act of 1982)

CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work for the Community Facilities District Loch Lomond #2, City of San Rafael, Marin County, California, makes this annual report, as directed by the City Council, by its Resolution No. \_\_\_\_\_, adopted \_\_\_\_\_, 2020.

The improvements which are the subject of this report are briefly described as follows:

Maintenance of Improvements including streets, curbs, gutter, sidewalks, storm drain, storm inlets, street surfaces, Landscaping, street furniture, lighting, pathways, restrooms, park play equipment, picnic tables, fish cleaning stations, signage, and parking. The maintenance includes providing irrigation, paying water and utility bills as well as oversight. The improvements are also anticipated to need major capital funding in future years and a capital improvement allowance is included as part of the Community Finance District.

This report consists of six parts, as follows:

**PART A** – Plans for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

**PART B** - An Estimated Cost of the Assessment District.

**PART C** - Assessment Roll - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

**PART D** – Rate and Method of Apportionment of Special Taxes - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

**PART E** - List of Property Owners - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Part "C" by assessment number.

**PART F** - Assessment Diagram - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part "C" by assessment number.

Respectfully submitted,  
CSW/Stuber-Stroeh Engineering Group, Inc.

By \_\_\_\_\_  
Alan G. Cornwell, Engineer of Work

## **PART A**

### **INTRODUCTION AND BACKGROUND INFORMATION**

#### The Loch Lomond Project

The Loch Lomond development project (the “Project”) is a mixed-use development which will include the construction of single-family homes, flats, townhomes and commercial facilities and will include the existing marina, which is located in San Francisco Bay. The Project is located in the City of San Rafael (“City”), off of Point San Pedro Road. It was approved by the San Rafael City Council (“City Council”) of the City in 2007, by means of a series of approvals, including Resolution 12332 (“the Approval Resolution”). As one condition of approving the Project, the City required the developer to provide certain park and recreation improvements and to provide for their maintenance by means of a special tax to be imposed by means of a Mello-Roos Community Facilities District (“CFD”). Since the approval of the Project, the developer has determined that it would be more beneficial to the homeowners and more cost-efficient if the maintenance of certain additional facilities, consisting of landscaping and street and sidewalk improvements, as well as wetland monitoring, could also be financed by means of the CFD. Collectively, the park and recreation improvements, landscaping, streets, and sidewalks and these additional facilities are referred to herein as the “Facilities.”

On June 7, 2010, the City Council adopted a Resolution of Intention to form a CFD (the “Resolution of Intention”) in accordance with the Mello-Roos Community Facilities District Act of 1982 (the “Act”). The Resolution of Intention indicated that the maintenance of the Facilities would be financed by means of a special tax imposed pursuant to the Act. The Resolution of Intention requested the preparation of this Report, directing that the report describe the facilities to be maintained and an estimate of the cost of maintaining those facilities.

For purposes of imposing a special tax to fund the maintenance of the Facilities, the development will be split into four tax categories: Residential; Non-residential; Mixed-use and Marina. As approved, the Project features 81 residential units, of which 76 units will be located in the Residential tax category and 5 units will be in the Mixed-use category, as they will be located above commercial space. Of these residential units, 17 will be below-market units, 15 located in the residential category area and 2 located in the mixed-use category. There is expected to be 22,500 square feet in the Non-residential category, which will be devoted to neighborhood commercial restaurant and marina-support facilities. The Marina category will contain areas serving the existing marina area, including the yacht club.

#### The Mello-Roos Community Facilities Act of 1982

In the Approval Resolution, the City Council determined that the Act would be an effective tool for funding the maintenance of the park and recreation improvements and conservation area. The Act provides substantial flexibility as to the range of facilities and services that can be funded and the method by which their cost can be allocated. As the financing mechanism is a special tax, and not an assessment, the costs can be allocated according to any method that is reasonable, without the need to make a specific finding of benefit to each property. The Act permits the City Council to form the CFD and allows for the owners of the property, if it is uninhabited, to vote to approve the special tax (which requires a two-thirds majority).

#### Purpose of the CFD Report



## PART A

As directed in the Resolution of Intention, this CFD Report has been prepared and is being submitted pursuant to Section 53321.5 of the Act. The Act requires that this report describe the facilities to be maintained (see “Description of Facilities to be Maintained” below)

### Formation of the CFD

On June 7, 2010, the City Council adopted the Resolution of Intention. A map identifying the boundaries is attached as Exhibit A to this work.

On July 19, 2010 the City Council held a public hearing, as required by the Act, to hear any protests to the formation of the CFD and to consider this report. Following the public hearing, the Council adopted a Resolution of Formation and called an election to allow the qualified electors to consider the special tax to fund the services described herein. With at least two-thirds of the votes cast in favor of the special tax, the CFD was formed and the levy of the special tax was authorized.

### Description of Facilities to be Maintained

The facilities to be maintained include those specifically described in Condition 45 of the Approval Resolution:

- The Marina Green and Boardwalk
- Kayak Launch
- Park Play Equipment and Area
- Pedestrian pathways along the west jetty/spit and east jetty/spit
- Viewing areas along the west jetty/spit, east jetty/spit
- Public restrooms (2), one on the east jetty/spit and one at the entrance to the breakwater
- Fishing cleaning station located near the entrance to the breakwater
- Park and informational signs within these areas
- Lawn/turf, shrubs and ground cover, irrigation systems, storm water drainage inlets within the boundaries of the area, lighting pole standards, and fixtures above the foundation, benches, trash receptacles and bicycle racks
- Conservation/seasonal wetland area
- Roads, streets, sidewalks, and stormwater infrastructure

In addition, the CFD will also maintain the common access road shown on the map attached as Exhibit D, its landscaping, lighting and sidewalk areas.

In July 2017, the San Rafael City Council approved levying the first assessment for Community Facilities District No. 2 (“CFD-2”) at the Village at Loch Lomond Marina. The CFD activity during Fiscal Year 2017-2018 was very minimal. After a number of assurances in 2017, the developer, Marina Village Associates, LLC (“MVA”) did not finish the work to a point where the City could accept a portion of the improvements as anticipated in the beginning of Fiscal Year 2017-2018. On June 1, 2018, the City received a letter from MVA requesting an extension of the Subdivision Improvement Agreements through December 31, 2019 and, by implication, acceptance of a portion of the improvements. The City answered this letter on June 20, 2018, including a final punch list which the letter directed the developer to complete prior to August 1, 2018. The successful completion of the punch list would set the process in motion to accept the improvements, begin the warranty period, and provide a partial reduction in bond amount for the improvements.

## PART A

### June 2018 Status and Actions

For Fiscal Year 2017-2018 the District received payments based on the first year assessments anticipating that the District would be taking over maintenance during the year. As noted above, this did not occur. The District had a positive account balance to pay for maintenance, fund capital replacement, and pay for City administration.

Since the District holds unused maintenance funds from the previous year, there was no reason to tax the homeowners for Fiscal Year 2019-2020 for the maintenance, utilities and operational aspect of the District. However, the capital fund and City oversight are continuing expenses and needed to be funded for Fiscal Year 2019-2020. The fiscal year assessment remained the same as 2018-2019 to cover only the capital fund, City oversight, and contingencies totaling \$79,737.22. The breakdown of these costs can be found in Part B below.

### June 2019 Status and Actions

The developer had completed the punch list and had been in the process of finalizing the remaining work, including a map showing the remaining work to be done and the corresponding cost estimates to complete the remaining work. We anticipated that this will be complete within the next 60 to 90 days. The City had requested quotes from landscape maintenance contractors to maintain the public areas, once accepted. For these reasons the City anticipated paying for maintenance during the 2019-2020 year.

As the developer has been finalizing improvements, it has been noted that at high tides and during storms two of the public areas are unusable. The first is the connection between the end of the parking/paved area to the breakwater. The second is the play equipment and park on the central jetty. Both of these areas will be improved by the developer prior to acceptance by the City. The capital cost of these improvements will be paid by the developer. However, once these improvements are accepted by the City, their maintenance and ultimate replacement at the end of their usable life will be the responsibility of the CFD-2. It was anticipated that during fiscal year 2019-2020 the District would ask the assessed properties in the District for an additional assessment to be added to the capital fund to provide monies to pay for this work in the future. This action will require a public hearing and vote of the assessed properties.

### June 2020 Status and Actions

The developer has completed most of the improvements for the Phase 1 "Backbone" infrastructure. On April 20, 2020, the City Council voted to accept the partial completion of the infrastructure, and authorize the City Manager and Mayor to enter into a combined Subdivision Improvement Agreement which covers the remaining work to be completed as well as the flooding repairs, described above, kayak dock and other small improvements that will, when completed become part of the maintenance responsibility of CFD-2. In anticipation of the City accepting the improvements the City will be soliciting proposals from Landscape Maintenance firms to begin maintaining the CFD-2 facilities in fiscal year 2020-2021.

At the writing of this report, the City has prepared and delivered to the developer an combined Subdivision Improvement Agreement (SIA) and is waiting for the developer to execute, provide

## PART A

bonds, and complete the Memorandum of Understanding and BMR buyout agreements which parallel the combined SIA.

The current assessments cover three areas: Capital Reserve Fund, Annual Maintenance Fund, and a Contingency.

*Capital Reserve Fund:* As discussed above a contribution to the Capital Reserve Fund will need to be annually in order for the District to have funds available to replace pavements, curb and gutter and other improvements in the future as the useful life expires. The amount of the Capital Reserve currently stands as \$164,124.00 and another \$59,000.00 will be added this year.

*Annual Maintenance:* Since the Maintenance portion has yet to be tapped, if no increase in assessments for 2020-2021 are made, the District would enter the 2021-2022 fiscal year with minimal reserves. In addition, a significant increase in assessment would be required. The Engineer recommends that the District increase the assessment for 2020-2021 as calculated in Part D below and as follows:

Proposed Assessments for the year 2020-2021:

Residential	\$1,596.51	per residential unit
Non-Residential	\$0.75	per square foot of non-residential area
Marina	\$48,575.80	Lump Sum
	\$172,100.92	Total Anticipated Revenue for the year 2020-2021

It should be noted that the District will be again increasing the assessment next year to levels similar to the assessments levied in the first year of the district. This is based on the District now fulfilling its function of maintaining the landscaping and other improvements within the District.

The maintenance can be separated into three components. First, will be weekly or more often (depending on the time of year) landscape maintenance consisting of mowing, trash collection, dog waste control, pruning and other items. Second, will be the monthly, quarterly, or semi-annual inspections of equipment and structural facilities to confirm that they can be safely used. Third, will be the cost of the water to provide irrigation to keep the landscaping grass, plants, shrubs, and trees in a healthy condition.

The District will be assuming these costs from the developer upon final acceptance. The District has reviewed the costs that the developer has incurred in the past 18 months for maintenance. The developer has stated that these costs include areas of maintenance that will not be assumed by the District. A review of those costs and making some reduction for areas the District will not maintain were compared with the original budgets established for the District when formed in 2010 to determine a probable budget for 2020-2021.

*Contingency:* As noted in the financial summary in Part B, the District carries a contingency for unforeseen circumstances. The contingency is large this year in anticipation of the District assuming the maintenance responsibilities.

**PART B  
ESTIMATE OF COSTS**

First Year Expenditures 2017-2018		
2017-2018 County Administration Fee	\$	130.00
First Year Capital Contribution Fund	\$	52,075.30
2017-2018 Surplus	\$	142,248.30
Annual Adjustment June 22 – July 1, 2018	\$	11,112.40
 SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available Funds on July 1, 2018		\$ 205,566.00
Second Year Expenditures 2018-2019	\$	7,552.67
		\$ 198,013.33
2018-2019 Revenue		
Assessment Proceeds 2018-2019	\$	75,750.34
Interest	\$	<u>957.90</u>
	\$	76,708.24
 SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available Funds on July 1, 2019		\$ 282,719.16
 Third Year Expenditures 2019-2020		
2019-2020 County Administration Fee	\$	(97.50)
2019-2020 Annual Engineer's Report	\$	(4,949.45)
Assessment Proceeds 2019-2020	\$	75,710.21
Interest	\$	<u>4,690.99</u>
Available (Estimated) Funds on July 1, 2020		\$ 358,073.41
 2020-2021 Estimated Expenses		
Uncollected Assessments (2020-2021)	\$	20,200.00
Maintenance Service	\$	22,000.00
Maintenance Supplies	\$	3,000.00
Lighting Repairs	\$	9,000.00
Playground Maintenance	\$	0.00
Restroom Custodial	\$	0.00
Street Sweeping	\$	4,500.00
Storm Drain Maintenance	\$	4,500.00
Landscape Maintenance	\$	70,000.00
Wetlands Maintenance	\$	13,000.00
Utility Costs (Refuse, Water, Sewer and Electrical)	\$	47,500.00
Annual Engineer's Report	\$	6,000.00
County/City Administrative Fee	\$	<u>2000.00</u>
	\$	201,700.00
Capital Reserve Fund (Held 2020-2021)	\$	164,124.00
2020-2021 Capital Reserve Contribution	\$	<u>59,000.00</u>
Anticipated Capital Reserve Fund June 30, 2021	\$	223,124.00

**PART B**  
**ESTIMATE OF COSTS**

Total Allocated Funds 2020-2021 \$ 424,824.00

Contingencies (Future Additional Capital Reserve and Maintenance  
Takeover Costs) \$ 105,350.33

TOTAL ANTICIPATED THIRD YEAR EXPENSES  
AND ALLOCATIONS: \$ 530,174.33

FOURTH YEAR ASSESSMENT FUNDING \$ 172,100.92  
Total estimated Fourth Year Available Funds: \$ 530,174.33

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT Fiscal Year 2019-2020</b>	<b>PROPERTY DESCRIPTION Loch Lomond</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
2	\$9,536.73	Lot 2	016-070-14
3	\$10,009.83	Lot 3	016-070-16
4	\$1,891.81	Lot 4	016-070-17
5	\$48,575.80	Lot 5	016-070-09
A	\$0.00	Lot A	016-070-12
B	\$0.00	Lot B	016-070-10
C	\$0.00	Lot C	016-070-13
D	\$0.00	Lot D	016-070-19
E	\$0.00	Lot E	016-070-15
F	\$0.00	Lot F	016-070-18
G	\$0.00	Lot G	016-070-21
H	\$0.00	Lot H	016-070-22
I	\$0.00	Lot I	016-070-20
1-1	\$0.00	1	016-341-01
1-2	\$1,596.51	2	016-341-02
1-3	\$0.00	3	016-341-03
1-4	\$0.00	4	016-341-04
1-5	\$1,596.51	5	016-341-05
1-6	\$0.00	6	016-341-06
1-7	\$1,596.51	7	016-341-07
1-8	\$1,596.51	8	016-341-08
1-9	\$1,596.51	9	016-341-09
1-10	\$1,596.51	10	016-341-10
1-11	\$1,596.51	11	016-341-11
1-12	\$1,596.51	12	016-341-12
1-13	\$1,596.51	13	016-341-13

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT Fiscal Year 2019-2020</b>	<b>PROPERTY DESCRIPTION Loch Lomond</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
1-14	\$1,596.51	14	016-341-14
1-15	\$1,596.51	15	016-341-15
1-16	\$1,596.51	16	016-341-16
1-17	\$1,596.51	17	016-341-17
1-18	\$1,596.51	18	016-341-18
1-19	\$1,596.51	19	016-341-19
1-20	\$1,596.51	20	016-341-20
1-21	\$1,596.51	21	016-341-21
1-22	\$1,596.51	22	016-341-22
1-23	\$1,596.51	23	016-341-23
1-24	\$1,596.51	24	016-341-24
1-25	\$1,596.51	25	016-341-25
1-26	\$1,596.51	26	016-341-26
1-27	\$1,596.51	27	016-341-27
1-28	\$1,596.51	28	016-341-28
1-29	\$1,596.51	29	016-341-29
1-30	\$1,596.51	30	016-341-30
1-31	\$1,596.51	31	016-341-31
1-32	\$1,596.51	32	016-341-32
1-33	\$1,596.51	33	016-341-33
1-34	\$1,596.51	34	016-341-34
1-35	\$1,596.51	35	016-341-35
1-36	\$0.00	36	016-341-36
1-37	\$1,596.51	37	016-341-37
1-38	\$0.00	38	016-341-38
1-39	\$1,596.51	39	016-341-39

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT Fiscal Year 2019-2020</b>	<b>PROPERTY DESCRIPTION Loch Lomond</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
1-40	\$1,596.51	40	016-341-40
1-41	\$0.00	41	016-341-41
1-42	\$1,596.51	42	016-341-42
1-43	\$0.00	43	016-341-43
1-44	\$1,596.51	44	016-341-44
1-45	\$1,596.51	45	016-341-45
1-46	\$0.00	46	016-341-46
1-47	\$1,596.51	47	016-341-47
1-48	\$0.00	48	016-341-48
1-49	\$1,596.51	49	016-341-49
1-50	\$1,596.51	50	016-341-50
1-51	\$0.00	51	016-341-51
1-52	\$1,596.51	52	016-341-52
1-53	\$1,596.51	53	016-341-53
1-54	\$1,596.51	54	016-341-54
1-55	\$1,596.51	55	016-341-55
1-56	\$1,596.51	56	016-341-56
1-57	\$0.00	57	016-341-57
1-58	\$1,596.51	58	016-341-58
1-59	\$1,596.51	59	016-341-59
1-60	\$0.00	60	016-341-60
1-61	\$1,596.51	61	016-341-61
1-62	\$1,596.51	62	016-341-62
1-63	\$1,596.51	63	016-341-63
1-64	\$1,596.51	64	016-341-64
1-65	\$1,596.51	65	016-341-65



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT Fiscal Year 2019-2020</b>	<b>PROPERTY DESCRIPTION Loch Lomond</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
1-66	\$1,596.51	66	016-341-66
1-67	\$1,596.51	67	016-341-67
1-68	\$0.00	68	016-341-68
1-69	\$1,596.51	69	016-341-69
1-70	\$1,596.51	70	016-341-70
1-71	\$1,596.51	71	016-341-71
1-72	\$1,596.51	72	016-341-72
1-73	\$1,596.51	73	016-341-73
1-74	\$1,596.51	74	016-341-74
1-75	\$0.00	75	016-341-75
1-76	\$1,596.51	76	016-341-76
1-77	\$0.00	K	016-341-77
1-78	\$0.00	L	016-341-78
1-79	\$0.00	M	016-341-79
1-80	\$0.00	D	016-341-80
1-81	\$0.00	N	016-341-81
1-82	\$0.00	E	016-341-82
1-83	\$0.00	O	016-341-83
1-84	\$0.00	F	016-341-84
1-85	\$0.00	P	016-341-85
1-86	\$0.00	H	016-341-86
1-87	\$0.00	A	016-341-87
1-88	\$0.00	I	016-341-88
1-89	\$0.00	B	016-341-89
1-90	\$0.00	J	016-341-90
1-91	\$0.00	C	016-341-91

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT Fiscal Year 2019-2020</b>	<b>PROPERTY DESCRIPTION Loch Lomond</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
1-92	\$0.00	G	016-341-92
<b>TOTAL ASSESSMENT</b>	\$172,100.92	(For 2020-2021 Fiscal Year)	

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Marin.

Property descriptions are lot or parcel numbers as shown on the recorded final maps of Loch Lomond, recorded:

**PART D**  
**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES**

I. INTRODUCTION

A special tax authorized under the Mello-Roos Community Facilities Act of 1982, as amended (“Act”) shall be levied on each Parcel of land within Community Facilities District No. 2 of the City of San Rafael (“CFD No. 2”), and collected according to the Special Tax Liability determined by the City, the City of San Rafael)”City”), through the application of the following procedures. The Special Tax is being levied for the purpose of providing and guaranteeing long-term funding and maintenance of park and recreation improvements that are approved for public use, and an adjacent conservation area (seasonal wetland) as more particularly described in the Approval Resolution, as well as appurtenant roadways, sidewalk and landscaping areas.

All of the property within CFD No. 2, unless otherwise exempted by law or the express provisions of the rate and method of apportionment expressed below, shall be taxed to the extent and in the manner provided below.

It is intended that all special taxes applicable to Parcels be collected in the same manner and at the same time as ordinary ad valorem property taxes, and that special taxes so levied will be subject to the same penalties and procedures, sale and lien priority in case of delinquency as is provided for ad valorem taxes.

II. DEFINITIONS

**Act** means the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311 *et seq.* of the California Government Code.

**Approval Resolution** means Resolution No. 12332, adopted on August 6, 2007 by the City Council of the City of San Rafael.

**Area of Use** means the area falling within a single tax category of a Parcel devoted to multiple uses.

**Base Year** means the Fiscal Year commencing July 1, 2011.

**BMR Unit** means a Dwelling Unit that is classified as “low or moderate income housing” pursuant to that certain agreement among San Rafael Marina, LLC, the City of San Rafael, and the Housing Authority of the County of Marin, dated July 1, 2008 and recorded as document 2008-0038363 in the Official Records of the County of Marin on August 14, 2008.

**Building Floor Area** means a measurement of the area contained within the perimeter of each non-residential structure on a given Parcel, which can be or has been developed on that Parcel based on a building permit. If a building permit is not available, the amount shall be based on the Master Use Permit, or other planning approval. This figure shall be determined in accordance with the standard practice of the City in calculating structural parameters. The figure includes the square footage of each floor of any multi-floor building.

**CFD No. 2** means the Community Facilities District No. 2 of the City of San Rafael.

**PART D**  
**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES**

**City** means the City of San Rafael.

**Dwelling Unit** means each separate building, or housing unit within a common building, used to provide living accommodations which are intended, design, or legally required to be occupied by a single family unit. For Parcels which have not yet been subdivided into the number of lots shown on the Tentative Map, the number of Dwelling Units shall be the number of lots shown on the Tentative Map within the limits of that Parcel. BMR Units do not count as Dwelling Units. For Parcels with mixed uses, the number of Dwelling Units shall be the number of residential units allowed under the Master Use Permit, not counting any BMR Units.

**Fiscal Year** means the period starting on July 1, and ending the following June 30.

**Master Use Permit** means that certain Master Use Permit as approved by the City Council of the City of San Rafael by means of Resolution No. 12332, adopted on August 6, 2007.

**Maximum Special Tax** means the greatest amount of Special Tax that can be levied against a Parcel in any Fiscal Year. The Maximum Special Tax for each Category of Taxable Property is established in Section III.

**Parcel** means any County Assessor's Parcel or that portion thereof that is within the boundaries of CFD No. 2 based on the equalized tax rolls of the County as of March 1 of each Fiscal Year. Parcels referred to by a specific number indicate the parcels shown on the Tentative Map.

**Service Annual Cost(s)** means for each Fiscal Year, the total of 1) the estimated cost of providing and guaranteeing long-term funding and maintenance of park and recreation improvements that are approved for public use and an adjacent conservation area (seasonal wetland) as more particularly described in Vesting Tentative Map Condition No. 45 in the Approval Resolution (the "Improvements"); 2) the estimate costs of providing additional landscaping and maintenance costs; and 3) any amounts needed to cure actual or estimated delinquencies in Special Taxes for the current or previous Fiscal Year.

**Special Tax Escalation Factor** means the annual percentage increase in the Consumer Price Index for the San Francisco-Oakland-San Jose area as published in "Consumer Price Indexes – Pacific Cities and U.S. City Average" from the U.S. Department of Labor, Bureau of Labor Statistics or, in the event such index ceases to be published, by a comparable index designated by the City Council.

**Tax Categories** are those categories set forth in the body hereof.

**Taxable Property** means Parcels that are not in public ownership, but excludes privately-held Parcels used solely for vehicular and pedestrian access, utilities, or as common areas. Such areas include Parcels A through W, inclusive, as shown on the Tentative Map. However, Taxable Properties that are acquired by a public agency after the CFD is formed or subsequent Final Subdivision Maps are recorded will remain subject to the applicable Special Tax.

**Tentative Map** means that certain tentative map as approved by the City Council of the City of San Rafael by means of Resolution 12332, adopted on August 6, 2007.

**PART D**  
**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES**

III. CATEGORIES OF SPECIAL TAX AND DESIGNATION OF MAXIMUM SPECIAL TAX

A. **RESIDENTIAL CATEGORY:** The Residential Category includes each Parcel of developed Taxable Property within CFD No. 2 that is zoned or permitted to be used for residential purposes. This consists of Parcels 2 through 76, inclusive, as well as the second floor residential use permitted on Parcel 78, all as shown on the Tentative Map. The Maximum Special Tax that may be levied annually on Taxable Property within the Residential Category during the Base Year is \$2,439.22 per Dwelling Unit.

B. **MARINA CATEGORY:** The Marina includes that Parcel of Taxable Property within CFD No. 2 that is designated as Parcels 80 and 82 on the Tentative Map. The Maximum Special Tax that may be levied annually on Taxable Property within the Marina Category during the Base Year is \$74,216.22. In the event that Parcel 80 is subdivided, the Maximum Special Tax shall be allocated to the subdivided Parcels in proportion to the number of marina slips contained in each subdivided Parcel within the Marina Category. In the event that Parcel 82 is subdivided from the other property within the Marina Category, it shall be taxed on the same rate and basis (per square foot) as property within the Non-Residential Category and the Maximum Special Tax for the remainder of the Marina Category shall be the amount calculated above, less the tax for Parcel 82.

C. **NON-RESIDENTIAL CATEGORY:** The Non-Residential Category includes each Parcel of developed Taxable Property within CFD No. 2 which has been zoned or is permitted to be used for non-residential uses (including office, retail, industrial, and other commercial uses) but not property within the Marina Category. These Parcels consist of Parcels 79, and 81 shown on the Tentative Map, as well as portions of Lot 78 devoted to Non-Residential Uses. The Maximum Special Tax that may be levied annually on Taxable Property in the Non-Residential Category during the Base Year is \$1.15 per square foot of Building Floor Area.

D. **MIXED USE CATEGORY:** Parcels within CFD No. 2 which are zoned or permitted to be used for uses which fall in more than one of the above Categories shall be taxed for each category of use. The calculation of the Maximum Special Tax shall be performed separately for each Area of Use. For example, the Special Tax Liability for a Parcel featuring two Dwelling Units and 10,000 square feet of Non-Residential Use shall be the sum of the Special Tax for the two Dwelling Units at the rate applied to all Dwelling Units in the CFD and for the Non-Residential tax rate per square foot times 10,000. The Maximum Special Tax for Parcels in the Mixed Use Category shall be calculated accordingly.

E. **ADJUSTMENTS TO MAXIMUM SPECIAL TAX:** The Maximum Special Tax for all Categories shall increase each Fiscal Year as determined annually by the City Council by the Consumer Price Index for the San Francisco-Oakland-San Jose area, All Urban Consumers/All Items, as published by the U.S. Department of Labor, Bureau of Labor Statistics, or, in the event such index ceases to be published, by a comparable index designated by the City Council.

**PART D**  
**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES**

IV. SETTING THE ANNUAL SPECIAL TAX LIABILITY FOR TAXABLE PROPERTIES

On or about July 1 of each year, but in an event in sufficient time to include the levy of the special taxes on the County's secured tax roll, the City shall determine the Category or Categories representing each Parcel of land within CFD No. 2. Parcels subject to levy and their respective Tax Category shall be determined based upon the records of the County Assessor as of the March 1 preceding such July.

For each Fiscal Year, the City shall determine the Special Tax Liability for each Parcel for the Fiscal Year. The City shall make available for review by the general public information regarding the Category to which each Parcel is assigned and the information used to calculate the Special Tax Liability for each Parcel.

Attachment 1 shows the Base Year Maximum Special Tax rates. Each Fiscal Year following the Base Year, the Maximum Special Tax rate shall be increased in accordance with the Special Tax Escalation Factor.

To determine the Maximum Special Tax in each Fiscal Year, multiply the number of Dwelling Units for each residential Parcel times the applicable Maximum Special Tax rates shown in Attachment 1 as adjusted by the Special Tax Escalation Factor. For the Mixed Use Category, take the sum of those two products.

The City shall calculate the Special Tax Liability for each Taxable Property for each fiscal year as follows:

- A. **STEP ONE:** Determine if the Improvements have been inspect and accepted by the City. If not, the Special Tax Liability shall be zero for that fiscal year.
- B. **STEP TWO:** Compute the Service Annual Costs.
- C. **STEP THREE:** Calculate the Special Tax Liability for each Parcel of Taxable Property by the following steps:

Step 1: Compute the potential Maximum Special Tax revenue for all Parcels in the CFD by summing the Maximum Special Tax assigned to each Parcel for that Fiscal Year.

Step 2: Compare the Service Annual Costs with the potential maximum Special Tax revenue calculated in the previous step.

Step 3: If the Service Annual Costs are less than the Maximum Special Tax revenue from Step 1, decrease proportionately the Maximum Special Tax amount for each Parcel until the total Special Tax revenue equals the Service Annual Cost. These amounts will be that year's Special Tax Liability for each Parcel.

Step 4: If the Service Annual Costs are great than or equal to the potential Maximum, Special Tax revenue calculated in Step 1, the amount of the Special Tax Liability for

**PART D**  
**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES**

each Taxable Property shall be the Maximum Special Tax assigned to each Parcel in II above.

- D. **STEP FOUR:** After the Special Tax Liability for each Parcel has been calculated, consult Section V of this Rate and Method in order to prepare the Tax Collection Schedule.

V. PREPARATION OF TAX COLLECTION SCHEDULE

Prepare the Tax Collection Schedule listing the Special Tax Liability for each Parcel of Taxable Property and send it to the County Auditor, requesting that it be placed on the general, secured property tax roll for the Fiscal Year. The Tax Collection Schedule shall not be sent later than the date required by the Auditor for such inclusion.

The City shall make every effort to correctly calculate the Special Tax Liability for each Parcel. It shall be the burden of the taxpayer to correct any errors in the determination of the Parcels subject to the tax and the Special Tax Liability assigned to them. The City will maintain a file available for public inspection of each current County Assessor's Parcel Number within the CFD, its Maximum Special Tax, and the Maximum Special Tax for all Parcels within the CFD.

VI. 2020-2021 ALLOWABLE AND ACTUAL ASSESSMENTS

As noted in part III E. above, Adjustments to Maximum Special Tax, the City anticipated increases in the special tax up to a maximum amount to allow for normal inflation based increases in the costs to make capital improvements and continue maintenance. The increases were to be based on the Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward region. The Maximum Allowable assessment for the 2020-2021 year for each category is calculated as follows:

Base Year 2011:

Residential	\$ 2,439.22	per residential unit
Non-Residential	\$ 1.15	per square foot of non-residential area
Marina	\$ 74,216.22	lump sum

Base Year June, 2010, CPI = 227.697

CPI, April, 2020 (Latest available data) = 298.074

Allowable increase  $298.074/227.687$  = 1.309

Maximum Allowable Assessment 2020-2021 year:

Residential	$\$2,439.22 \times 1.309$	=	\$3,193.14	per residential unit
Non-Residential	$\$1.15 \times 1.309$	=	\$1.51	per square foot of non-residential area
Marina	$\$74,216.22 \times 1.309$	=	\$97,155.10	Lump Sum

The Actual assessments for 2020-2021 will be based on the partial needs of the District as outlined elsewhere in this report and be increased for the year 2020-2021 as shown below.

**PART D**  
**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES**

Assessments for the year 2020-2021:

Residential	\$1,596.51	per residential unit
Non-Residential	\$0.75	per square foot of non-residential area
Marina	\$48,575.80	Lump Sum

Setting the amount in 2020-2021 does not preclude future increases to the maximum allowable based on the CPI in future years.



**PART E**  
**ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
2	016-070-14	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
3	016-070-16	Bacich, Andrew & Troy 75 Loch Lomond Drive San Rafael, CA 94901-2503
4	016-070-17	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
5	016-070-09	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
A	016-070-12	Village at Loch Lomond Marina Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
B	016-070-10	Village at Loch Lomond Marina Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
C	016-070-13	Village at Loch Lomond Marina Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
D	016-070-19	Village at Loch Lomond Marina Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
E	016-070-15	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
F	016-070-18	Village at Loch Lomond Marina Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
G	016-070-21	Village at Loch Lomond Marina Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
H	016-070-22	Village at Loch Lomond Marina Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
I	016-070-20	Village at Loch Lomond Marina Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-1	016-341-01	Monelli, Octavia M. & Leticia M. 20 Loch Lomond Dr. San Rafael, CA 94901-2503
1-2	016-341-02	Emily Fiel 816 Acoma Street, #1602 Denver, CO 80204-4075
1-3	016-341-03	Tokolani, Elaine S. & Fatai 18 Bayharbor Way San Rafael, CA 94901-2586
1-4	016-341-04	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-5	016-341-05	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-6	016-341-06	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-7	016-341-07	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-8	016-341-08	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

<b>ASSESSMENT NUMBER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>NAME AND ADDRESS</b>
1-9	016-341-09	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-10	016-341-10	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-11	016-341-11	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-12	016-341-12	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-13	016-341-13	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-14	016-341-14	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-15	016-341-15	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-16	016-341-16	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-17	016-341-17	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

<b>ASSESSMENT NUMBER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>NAME AND ADDRESS</b>
1-18	016-341-18	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-19	016-341-19	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-20	016-341-20	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-21	016-341-21	Florsheim, Peter & Francis 55 Bayharbor Way San Rafael, CA 94901-2586
1-22	016-341-22	Smith, Gary A. 77880 Desert Drive La Quinta, CA 92253-7138
1-23	016-341-23	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-24	016-341-24	Ciarelli, Greg & Helene 132 Loch Lomond Drive San Rafael, CA 94901-2508
1-25	016-341-25	Rosell, Michael C. 33 Bayharbor Way San Rafael, CA 94901-2586
1-26	016-341-26	Kehoe, James 35 Bayharbor Way San Rafael, CA 94901-2586
1-27	016-341-27	Robbins, Dennis 29 Bayharbor Way San Rafael, CA 94901-2586
1-28	016-341-28	Cole, James H. 31 Bayharbor Way San Rafael, CA 94901-2586

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

<b>ASSESSMENT NUMBER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>NAME AND ADDRESS</b>
1-29	016-341-29	LPSI Exchange Corp. 20 S. Santa Cruz Ave., #308 Los Gatos, CA 95030-6827
1-30	016-341-30	Ma, Huiwen 126 Loch Lomond Drive San Rafael, CA 94901-2508
1-31	016-341-31	Phillips, Margaret 15 Bayharbor Way San Rafael, CA 94901-2586
1-32	016-341-32	Allen, Marilyn 17 Bayharbor Way San Rafael, CA 94901-2586
1-33	016-341-33	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-34	016-341-34	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-35	016-341-35	Reyes, Connie A. 90 Loch Lomond Drive San Rafael, CA 94901-2503
1-36	016-341-36	Jones, Sarah & Higgins, Eyan 88 Loch Lomond Drive San Rafael, CA 94901-2503
1-37	016-341-37	Knoll, Michael R. 86 Loch Lomond Drive San Rafael, CA 94901-2503
1-38	016-341-38	Phillips, Tamra 84 Loch Lomond Drive San Rafael, CA 94901-2503
1-39	016-341-39	Zarrehparvar, Marjaneh 82 Loch Lomond Drive San Rafael, CA 94901-2503
1-40	016-341-40	Tankoos Ryan H. & Loni L. 50 Loch Lomond Drive San Rafael, CA 94901-2503

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

<b>ASSESSMENT NUMBER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>NAME AND ADDRESS</b>
1-41	016-341-41	Pham, Vinh Van & Necula, Luminita P. 48 Loch Lomond Drive San Rafael, CA 94901-2503
1-42	016-341-42	Losanksy, E. Anne 46 Loch Lomond Drive San Rafael, CA 94901-2503
1-43	016-341-43	Bamford, Jackie 44 Loch Lomond Drive San Rafael, CA 94901-2503
1-44	016-341-44	Woolsey, Glenn 2803 Mid Lane #A Houston, TX 77027-4948
1-45	016-341-45	Bernott, Bruce A. 14 Bayharbor Way San Rafael, CA 94901-2586
1-46	016-341-46	Shakeriniasar, Mohammadsaeid & Nojabaei, Shadi 12 Bayharbor Way San Rafael, CA 94901-2586
1-47	016-341-47	Brotman, Elizabeth J. 10 Bayharbor Way San Rafael, CA 94901-2586
1-48	016-341-48	Szilagyi, Jeffrey & Treves, Alice 8 Bayharbor Way San Rafael, CA 94901-2586
1-49	016-341-49	Jolley, John & Lynne 6 Bayharbor Way San Rafael, CA 94901-2586
1-50	016-341-50	Kessinger, William C. 16 Geary Avenue Kentfield, CA 94904-1448
1-51	016-341-51	Barry, Emily M. & Coe, Ryan W. 5 Bayharbor Way San Rafael, CA 94901-2586
1-52	016-341-52	Smith, Miles V. 7 Bayharbor Way San Rafael, CA 94901-2586

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

<b>ASSESSMENT NUMBER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>NAME AND ADDRESS</b>
1-53	016-341-53	Llamas, Alfred B. 9 Bayharbor Way San Rafael, CA 94901-2586
1-54	016-341-54	Lahey, Richard W. III 11 Bayharbor Way San Rafael, CA 94901-2586
1-55	016-341-55	Dajani, Jamal & Winifred PO Box 27566 San Francisco, CA 94127-0566
1-56	016-341-56	Zimmerman, Steven 79 Las Casas Drive San Rafael, CA 94901-2358
1-57	016-341-57	Arati, Susan A. & Alexandra M. 22 Bayharbor Way San Rafael, CA 94901-2586
1-58	016-341-58	Johnson, Christopher F. & Linda 20 Bayharbor Way San Rafael, CA 94901-2586
1-59	016-341-59	Lou, Zhijie K. & Zhang, Zhelu 34 Bayharbor Way San Rafael, CA 94901-2586
1-60	016-341-60	Garcia, Rafael O. & Raelene I. 32 Bayharbor Way San Rafael, CA 94901-2586
1-61	016-341-61	Higgins, Katherine 30 Bayharbor Way San Rafael, CA 94901-2586
1-62	016-341-62	Gray, Charles K. 2940 NW Circle A Drive Portland, OR 97229-3608
1-63	016-341-63	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-64	016-341-64	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

<b>ASSESSMENT NUMBER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>NAME AND ADDRESS</b>
1-65	016-341-65	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-66	016-341-66	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-67	016-341-67	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-68	016-341-68	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-69	016-341-69	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-70	016-341-70	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-71	016-341-71	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-72	016-341-72	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-73	016-341-73	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627



**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

<b>ASSESSMENT NUMBER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>NAME AND ADDRESS</b>
1-74	016-341-74	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-75	016-341-75	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-76	016-341-76	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-77	016-341-77	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-78	016-341-78	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-79	016-341-79	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-80	016-341-80	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-81	016-341-81	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-82	016-341-82	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627

**PART E**  
**ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
1-83	016-341-83	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-84	016-341-84	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-85	016-341-85	Strand Community Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-86	016-341-86	Strand Community Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-87	016-341-87	Strand Community Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-88	016-341-88	Strand Community Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-89	016-341-89	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-90	016-341-90	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-91	016-341-91	Marina Village Associates, LLC c/o Michael Rosenfeld 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627
1-92	016-341-92	Strand Community Association 1999 Avenue of the Stars, #2850 Los Angeles, CA 90067-4627

**PART F**  
**ASSESSMENT DIAGRAM**

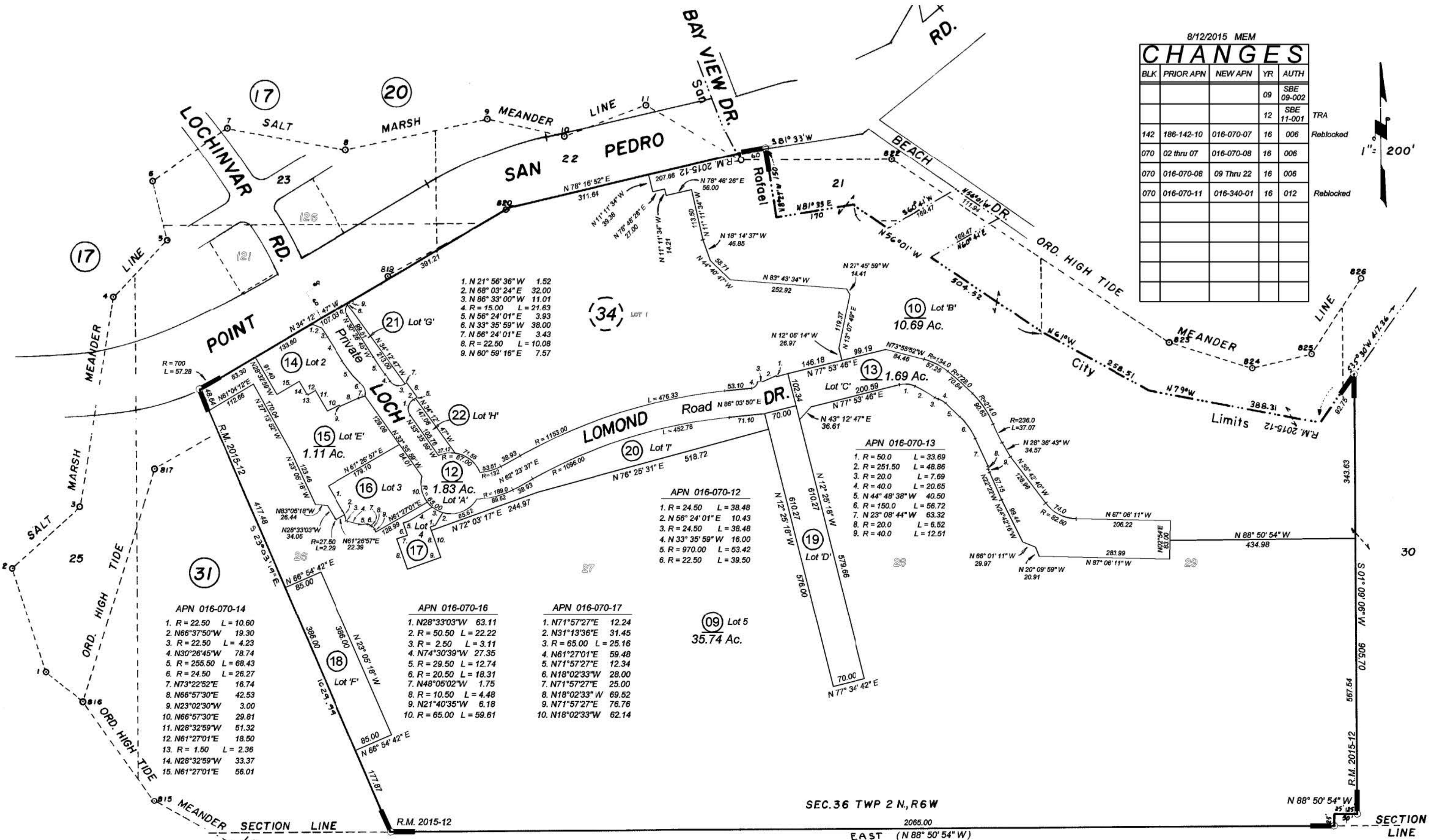
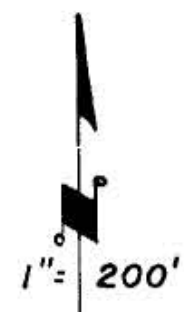
See sheets 1 through 2 in attached packet.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

8/12/2015 MEM

### CHANGES

BLK	PRIOR APN	NEW APN	YR	AUTH	
			09	SBE 09-002	
			12	SBE 11-001	TRA
142	186-142-10	016-070-07	16	006	Reblocked
070	02 thru 07	016-070-08	16	006	
070	016-070-08	09 Thru 22	16	006	
070	016-070-11	016-340-01	16	012	Reblocked



- 1. N 21° 56' 36" W 1.52
- 2. N 68° 03' 24" E 32.00
- 3. N 86° 33' 00" W 11.01
- 4. R = 15.00 L = 21.83
- 5. N 56° 24' 01" E 3.93
- 6. N 33° 35' 59" W 38.00
- 7. N 56° 24' 01" E 3.43
- 8. R = 22.50 L = 10.08
- 9. N 60° 59' 16" E 7.57

- APN 016-070-12
- 1. R = 24.50 L = 38.48
  - 2. N 56° 24' 01" E 10.43
  - 3. R = 24.50 L = 38.48
  - 4. N 33° 35' 59" W 16.00
  - 5. R = 970.00 L = 53.42
  - 6. R = 22.50 L = 39.50

- APN 016-070-13
- 1. R = 50.0 L = 33.69
  - 2. R = 251.50 L = 48.86
  - 3. R = 20.0 L = 7.69
  - 4. R = 40.0 L = 20.65
  - 5. N 44° 48' 38" W 40.50
  - 6. R = 150.0 L = 56.72
  - 7. N 23° 08' 44" W 63.32
  - 8. R = 20.0 L = 6.52
  - 9. R = 40.0 L = 12.51

- APN 016-070-14
- 1. R = 22.50 L = 10.60
  - 2. N 66° 37' 50" W 19.30
  - 3. R = 22.50 L = 4.23
  - 4. N 30° 26' 45" W 78.74
  - 5. R = 255.50 L = 68.43
  - 6. R = 24.50 L = 26.27
  - 7. N 73° 22' 52" E 16.74
  - 8. N 66° 57' 30" E 42.53
  - 9. N 23° 02' 30" W 3.00
  - 10. N 66° 57' 30" E 29.81
  - 11. N 28° 32' 59" W 51.32
  - 12. N 61° 27' 01" E 18.50
  - 13. R = 1.50 L = 2.36
  - 14. N 28° 32' 59" W 33.37
  - 15. N 61° 27' 01" E 56.01

- APN 016-070-16
- 1. N 28° 33' 03" W 63.11
  - 2. R = 50.50 L = 22.22
  - 3. R = 2.50 L = 3.11
  - 4. N 74° 30' 39" W 27.35
  - 5. R = 29.50 L = 12.74
  - 6. R = 20.50 L = 18.31
  - 7. N 48° 05' 02" W 1.75
  - 8. R = 10.50 L = 4.48
  - 9. N 21° 40' 35" W 6.18
  - 10. R = 65.00 L = 59.61

- APN 016-070-17
- 1. N 71° 57' 27" E 12.24
  - 2. N 31° 13' 36" E 31.45
  - 3. R = 65.00 L = 25.16
  - 4. N 61° 27' 01" E 59.48
  - 5. N 71° 57' 27" E 12.34
  - 6. N 18° 02' 33" W 28.00
  - 7. N 71° 57' 27" E 25.00
  - 8. N 18° 02' 33" W 69.52
  - 9. N 71° 57' 27" E 76.76
  - 10. N 18° 02' 33" W 62.14

SEC. 36 TWP 2 N, R 6 W  
2065.00  
EAST (N 88° 50' 54" W)

N 88° 50' 54" W  
25.185  
SECTION LINE





**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

**Department: Public Works**

**Prepared by: Bill Guerin  
Director of Public Works**

**City Manager Approval:** 

**TOPIC: BAYPOINT LAGOONS ASSESSMENT DISTRICT**

**SUBJECT: BAYPOINT LAGOONS LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT ANNUAL ASSESSMENT:**

- 1. RESOLUTION DIRECTING FILING OF ENGINEER'S ANNUAL REPORT FY 2020-21**
- 2. RESOLUTION APPROVING ENGINEER'S ANNUAL REPORT FY 2020-21**
- 3. RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS AND SETTING A PUBLIC HEARING ON THE ANNUAL ASSESSMENT FOR THE CITY COUNCIL MEETING OF JULY 20, 2020.**

**RECOMMENDATION:** Staff recommends that the City Council approve the following items:

1. Adopt a resolution directing filing of Engineer's FY 2020-21 Annual Report.
2. Adopt a resolution approving Engineer's FY 2020-21 Annual Report.
3. Adopt a resolution of intention to order improvements and setting a public hearing on the annual assessment for the City Council meeting of July 20, 2020.

**BACKGROUND:** To comply with provisions of the Landscaping and Lighting Act of 1972, which governs this type of assessment district, the City Council must approve an Engineer's report on an annual basis. Assessments to be collected by the District must be allocated and levied annually after an appropriate public hearing, to be held this year on July 20, 2020.



*Assessment District boundaries in East San Rafael*

**FOR CITY CLERK ONLY**

**File No.:**

**Council Meeting:**

**Disposition:**

The Baypoint Lagoons Landscaping and Lighting District (Assessment District) was formed in 1999 to protect and enhance wildlife habitat and water quality in the Baypoint (Spinnaker) Lagoons, the adjacent ponds, and diked salt marsh. There are four total ponds/lagoons located within the Assessment District. Primarily, maintenance provided by this district has historically included mowing around the lagoon, replanting areas with native vegetation, and eradicating exotic plants such as cattails.

Since the mid-2000's, the Baypoint Lagoons Homeowners Association (HOA) has taken a more active role in the landscaping of the lagoon areas. The HOA, as opposed to the Assessment District, has funded landscaping and biannual mowing of the grass around the lagoon in recent years.

In 2015, with the landscaping and eradication of non-native species moved to a manageable maintenance level, the HOA approached the City with two major concerns: the odor nuisance seasonally emitted from the lagoons and the related need for improvements to the nearby Cayes Stormwater Pump Station. The homeowners agreed Assessment District funds could be used towards these priorities.

The Assessment District has three dedicated Funds:

**1. Eradication of Exotic Plants Fund**

As noted, the HOA took over the maintenance of the waterfront around the lagoon in the mid-2000's. Since that time, the City has performed occasional maintenance of the vegetation within the lagoon and on the islands.

During FY 2019-20, the City performed two maintenance efforts funded by the Eradication of Exotic Plants Fund. The first was contracting with Solitude Lake Management to remove algae from the pond utilizing a skimmer boat. The cost for this work was \$11,550. The second effort was the removal of the cattail vegetation from the pond and pampas grass and debris from the lagoon islands, some of which was hampering the operations of the gate and pipe connection at the outlet to San Rafael Bay. The City lowered the level of the lagoon to allow better access to the cattails, then contracted with Forster and Kroeger Landscaping to cut and remove the cattails from the site. The cost for this work was \$4,272. As in previous years, the City did not charge the District for staff time involved in either of these efforts in FY 2019-20. The total cost of the contracted maintenance work in FY 2019-20 was \$15,822.

The Eradication of Exotic Plants Fund balance as of June 30, 2020 is anticipated to be \$39,178.

**2. Environmental Monitoring Fund**

This fund was set up to address the homeowners concern over the odor emitted from the lagoons in the summer months. While the salt pond (the major source of the odor) falls within the boundary of the Assessment District, the pond itself is on private property and therefore is not within the Assessment District's responsibility to maintain. However, due to their proximity to the pond and the odor emitted from the main lagoon as well, members of the Assessment District approached the City in 2014 requesting that funds from the District be allocated to further study odor control options for all lagoons.

In January 2015, the City contracted with Siegel Environmental to study the problem and suggest solutions to odor control that might be accomplished without changing the controls at the existing Cayes Stormwater Pump Station. The cost of the study was \$35,485 and was completed in February 2016. The study, which addressed concerns surrounding the East Marsh, developed a series of alternatives to improve water circulation to eliminate odor concerns.

In 2017, the City applied for a grant to the San Francisco Bay Restoration Authority Measure AA grant for the restoration of Spinnaker Marsh and Shoreline Flood Protection measures. The project would restore tidal marsh, wetland-upland transition habitat, and adjacent upland habitats – while simultaneously reinforcing natural protections against future shoreline erosion and sea level rise by constructing a setback levee with bay-side slopes. The project would aim to resolve long-time odor issues resulting from the seasonal drying of the marsh. However, the 2017 grant application was ultimately turned down as there was some homeowners' opposition to the proposed levee impacting Bay views.

The City reapplied for the same grant in the fall of 2019 after extensive outreach by the HOA. While the grant application was accompanied by over 100 support letters, more than a dozen neighbors remained opposed to the project since their views would be affected. In March 2020, the grant application was turned down once again with the granting agency, the San Francisco Bay Restoration Authority, noting that the remaining resident opposition to the project may inhibit CEQA compliance.

The Environmental Monitoring Fund balance as of June 30, 2020 is anticipated to be \$51,515. It is anticipated that a complete monitoring of the environmental health of the lagoon will be required at some time in the future.

**3. Cayes Stormwater Pump Station Improvements Fund**

Since 2006, the Assessment District has set aside money every year to fund improvements to the Cayes Stormwater Pump Station. The Cayes Pump Station is located outside the Assessment District, north of the main Spinnaker Lagoon on Narragansett Cove. However, the station serves as the key drainage facility to the area, pumping the lagoon water northward into the bay.

The Cayes Pump Station was originally constructed in the 1960s, and many of the aging systems and controls prevent City staff from more actively regulating lagoon water movement. Bringing the control system up to date would allow for a more automated control of the water level to reduce the potential odors caused by hot weather and algae growth. Additional various capital improvements and maintenance are also required to maintain peak operability of the station.

Expenses to the Cayes Stormwater Pump Station Improvements Fund in FY 2018-19 included a capital repair to the pump outfall system. The total repair cost \$32,110.74. In FY 2019-20 the City initiated the design for upgrades to controller equipment at the Cayes Stormwater Pump Station. During FY 2019-20 \$42,007.50 of the \$74,100 design contract was expended.

The Cayes Stormwater Pump Station Improvements Fund balance as of June 30, 2020 is anticipated to be \$114,992.50. The City has retained a design consultant to prepare



construction drawings, however, the construction cost estimate exceeds available funds at this time.

**ANALYSIS:** The net fund balance for the Assessment District, estimated for the FY 2019-20 year end, per the Engineering Report prepared by CSW/Struber-Stroeh Engineering Group is \$217,374.15. Activity in the fund for FY 2019-20 was as follows:

<b>July 1, 2019 Fund Balance</b>	<b>\$252,414.45</b>
<b>Revenues</b>	
Assessments	\$24,099.53
Interest	\$3,811.17
<b>Total Revenues</b>	<b>\$27,910.70</b>
<b>YTD Expenditures</b>	
County Admin Fee	\$386.00
Engineer's report	\$4,735.50
Vegetation management ( <i>Eradication of Exotic Plants Fund</i> )	\$15,822.00
Pump Station Design ( <i>Pump Station Improvements Fund</i> )	\$42,007.50
<b>Total Expenditures (proj.)</b>	<b>\$62,951.00</b>
<b>Projected June 30, 2020 Fund Balance</b>	<b>\$217,374.15</b>

The attached resolutions provide for filing and approval of the Engineer's 2020-21 Annual Report for the District and setting the public hearing on the assessments.

**FISCAL IMPACT:** All revenues and expenses are generated by the Assessment District and are contained within the Baypoint Lagoons Assessment District Fund (Fund No. 235). The proposed FY 2020-21 assessment is \$131.44 per parcel, which has remained unchanged since 1996. The City does incur indirect General Fund costs as it relates to staff time spent monitoring and adjusting the lagoon water level, as well as managing the capital improvements at the Cayes Stormwater Pump Station. The District pays for all direct contracted costs.

**OPTIONS:**

The City Council has the following options to consider relating to this item:

1. Adopt the three resolutions as presented.
2. Provide direction to staff to modify any or all of the resolutions and return to the City Council with additional information.
3. Do not adopt the resolutions. If the resolutions are not adopted by the Council, the public hearing will not take place and the City will be unable to levy the annual assessment against property owners within the Assessment District.

**RECOMMENDED ACTION:**

1. Adopt resolution directing filing of Engineer's FY 2020-21 Annual Report.
2. Adopt resolution approving Engineer's FY 2020-21 Annual Report.
3. Adopt resolution of intention to order improvements and setting a public hearing on the annual assessment for the City Council meeting of July 20, 2020.

**ATTACHMENTS:**

1. Resolution directing filing of Engineer's 2020-21 Annual Report

2. Resolution Approving Engineer's 2020-21 Annual Report
3. Resolution of intention to order improvements and setting a Public Hearing on the Annual Assessment for the City Council meeting of July 20, 2020
4. CSW/Struber-Stroeh Engineer's 2020-21 Annual Report

**RESOLUTION NO.**

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL DIRECTING  
FILING OF ENGINEER'S ANNUAL REPORT FY 2020-21**

**BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT  
(Pursuant to the Landscaping and Lighting Act of 1972)**

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**THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES** that:

1. CSW/Stuber-Stroeh Engineering Group, Inc. is designated by this Council as the Engineer of Work for Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, and is hereby directed to file with the City Clerk an annual report for fiscal year 2020-21 in accordance with the provisions of the Landscaping and Lighting Act of 1972.

2. This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15<sup>th</sup> day of June 2020, by the following vote, to wit:

**AYES: COUNCILMEMBERS:**

**NOES: COUNCILMEMBERS:**

**ABSENT: COUNCILMEMBERS:**

**LINDSAY LARA, City Clerk**

**RESOLUTION NO.**

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING  
ENGINEER'S ANNUAL REPORT FY 2020-21**

**BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT  
(Pursuant to the Landscaping and Lighting Act of 1972)**

---

**THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES** that:

1. CSW/Stuber-Stroeh Engineering Group, Inc. as designated Engineer of Work for Baypoint Lagoons Landscaping and Lighting District has filed with the City Clerk an Engineer's Annual Report for fiscal year 2020-21 in accordance with the provisions of the Landscaping and Lighting Act of 1972.

2. The aforementioned Engineer's Annual Report, on file with the City Clerk, is approved as filed.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15<sup>th</sup> day of June 2020, by the following vote, to wit:

**AYES: COUNCILMEMBERS:**

**NOES: COUNCILMEMBERS:**

**ABSENT: COUNCILMEMBERS:**

**LINDSAY LARA, City Clerk**

**RESOLUTION NO.**

**SAN RAFAEL CITY COUNCIL RESOLUTION OF INTENTION TO ORDER  
IMPROVEMENTS AND SETTING A PUBLIC HEARING ON THE ANNUAL  
ASSESSMENT FOR THE CITY COUNCIL MEETING OF JULY 20, 2020**

**BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT  
(Pursuant to the Landscaping and Lighting Act of 1972)**

---

**THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES** that:

1. The City Council intends to levy and collect assessments within the Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, during the fiscal year 2020-21. The area of land to be assessed is located in the City of San Rafael, Marin County.

2. In accordance with this Council's resolution directing the filing of an Engineer's Annual Report, CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work, has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.

3. The proposed assessment does not increase the assessment from the previous year.

4. On Monday, the 20<sup>th</sup> day of July 2020 at the hour of 7:00 o'clock P.M., the City Council will conduct a public hearing on the question of the levy of the proposed

annual assessment. The hearing will be held at the meeting place of the City Council located in the Chambers of the City Council, 1400 Fifth Avenue, San Rafael, California.

5. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972 by publishing a copy of this resolution once in the Marin Independent Journal, publication to be completed not less than ten (10) days before July 20, 2020.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15<sup>th</sup> day of June 2020, by the following vote, to wit:

**AYES:**           **COUNCILMEMBERS:**  
**NOES:**           **COUNCILMEMBERS:**  
**ABSENT:**       **COUNCILMEMBERS:**

**LINDSAY LARA, City Clerk**

**ENGINEER'S ANNUAL REPORT**  
**FOR**  
**BAYPOINT LAGOONS LANDSCAPING**  
**AND LIGHTING DISTRICT**

**2020 – 2021**

**FOR THE CITY OF SAN RAFAEL**

**CALIFORNIA**

**COUNCIL MEETING**

**JUNE 15, 2020**

**Prepared By:**  
**CSW/Stuber-Stroeh Engineering Group, Inc.**  
45 Leveroni Court  
Novato, CA 94949

**ENGINEER'S ANNUAL REPORT  
2020-2021**

BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT  
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA  
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: \_\_\_\_\_, 2020

CSW/STUBER-STROEH ENGINEERING GROUP, INC.  
Engineer of Work

By \_\_\_\_\_  
Alan G. Cornwell

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,  
California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was approved on \_\_\_\_\_, 2020 and confirmed by the City Council of the City of San Rafael, Marin County, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,  
California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Marin on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,  
California

By \_\_\_\_\_



**ENGINEER'S ANNUAL REPORT  
2020-2021**

BAYPOINT LAGOONS LANDSCAPING AND LIGHTING DISTRICT  
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA  
(Pursuant to the Landscaping and Lighting Act of 1972)

CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work for Baypoint Lagoons Landscaping and Lighting District, City of San Rafael, Marin County, California, makes this annual report, as directed by the City Council, by its Resolution No. \_\_\_\_\_, adopted \_\_\_\_\_, 2020.

The improvements which are the subject of this report are briefly described as follows:

Creating, maintaining, and monitoring open space habitat. Each year for the foreseeable future, cattail removal will be undertaken to enhance the habitat. After at least five years of cattail eradication, a monitoring assessment will be completed to document the effectiveness of the removal effort. The monitoring will be done in accordance with the proposal for SPINNAKER LAGOON MANAGEMENT, as prepared by Resource Management International, Inc. previously known as Western Ecological Services Company, Inc., dated February 25, 1998, and the letter dated November 28, 1999 by Wetlands Research Associates. The future Report will reflect anticipated costs to provide funds for the monitoring program necessary to demonstrate the contingent viability of the diked marsh area. Future monitoring is the best way to demonstrate to interested agencies the success of the mitigation program that is the responsibility of the district.

This report consists of six parts, as follows:

**PART A** - Plans (SPINNAKER LAGOON MANAGEMENT PLAN, WETLAND RESEARCH ASSOCIATES LETTER, and PACIFIC OPEN SPACE, INC. LETTER) for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

**PART B** - An Amended Estimated Cost of the Assessment District.

**PART C** - Assessment Roll - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

**PART D** - Method of Apportionment of Assessment - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

**PART E** - List of Property Owners - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit "C" by assessment number.

**PART F** - Assessment Diagram - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part "C" by assessment number.

Respectfully submitted,  
CSW/Stuber-Stroeh Engineering Group, Inc.

By \_\_\_\_\_  
Alan G. Cornwell, Engineer of Work

## PART A

Plans for the maintenance and improvement of the lagoon are the monitoring portions of the report prepared by Western Ecological Services Company, Inc., dated May 31, 1996 and titled REVISED PROPOSAL FOR 1998 and 1999 BUDGET FOR SPINNAKER LAGOON MANAGEMENT, the Letter Report prepared November 28, 1999 by Wetlands Research Associates, Inc., the Letter Proposal prepared by Pacific OpenSpace dated August 9, 1999, and subsequent documents and contracts between Pacific OpenSpace and the City of San Rafael. These documents have been filed previously with the clerk of the legislative body and are incorporated in this report by reference.

The actual eradication of the cattails has been handled directly through a City contract. Several years ago, the City obtained a number of preliminary proposals to completely eliminate the cattails from the entire lagoon. At that time, the estimated cost to do this work was \$90,000. Since the Assessment District was not able to fund the amount from a single annual assessment, the City developed a program to complete a portion of the eradication each year on an on-going basis, thereby arresting future expansion of the cattail area and slowly reclaiming the lagoon from the emerging cattail areas. In addition, the City also began replanting some areas with native vegetation. The fund to eradicate exotic plants has remained constant with no additional allocation. The fund value is currently \$55,000.00.

In past years, additional weed abatement was performed by Pacific OpenSpace, Inc. under the direction of the City. The Pacific OpenSpace maintenance crew performed weed control in the form of mowing at Baypoint Lagoon during 2005. The major focus of their work was the eradication of broadleaf perennials, such as bristly ox-tongue (*Picris echioides*) and fennel (*Foeniculum vulgare*), as well as perennial weeds such as Harding grass (*Phalaris aquatica*). The most recent maintenance mowing by Pacific OpenSpace took place on March 21, 2006 followed by spraying of broadleaf weeds on May 15, 2006. In 2006 the contract between the City and Pacific OpenSpace lapsed, and the second mowing was not completed with Assessment District funds. No mowing using Assessment District funds occurred during the 2016-2017 fiscal year.

The Homeowners Association has continued to take an active role in managing and directing the Assessment District. Representatives from the Homeowners Association have met on numerous occasions with the District Engineer, the City's engineering staff and the City's maintenance staff regarding the management and operations of the lagoon and surrounding open area. These meetings started a number of years ago and have continued, allowing the homeowners to gain expertise and insight into the original intentions of the Assessment District and develop ideas and plans to make the best use of the Assessment District funds. The most recent discussion took place in May 2017.

Based on the active role that the homeowners have taken, much of the annual landscape control maintenance work that had previously been completed by the District is being paid for directly by the Homeowners Association. This includes the annual or bi-annual mowing around the lagoon.

In early 2015, the Baypoint homeowners approached Nader Mansourian, then Director of Public Works, with two concerns relative to the assessment district. The first concern was the seemingly hopeless task of obtaining adequate funds to replace and upgrade the City of San Rafael's Cayes Storm Water Pump Station, and the second, the more immediate need, to address the odor nuisance from the Lagoon.

## PART A

### First Concern:

Since 2006, the Assessment District has set aside money every year to fund improvements to the Cayes Storm Water Pump Station. The amount of set aside started small, \$5,000.00, and has increased to approximately \$15,000.00 annually. However, in Fiscal Year 2018-2019 maintenance to clean the pump station and outfall was undertaken which reduced Cayes Pump Fund (see below). The amount set aside is designated to fund the control improvements to the pump station to bring the control system up to date and allow a more automated control of the water level to reduce the potential for hot weather odors and algae growth. This fund now stands at \$157,000.00. The cost of the controls system has increased steadily over the years, and there has never been a formal assessment of the specific control system improvements needed to automate the system. The Homeowners Association would like to work with the City to use District funds to undertake a formal study to determine the feasibility, cost, and potential benefit of enhancing the control systems at the Cayes Storm Water Pump Station, with specific emphasis on alleviating the unpleasant odors which emanate from the lagoon. As noted below, this more pressing need (odor control) has been the focus of the homeowners, and the funds normally anticipated to be added to the fund from 2015-2016 and 2016-2017 assessments have been used for other benefits. Nevertheless, an additional \$10,000 allocation from the 2020-2021 assessments is suggested for the coming year.

### Second Concern:

In the summer of 2014, the odor complaints continued to get worse, and the funding for the improvements to the Cayes Storm Water Pump Station continued to be short of what was needed to fund the pump station improvements. Members of the Assessment District approached the City and requested that funds from the district be allocated to further study options to control the odor. In January, 2015, the City Council, acting on the request from the members of the Assessment District, authorized the Public Works Director to engage Siegel Environmental to study the problem and suggest solutions to the odor problems that might be accomplished without changing the controls at the pump station. The cost of the study was \$35,485.00, and the members of the Assessment District agreed to fund this out of the set aside funds available in the district. The study was completed in February, 2016, and the District paid the appropriate invoices.

The result of this work reduced the overall funds available. Since the work was environmentally driven, the District paid for the study from the set-asides allocated as the Environmental Monitoring Fund. This reduced the Environmental monitoring fund to \$31,515.00. For the subsequent two years the set-aside from the District has continued to grow this balance. Based on the contribution since 2016, the fund is \$51,515. No additional funds will be added for 2020-2021.

Environmental Monitoring: It is anticipated that a complete monitoring of the environmental health of the lagoon will be required at some time in the future. This year no additional allocation is being recommended for the 2020-2021 expenditures. The fund will remain at \$51,515.00 in June, 2021.

Cayes Storm Water Pump Station: The homeowners continue to desire to add motor controls to better regulate the level of the lagoon. This would require that additional control devices be integrated into the Cayes Storm Water Pump Station. The District is allocating \$10,000.00 of next year's expenditures toward further analysis of the Cayes Storm Water Pump Station controls. The fund is projected to hold \$167,000.00 in June, 2021.

## PART A

Eradication of Exotic Plants: This fund has remained the same for many years, anticipating removal of invasive and exotic plants and debris. In earlier years, the District removed grass and cattails along with mowing the waterfront. As noted above, the Home Owners Association took over the maintenance of the water front around 2006. Since that time the City has performed sporadic maintenance on the vegetation within the lagoon which is difficult to reach from the shoreline. Until the 2019-2020 fiscal year, the City did this with its own maintenance staff and did not charge the district for the work. The fund will remain at 39,178.00 in June 2021.

Additional Activities for the Fiscal Year 2017-2018: During Fiscal Year 2017-2018 the City, on behalf of the District, has made several inquiries into obtaining additional funding for restoration of the Lagoon. In the fall of 2017, the City made a grant application to the San Francisco Bay Restoration Authority under the Authority's First Round of Measure AA Funding. Unfortunately, the City's project was not chosen. In addition, the City has continued to work with Mr. Stuart Siegel (Siegel Environmental and Adjunct Professor at San Francisco State University to try and persuade the San Francisco Bay Joint Venture to accept the project in order to demonstrate to the Restoration Authority that the project has been "vetted" and has support from the environmental community. These efforts are on-going. As with many grant applications, final approval may be several years in the future.

### 2018 – 2019 Activities

During Fiscal Year 2018-2019 the City contracted with Ghilotti Construction to clean the pump station and outlet pipes to improve flow. The cost of the work was \$32,111.00. This was paid out of the Pump Station Fund, reducing it to \$103,899. (\$136,000 - \$32,111 = \$103,899)

### 2019 – 2020 Activities

During Fiscal Year 2019-2020 the Homeowners Association requested that the City provide maintenance to remove non-native vegetation which had be a growing concern to the viability of the lagoon. The City completed two tasks relating to long-term maintenance on the lagoon and two others on the pump station. The first was to improve the maintenance operation on the pump station. This included the annual cleaning and debris removal before the beginning of the rainy season. The City included this work as part of the routine maintenance required for the pump station and did not charge the District for that work. The second task was to upgrade the controls and improve their responsiveness and long term viability. The City contracted this work through the City's Stormwater Maintenance Fund and expects the District to reimburse the fund. This will reduce the Pump Station Control Fund.

A discussion of the two maintenance tasks follow:

The first task was algae removal and was performed by Solitude Lake Management, LLC. This work was completed in the fall of 2019. The work included having a pontoon watercraft fitted with a skimmer remove the surface algae from the pond and place it along the shoreline. The City's maintenance staff then removed the algae from the site. The outside (Solitude Lake Management, LLC) cost for this work was \$11,550. The City did not assess the District for the work done by City staff and equipment.

The second effort removed the cattail vegetation from the pond and pampas grass and debris from the islands, some of which was hampering the operations of the gate and pipe connection at the

## PART A

outlet to San Rafael Bay. The City first lowered the level in the lagoon to allow better access to the cattails. Then the City contracted Forster and Kroeger Landscape to hand cut the cattails below the lowered waterline and remove them from the site. The cost of the cattail removal was \$4,272 and again the City did not charge the District for the City's staff and equipment.

The total cost of the work was \$15,822 ( $\$11,550 + \$4,272$ ). This was paid out of the Eradication of Exotic Plants Fund reducing it to \$39,178 ( $\$55,000 - \$15,822$ ). Since this type of work will be likely be needed at regular intervals in the future we are allocating \$16,000 of the 2020-2021 assessment budget to the Eradication of Exotic Plants Fund replacing that spent in the 2019-2020 year.

The cost of the upgrades to the controls of the Cayes Pump Station was \$42,007.50. The expenses below shown a reduction in the Pump Station Control Fund of this amount reducing the Fund from \$156,000 to \$114,992.50. These reductions are reflected in Part B below.

**PART B**  
**ESTIMATE OF COSTS**

First Year Expenditures 1993-1994, Phase II Program	\$ 27,017.00
Assessment Proceeds, Plus 1992-1993 Surplus	<u>\$ 27,208.36</u>
Surplus to Carry Forward	\$ 191.36
Second Year Expenditures 1994-1995, Phase II Program	\$ 25,340.05
Assessment Proceeds, Plus 1993-1994 Surplus	<u>\$ 25,385.36</u>
Surplus to Carry Forward	\$ 45.31
Third Year Expenditures 1995-1996, Phase II Program	\$ 19,990.88
Assessment Proceeds, Plus 1994-1995 Surplus	<u>\$ 27,253.67</u>
Surplus to Carry Forward	\$ 7,262.79
Fourth Year Expenditures 1996-1997, Phase II Program	\$ 22,116.76
Assessment Proceeds, Plus 1995-1996 Surplus	<u>\$ 34,471.15</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 12,354.39
Fifth Year Expenditures 1997-1998, Phase II Program	\$ 29,681.42
Assessment Proceeds, Plus 1996-1997 Surplus	<u>\$ 39,644.38</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 9,962.96
Sixth Year Expenditures 1998-1999, Phase II Program	\$ 26,646.72
Assessment Proceeds, Plus 1997-1998 Surplus	<u>\$ 37,171.32</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 10,524.60
Seventh Year Expenditures 1999-2000, Phase II Program	\$ 12,350.00
Assessment Proceeds, Plus 1998-1999 Surplus	<u>\$ 37,647.13</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 25,297.13
Eighth Year Expenditures 2000-2001, Phase II Program	\$ 45,079.76
Assessment Proceeds, Plus 1999-2000 Surplus	<u>\$ 75,205.08</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 30,125.32
Ninth Year Expenditures 2001-2002, Phase II Program	\$ 20,386.00
Assessment Proceeds, Plus 2000-2001 Surplus	<u>\$ 55,382.83</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 34,996.83
Tenth Year Expenditures 2002-2003, Phase II Program	\$ 25,944.08
Assessment Proceeds, Plus 2001-2002 Surplus	<u>\$ 60,097.87</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 34,153.79
Eleventh Year Expenditures 2003-2004, Phase II Program	\$ 28,333.58
Assessment Proceeds, Plus 2002-2003 Surplus	<u>\$ 63,743.79</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 35,410.21
Twelfth Year Expenditures 2004-2005, Phase II Program	\$ 28,041.08
Assessment Proceeds, Plus 2004-2005 Surplus	<u>\$ 59,634.21</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 31,593.13
Thirteenth Year Expenditures 2005-2006 Phase II Program	\$ 12,669.63
Assessment Proceeds, Plus 2005-2006 Surplus	<u>\$ 56,078.66</u>
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 43,409.03

**PART B**  
**ESTIMATE OF COSTS**

Fourteenth Year Expenditures 2006-2007 Phase II Program	\$ 10,566.59	
Assessment Proceeds, Plus 2006-2007 Surplus	<u>\$ 68,278.56</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 57,711.97	
Fifteenth Year Expenditures 2007-2008 Phase II Program	\$ 386.00	
Assessment Proceeds, Plus 2007-2008 Surplus	<u>\$ 86,473.89</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 86,087.89	
Sixteenth Year Expenditures 2008-2009 Phase II Program	\$ 4,896.06	
Assessment Proceeds, Plus 2008-2009 Surplus	<u>\$ 111,250.42</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 106,354.36	
Seventeenth Year Expenditures 2009-2010 Phase II Program	\$ 5,079.22	
Assessment Proceeds, Plus 2009-2010 Surplus	<u>\$ 133,546.22</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 128,467.00	
Eighteenth Year Expenditures 2010-2011 Phase II Program	\$ 4,344.03	
Assessment Proceeds, Plus 2010-2011 Surplus	<u>\$ 153,053.53</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 148,709.50	
Nineteenth Year Expenditures 2011-2012 Phase II Program	\$ 4,391.16	
Assessment Proceeds, Plus 2011-2012 Surplus	<u>\$ 173,033.03</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 168,641.87	
Twentieth Year Expenditures 2012-2013 Phase II Program	\$ 4,338.60	
Assessment Proceeds, Plus 2012-2013 Surplus	<u>\$ 192,959.40</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	188,620.80	
Twenty-First Year Expenditures 2013-2014 Phase II Program	\$ 4,881.03	
Assessment Proceeds, Plus 2013-2014 Surplus	<u>\$ 214,106.83</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	209,225.80	
Twenty-Second Year Expenditures 2014-2015 Phase II Program including, Conceptual Enhancement and Measurement Report*	\$ 23,503.31	
Assessment Proceeds, Plus 2014-2015 Surplus	<u>\$ 233,684.33</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD	\$ 210,181.02	
Twenty-Third Year Expenditures 2015-2016 Phase II Program including, Conceptual Enhancement and Measurement Report**	\$ 22,516.31	
Assessment Proceeds, Plus 2015-2016 Surplus	<u>\$ 212,712.63</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD		\$ 190,196.32
Twenty-Third through Twenty-Fourth Year Adjustment***		<u>\$ 27,723.68</u>
Available Funds on July 1, 2016		\$ 217,920.00
Twenty-Fourth Year Expenditures 2016-2017 Phase II Program including, Assessment Proceeds, Plus 2016-2017 Surplus	\$ 5,721.61	
	<u>\$ 244,047.24</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available Funds on July 1, 2017***		\$ 238,325.63
Twenty-Fifth Year Expenditures 2017-2018 Phase II Program including, Assessment Proceeds, Plus 2017-2018 Surplus	\$ 5,487.25	
	<u>\$ 263,384.52</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD		



**PART B  
ESTIMATE OF COSTS**

Available Funds on June 1, 2018 (2018-2019 Report)		\$ 257,897.27
Unallocated Contingencies from City Finance Department		<u>\$ 2,219.73</u>
Available Funds on June 1, 2018 (per City Finance Department)		\$ 260,117.00
Twenty-Sixth Year Expenditures 2018-2019 Phase II Program	\$ (37,930.63)	
Including Pump Station Clean-out (used Pump Station Control Fund)		
and Assessment Proceeds Plus 2018-2019 /surplus	\$ 285,332.00	
SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available Funds on June 1, 2019		\$ 247,401.37
Unallocated Contingencies from City Finance Department		<u>\$ 5,013.08</u>
Available Funds on June 30, 2019 (per City Finance Department)		\$ 252,414.45
Twenty-Seventh Year Expenditures 2019-2020 Phase II Program	\$ (5,028.00)	
Vegetation Removal (used Eradication of Exotic Plant Fund)	\$ (15,822.00)	
Cayes Pump Station Controller Upgrade	\$ (42,007.50)	
Assessment Proceeds 2019-2020	\$ 24,099.53	
Interest	<u>\$ 2,390.00</u>	
SURPLUS & RESERVE FUND TO CARRY FORWARD		
Available (Estimated) Funds on June 1, 2020		\$ 216,052.48
Twenty-Eighth Year, Phase II Program (2020-2021)		
Monitoring and Status Report Fund	\$ 51,515.00	
Pump Station Control Fund	\$ 114,992.50	
Eradication of Exotic Plants	<u>\$ 39,178.00</u>	
Total Cost of Phase II Monitoring, Pump Station Fund		
& Eradication	<u>\$ 221,685.50</u>	
Incidental Expenses		
Uncollected Assessments (2020-2021)	\$ 1,268.39	
Engineer's Report (2020-2021)	\$ 6,700.00	
Cayes Pump Station – 2020-2021 Allocation	\$ 10,000.00	
Eradication of Exotic Plants Fund – 2020-2021 Allocation	\$ 16,000.00	
County Administrative Fees	<u>\$ 400.00</u>	
Total Cost of Incidental Expenses	<u>\$ 34,368.39</u>	
Contingencies	<u>\$ 1,366.51</u>	
TOTAL ANTICIPATED TWENTY-EIGHTH YEAR EXPENSES AND ALLOCATIONS:	<u>\$ 241,420.40</u>	
TWENTY-EIGHTH YEAR ASSESSMENT:		<u>\$ 25,367.92</u>
Total Twenty-Seventh Year Available Funds:		<u>\$ 241,420.40</u>

\*2014-2015 expenses were not fully available at the time the 2014-2015 report was prepared. The 2015 expense for Siegel Environmental of \$18,110.00 should be added, reducing the 2014-2015 allocation (\$5,000.00) to the environmental and monitoring fund to zero (\$0.00) and using a portion of the reserves in that fund to pay for the study (\$13,110.00).

**PART B**  
**ESTIMATE OF COSTS**

\*\*2015-2016 expenses include the payments to Siegel Environmental to complete the Conceptual Enhancements and Management Report, \$17,375.00. This does not allow any contribution to the Environmental and Monitoring Fund as previously noted and reduces the Environmental and Monitoring Fund to (\$67,000.00-\$35,485.00) \$31,515.

\*\*\*Based on a complete reconciliation of revenue and expenses from years 1 – 23, the City's ledger shows the May 6, 2016 balance of \$205,748.13, \$15,551.81 (\$27,723.68 using July 1, 2016 fund balance of \$217,920.00) greater than the balance which has been carried by the Assessment District; this balance has been building gradually over the years since the Homeowners Association elected to take on the maintenance and District projections of expenses have been purposely conservative. This was further updated in 2017-2018 year to reflect fund balances at fiscal year-end as of July 1, 2016 and 2017.

\*\*\*For 2019-2020, prior contingencies were used to pay, in part, for the Pump Station clean-out.

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)</b>	<b>PROPERTY DESCRIPTION Baypoint Lagoons</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
1	\$131.44	1	009-361-06
2	\$131.44	2	009-361-05
3	\$131.44	3	009-361-04
4	\$131.44	4	009-361-03
5	\$131.44	5	009-361-02
6	\$131.44	6	009-361-08
7	\$131.44	7	009-361-09
8	\$131.44	8	009-361-10
9	\$131.44	9	009-361-11
10	\$131.44	10	009-361-12
11	\$131.44	11	009-361-17
12	\$131.44	12	009-361-16
13	\$131.44	13	009-361-15
14	\$131.44	14	009-361-14
15	\$131.44	15	009-361-13
16	\$131.44	16	009-361-19
17	\$131.44	17	009-361-20
18	\$131.44	18	009-361-21
19	\$131.44	19	009-361-22
20-1	\$0.00	20	009-371-02
20-2	\$0.00	Portion of 20	009-371-03
21	\$131.44	21	009-372-01
22	\$131.44	22	009-372-02
23	\$131.44	23	009-372-03
24	\$131.44	24	009-372-04
25	\$131.44	25	009-372-05

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)</b>	<b>PROPERTY DESCRIPTION Baypoint Lagoons</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
26	\$131.44	26	009-372-06
27	\$131.44	27	009-372-07
28	\$131.44	28	009-372-08
29	\$131.44	29	009-372-09
30	\$131.44	30	009-372-10
31	\$131.44	31	009-372-11
32	\$131.44	32	009-372-12
33	\$131.44	33	009-372-13
34	\$131.44	34	009-372-14
35	\$131.44	35	009-372-15
36	\$131.44	36	009-372-26
37	\$131.44	37	009-372-27
38	\$131.44	38	009-372-25
39	\$131.44	39	009-372-24
40	\$131.44	40	009-372-23
41	\$131.44	41	009-372-22
42	\$131.44	42	009-372-21
43	\$131.44	43	009-372-20
44	\$131.44	44	009-372-18
45	\$131.44	45	009-372-19
46	\$131.44	46	009-362-03
47	\$131.44	47	009-362-04
48	\$131.44	48	009-362-05
49	\$131.44	49	009-362-13
50	\$131.44	50	009-362-12
51	\$131.44	51	009-362-14

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)</b>	<b>PROPERTY DESCRIPTION Baypoint Lagoons</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
52	\$131.44	52	009-362-15
53	\$131.44	53	009-362-16
54	\$131.44	54	009-362-17
55	\$131.44	55	009-362-18
56	\$131.44	56	009-362-19
57	\$131.44	57	009-362-20
58	\$131.44	58	009-362-21
59	\$131.44	59	009-362-10
60	\$131.44	60	009-362-09
61	\$131.44	61	009-362-06
62	\$131.44	62	009-362-22
63	\$131.44	63	009-362-25
64	\$131.44	64	009-362-26
65	\$131.44	65	009-362-30
66	\$131.44	66	009-362-31
67	\$131.44	67	009-362-32
68	\$131.44	68	009-362-33
69	\$131.44	69	009-362-34
70	\$131.44	70	009-362-29
71	\$131.44	71	009-362-35
72	\$131.44	72	009-362-38
73	\$131.44	73	009-362-39
74	\$131.44	74	009-362-42
75	\$131.44	75	009-362-43
76	\$131.44	76	009-362-46
77	\$131.44	77	009-373-11

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)</b>	<b>PROPERTY DESCRIPTION Baypoint Lagoons</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
78	\$131.44	78	009-373-14
79	\$131.44	79	009-373-15
80	\$131.44	80	009-373-18
81	\$131.44	81	009-373-19
82	\$131.44	82	009-373-01
83	\$131.44	83	009-373-02
84	\$131.44	84	009-373-03
85	\$131.44	85	009-373-04
86	\$131.44	86	009-373-08
87	\$131.44	87	009-373-07
88	\$131.44	88	009-373-06
89	\$131.44	89	009-373-05
90	\$0.00	Portion of Parcel A (Shoreline Park)	009-010-34
91-1	\$0.00	Parcels B, F, L & M	009-361-24
92-1	\$0.00	Parcel C & Lots L46, L61, L60, L62, L63, L64, L70, L71, L72, L73, L74, L75 & L76	009-362-49
93	\$0.00	Parcel D	009-362-11
94-1	\$0.00	Parcel E	009-362-47
94-2	\$0.00	Portion of Parcel E	009-373-22
96-1	\$0.00	Parcels G, H & I & Lots L77, L78, L79, L80 & L81	009-373-23
99-1	\$0.00	Parcels C, J & K	009-372-28
103	\$0.00	Parcel N	009-010-31
104-1	\$0.00	Parcel A	009-390-01
104-3	\$131.44	94	009-390-03
104-4	\$131.44	95	009-390-04

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)</b>	<b>PROPERTY DESCRIPTION Baypoint Lagoons</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
104-5	\$131.44	96	009-390-05
104-6	\$131.44	97	009-390-06
104-7	\$131.44	98	009-390-07
104-8	\$131.44	99	009-390-08
104-9	\$131.44	100	009-390-09
104-10	\$131.44	101	009-390-10
104-11-1	\$131.44	102	009-390-66
104-12	\$131.44	103	009-390-12
104-13	\$131.44	104	009-390-13
104-14	\$131.44	105	009-390-14
104-15	\$131.44	106	009-390-15
104-16	\$131.44	107	009-390-16
104-17	\$131.44	108	009-390-17
104-18	\$131.44	109	009-390-61
104-19	\$131.44	110	009-390-19
104-20	\$131.44	111	009-390-20
104-21	\$131.44	112	009-390-21
104-22	\$131.44	113	009-390-22
104-23	\$131.44	114	009-390-23
104-24	\$131.44	115	009-390-24
104-25	\$131.44	116	009-390-25
104-26	\$131.44	117	009-390-26
104-27	\$131.44	118	009-390-27
104-28	\$131.44	119	009-390-28
104-29	\$131.44	120	009-390-29
104-30	\$131.44	121	009-390-30

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)</b>	<b>PROPERTY DESCRIPTION Baypoint Lagoons</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
104-31	\$131.44	122	009-390-31
104-32	\$131.44	123	009-390-63
104-33	\$131.44	124	009-390-51
104-34	\$131.44	125	009-390-34
104-35	\$131.44	126	009-390-35
104-36	\$131.44	127	009-390-36
104-37	\$131.44	128	009-390-37
104-38-1	\$0.00	Parcel B & Lots 128E, 129E, 132E, 133E & 134E	009-390-64
104-39	\$131.44	129	009-390-39
104-41	\$131.44	130	009-390-41
104-42	\$131.44	131	009-390-42
104-43	\$131.44	132	009-390-43
104-45-1	\$131.44	133	009-390-65
104-47-1	\$131.44	134	009-390-59
104-49	\$0.00	Parcel D	009-390-49
104-51-1	\$131.44	135	009-411-01
104-51-2	\$131.44	136	009-411-02
104-51-3	\$131.44	137	009-411-03
104-51-4	\$131.44	138	009-411-04
104-51-5	\$131.44	139	009-411-05
104-51-6	\$131.44	140	009-411-06
104-51-7	\$131.44	141	009-411-07
104-51-8	\$131.44	142	009-411-08
104-51-9	\$131.44	143	009-411-09
104-51-10	\$131.44	144	009-411-10
104-51-11	\$131.44	145	009-411-11



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)</b>	<b>PROPERTY DESCRIPTION Baypoint Lagoons</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
104-51-12	\$131.44	146	009-411-12
104-51-13	\$0.00	Parcel F	009-411-13
104-51-14	\$131.44	147	009-412-01
104-51-15-1	\$0.00	Lots 147E, 148E, 149E, 150E, 151E, 152E & 155E	009-412-20
104-51-16	\$131.44	148	009-412-03
104-51-18	\$131.44	149	009-412-05
104-51-20	\$131.44	150	009-412-07
104-51-22	\$131.44	151	009-412-09
104-51-24	\$131.44	152	009-412-11
104-51-26	\$131.44	153	009-412-13
104-51-27	\$131.44	154	009-412-14
104-51-28	\$131.44	155	009-412-15
104-51-30	\$131.44	156	009-412-17
104-51-31	\$0.00	156E	009-412-18
104-51-32	\$0.00	Parcel G	009-412-19
104-51-33	\$0.00	Portion of Parcel O	009-400-03
104-51-34-1	\$131.44	157	009-420-45
104-51-34-2	\$0.00	157E	009-420-46
104-51-35-1	\$131.44	158	009-420-47
104-51-35-2	\$0.00	158E	009-420-48
104-51-36-1	\$131.44	159	009-420-49
104-51-36-2	\$0.00	159E	009-420-50
104-51-37-1	\$131.44	160	009-420-51
104-51-37-2	\$0.00	160E	009-420-52
104-51-38-1	\$131.44	161	009-420-53
104-51-38-2	\$0.00	161E	009-420-54

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)</b>	<b>PROPERTY DESCRIPTION Baypoint Lagoons</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
104-51-39-1	\$131.44	162	009-420-55
104-51-39-2	\$0.00	162E	009-420-56
104-51-40-1	\$0.00	Parcels H & I & Lots 163E, 164E, 167E, 168E, 169E, 170E & 171E	009-420-71
104-51-41-1	\$131.44	163	009-420-57
104-51-42-1	\$131.44	164	009-420-59
104-51-43	\$131.44	165	009-420-10
104-51-44	\$131.44	166	009-420-11
104-51-45-1	\$131.44	167	009-420-61
104-51-46-1	\$131.44	168	009-420-63
104-51-47-1	\$131.44	169	009-420-65
104-51-48-1	\$131.44	170	009-420-67
104-51-49-1	\$131.44	171	009-420-69
104-51-51	\$131.44	172	009-420-17
104-51-52	\$131.44	173	009-420-18
104-51-53	\$131.44	174	009-420-19
104-51-54	\$131.44	175	009-420-20
104-51-55	\$131.44	176	009-420-21
104-51-56	\$131.44	177	009-420-22
104-51-57	\$131.44	178	009-420-23
104-51-58	\$131.44	179	009-420-24
104-51-59	\$131.44	180	009-420-25
104-51-60	\$131.44	181	009-420-26
104-51-61	\$131.44	182	009-420-27
104-51-62	\$131.44	183	009-420-28
104-51-63	\$131.44	184	009-420-29

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

<b>SPECIAL ASSESSMENT NUMBER</b>	<b>AMOUNT OF ASSESSMENT (Fiscal Year 2018-2019)</b>	<b>PROPERTY DESCRIPTION Baypoint Lagoons</b>	<b>ASSESSOR'S PARCEL NUMBER</b>
104-51-64	\$131.44	185	009-420-30
104-51-65	\$131.44	186	009-420-31
104-51-66	\$131.44	187	009-420-32
104-51-67	\$131.44	188	009-420-33
104-51-68	\$131.44	189	009-420-34
104-51-69	\$131.44	190	009-420-35
104-51-70	\$131.44	191	009-420-36
104-51-71	\$131.44	192	009-420-37
104-51-72	\$131.44	193	009-420-38
104-51-73	\$131.44	194	009-420-39
104-51-74	\$131.44	195	009-420-40
104-51-75	\$131.44	196	009-420-41
104-51-76	\$131.44	197	009-420-42
104-51-77	\$131.44	198	009-420-43
105	\$0.00	Parcel P	009-010-34
106	\$0.00	Parcel Q	009-010-35
<b>TOTAL ASSESSMENT</b>	<b>\$25,367.92</b>	<b>(For Twenty-Sixth Year)</b>	

The lines and dimensions of each parcel are as shown on the maps of the County Assessor of the County of Marin.

Property descriptions are lot or parcel numbers as shown on the recorded final maps of Baypoint Lagoons, recorded: in Book 20 of Maps at Page 80, and Book 21 of Maps at Page 34, Book 21 of Maps at Page 55, and Record Maps Book 1998 at Page 99, Marin County Records.

**PART D**  
**METHOD OF APPORTIONMENT OF ASSESSMENT**

There are 193 single family dwelling units existing within the Assessment District boundary.

(NOTE: This is a reduction from 207 originally included. The reduction is based on the actual number of lots recorded and is appropriate.)

Subdivision Phase I consists of 89 lots, of which lot 20 anticipates low cost housing (not single family) and lots 1 through 19 and 21 through 89 anticipates one single family dwelling unit each. Subdivision Phase II consists of 41 lots and anticipates one single family dwelling unit each.

Subdivision IIIa consists of 22 lots and anticipates one single family dwelling unit each.

Subdivision IIIb consists of an additional 42 units, one single family dwelling unit each.

The “Remaining” 12 lots were not created and have been removed from the assessment.

The number of single family dwelling units is:

Phase I.....	88
Phase II.....	41
Phase IIIa.....	22
Phase IIIb .....	<u>42</u>
TOTAL:.....	193

Each of the single family dwelling unit lots are assessed for equal portions of the total assessment.

This assessment is exempt from the procedures and requirements of the (recently enacted Proposition 218) California Constitution, Article 13D, Section 4 pursuant to the exemption contained in Article 13D, Section 5(d) [*previously majority voter approval or*] Section 5(b) [*petition signed by persons owning all the property*]. The benefits are entirely special benefits and there are no general benefits. Additionally, the proposed assessment is the same assessment as last year.

Assessment Parcels 1 through 19, 21 through 89, 104-3 through 104-11-1, 104-12 through 104-37, 104-39 through 104-47-1, 104-51-1 through 104-51-12, 104-51-14, 104-51-16, 104-51-18, 104-51-20, 104-51-22, 104-51-24, 104-51-26 through 104-51-28, 104-51-30, 104-51-34-1, 104-51-35-1, 104-51-36-1, 104-51-37-1, 104-51-38-1, 104-51-39-1, 104-51-41-1 through 104-51-77 are each assessed 1/193 of the total assessment.

Assessment Parcels 20-1 and 20-2, 90 through 104-1, 104-38-1, 104-49, 104-51-13, 104-51-15-1, 104-51-31 through 104-51-33, 104-51-34-2, 104-51-35-2, 104-51-36-2, 104-51-37-2, 104-51-38-2, 104-51-39-2, 104-51-40-1, 105 and 106 each have zero (\$0.00) assessment.

The following changes were made to the Assessment Rolls and Assessment Diagram in the 2004-2005 Baypoint Lagoons Annual Engineer’s Report due to Mapping Changes at the Marin County Assessor’s Office:

On May 6, 2005 our office contacted the Marin County Assessor's Office due to obvious changes to the Assessor's Parcel Maps for the Baypoint Lagoons development. According to information

**PART D**  
**METHOD OF APPORTIONMENT OF ASSESSMENT**

received from Mapping Department staff, in calendar year 2004 several Applications for Parcel Merger were received by the County of Marin from representatives of Baypoint Lagoons Homeowners Association. The following parcels were affected by the Parcel Merger Applications:

Assessment Numbers 91, 95, 101 and 102, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-361-24 by the Marin County Assessor's Office. Assessment Number 91 has been changed to 91-1 and reflects the new APN. Assessment Numbers 95, 101 and 102 have been removed from Parts C and E of this Report.

Assessment Numbers 92, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-362-49 by the Marin County Assessor's Office. Assessment Number 92 has been changed to 92-1 and reflects the new APN. Assessment Numbers 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118 and 119 have been removed from Parts C and E of this Report.

Assessment Numbers 96, 97, 98, 120, 121, 122, 123 and 124, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-362-23 by the Marin County Assessor's Office. Assessment Number 96 has been changed to 96-1 and reflects the new APN. Assessment Numbers 97, 98, 120, 121, 122, 123 and 124 have been removed from Parts C and E of this Report.

Assessment Numbers 99, 100 and 104-2, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-372-28 by the Marin County Assessor's Office. Assessment Number 99 has been changed to 99-1 and reflects the new APN. Assessment Numbers 100 and 104-2 have been removed from Parts C and E of this Report.

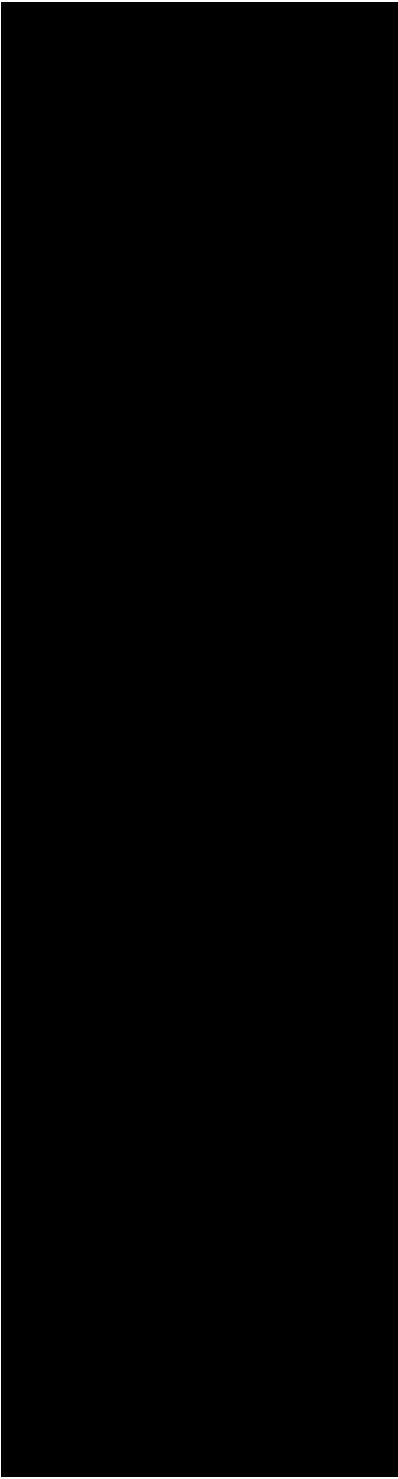
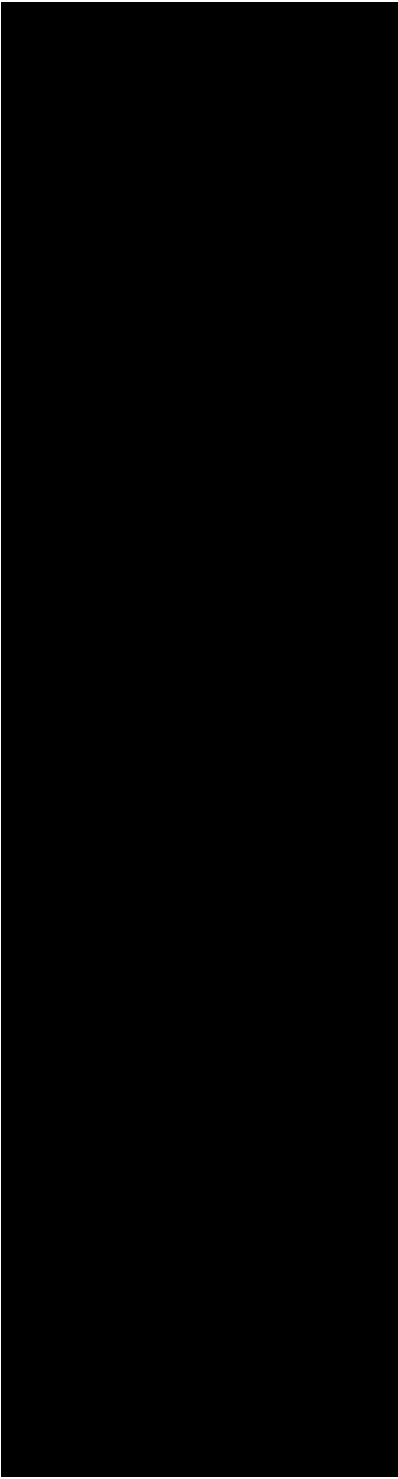
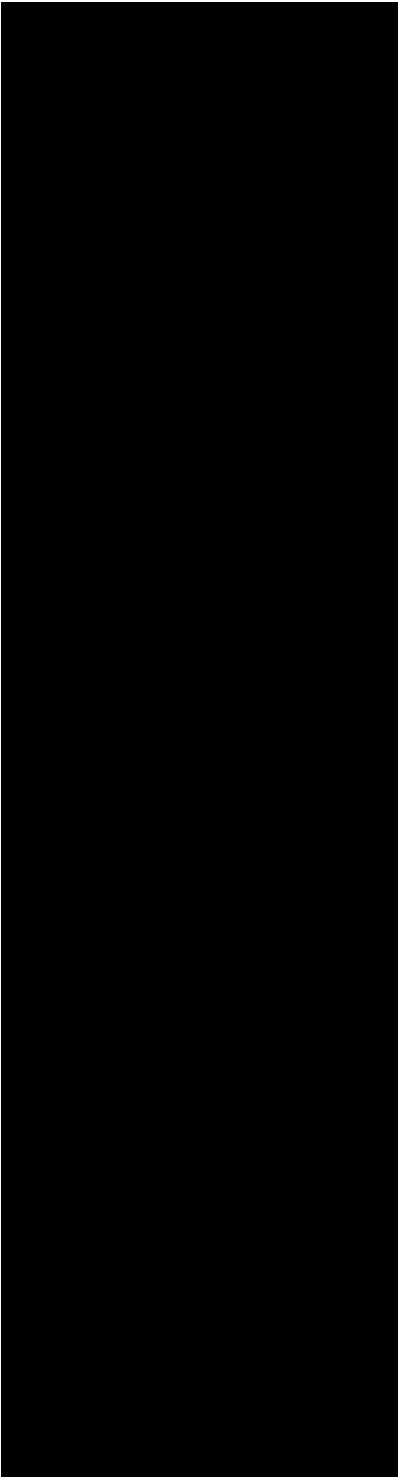
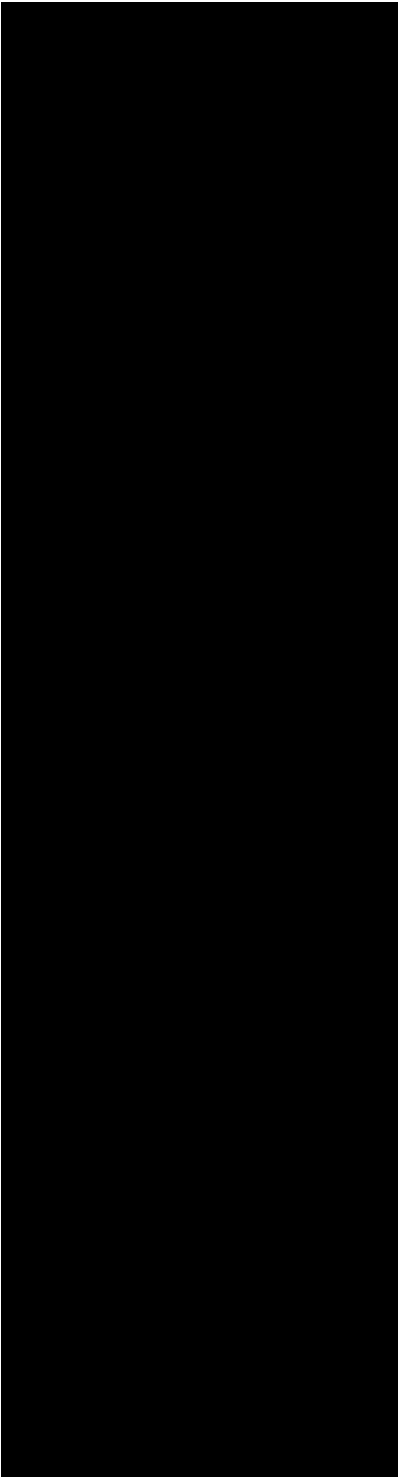
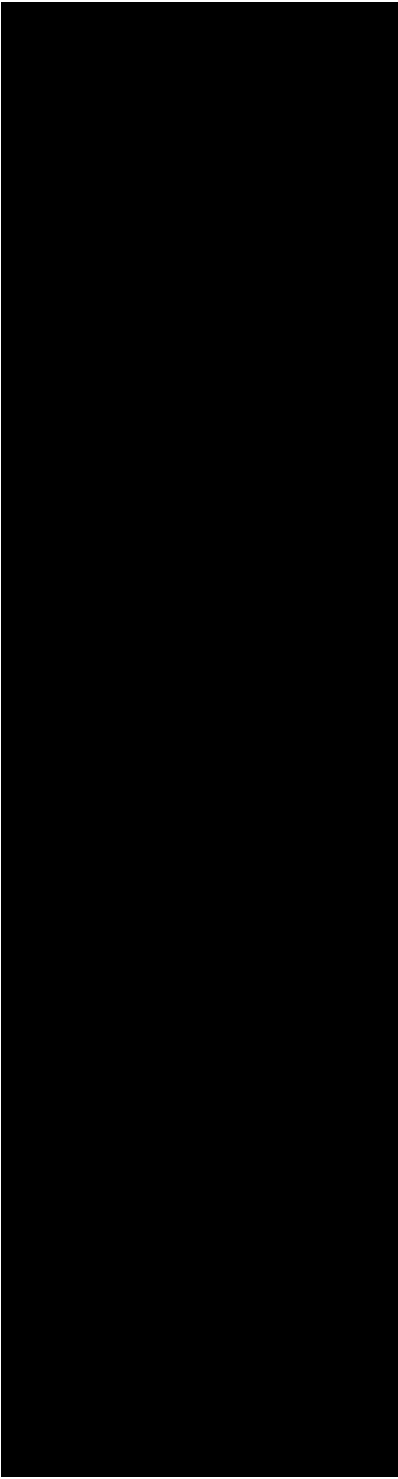
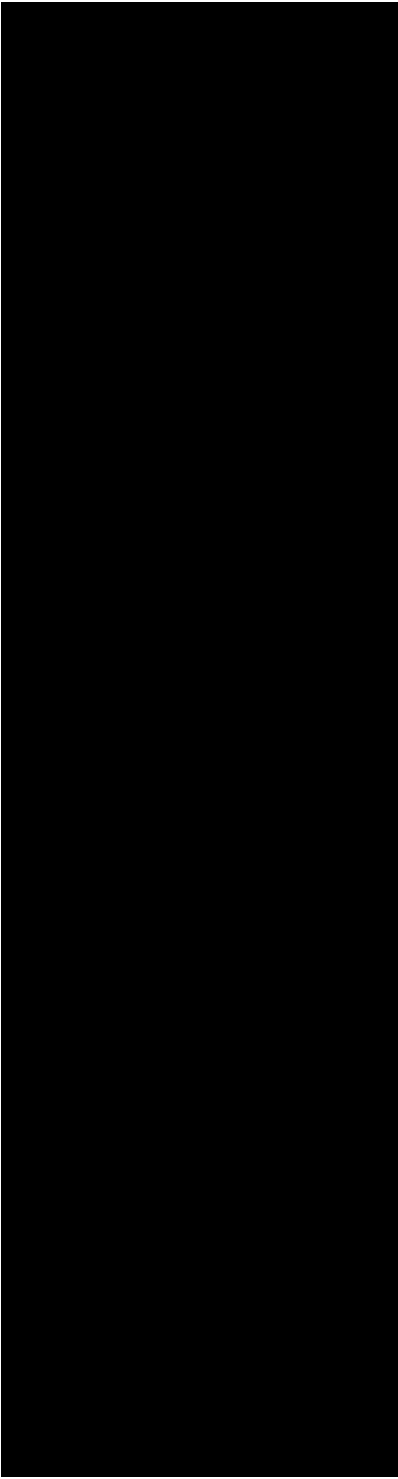
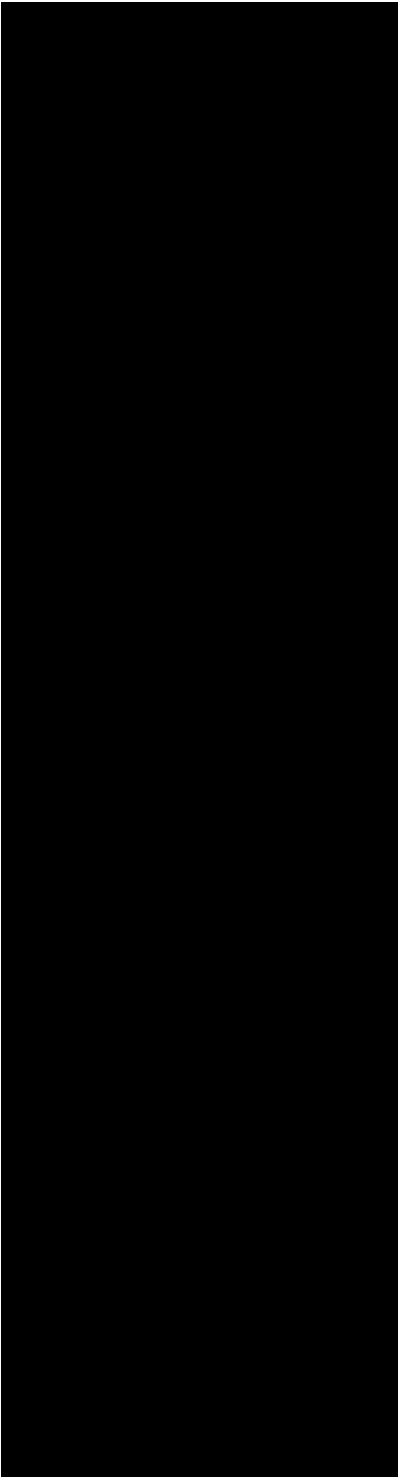
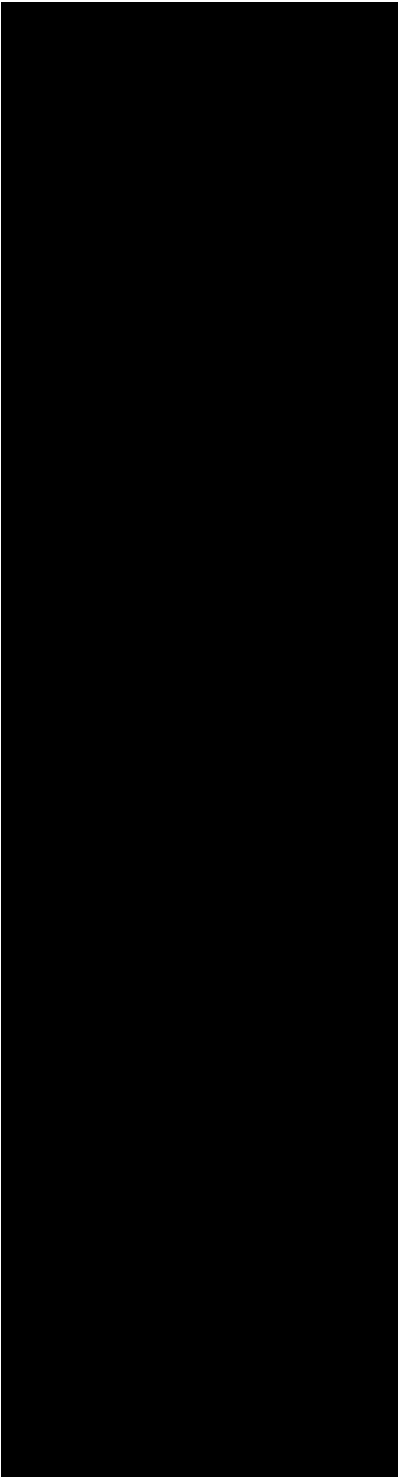
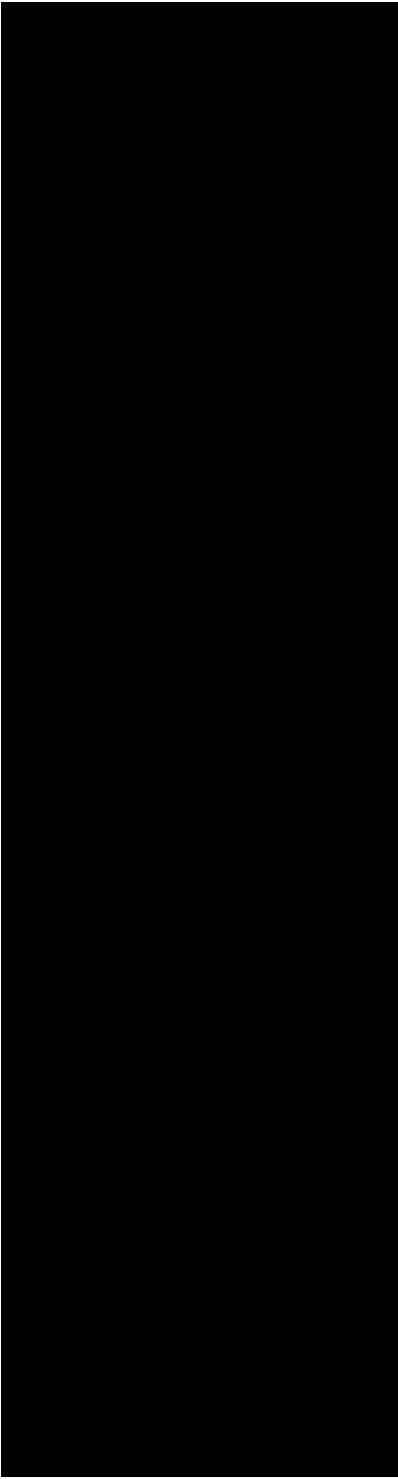
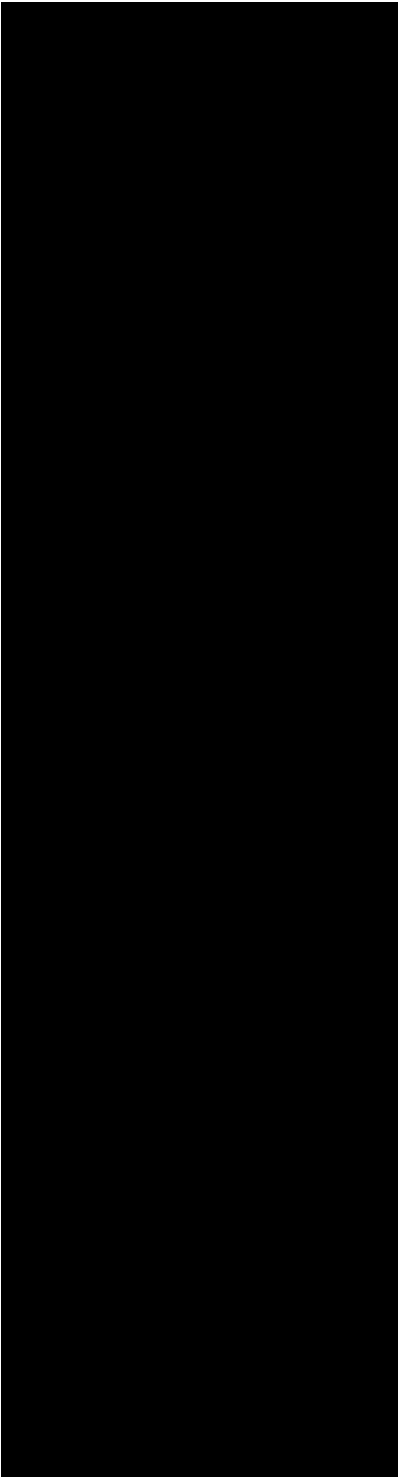
Assessment Numbers 104-38, 104-40, 104-44, 104-46, 104-47-2, 104-48, 104-48-1 and 104-50, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-390-64 by the Marin County Assessor's Office. Assessment Number 104-38 has been changed to 104-38-1 and reflects the new APN. Assessment Numbers 104-40, 104-44, 104-46, 104-47-2, 104-48 and 104-50 have been removed from Parts C and E of this Report.

Assessment Numbers 104-51-15, 104-51-17, 104-51-19, 104-51-21, 104-51-23, 104-51-25 and 104-51-29, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-412-20 by the Marin County Assessor's Office. Assessment Number 104-51-15 has been changed to 104-51-15-1 and reflects the new APN. Assessment Numbers 104-51-17, 104-51-19, 104-51-21, 104-51-23, 104-51-25 and 104-51-29 have been removed from Parts C and E of this Report.

Assessment Numbers 104-51-40, 104-51-41-2, 104-51-42-2, 104-51-45-2, 104-51-46-2, 104-51-47-2, 104-51-48-2, 104-51-49-2 and 104-51-50, all zero (\$0.00) assessment parcels, were merged into a single parcel assigned APN 009-420-71 by the Marin County Assessor's Office. Assessment Number 104-51-40 has been changed to 104-51-40-1 and reflects the new APN. Assessment Numbers 104-51-41-2, 104-51-42-2, 104-51-45-2, 104-51-46-2, 104-51-47-2, 104-51-48-2, 104-51-49-2 and 104-51-50 have been removed from Parts C and E of this Report.

**PART E**  
**ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

<b>ASSESSMENT NUMBER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>NAME AND ADDRESS</b>
1	009-361-06	
2	009-361-05	
3	009-361-04	
4	009-361-03	
5	009-361-02	
6	009-361-08	
7	009-361-09	
8	009-361-10	
9	009-361-11	
10	009-361-12	
11	009-361-17	
12	009-361-16	

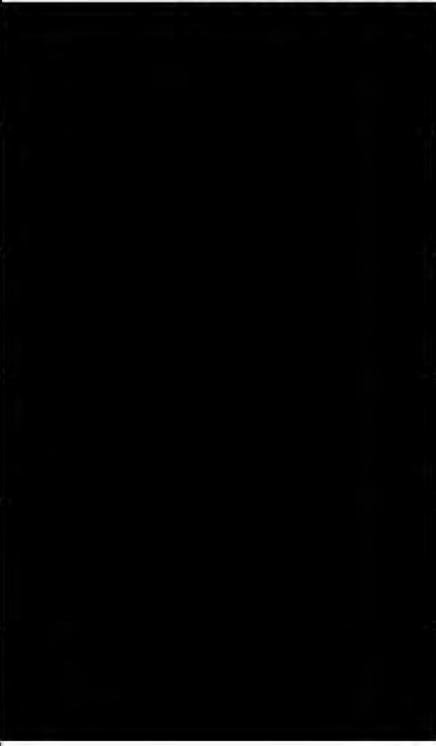
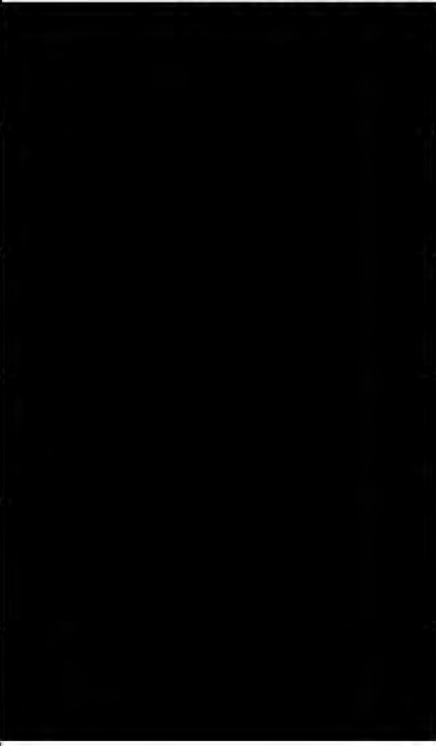
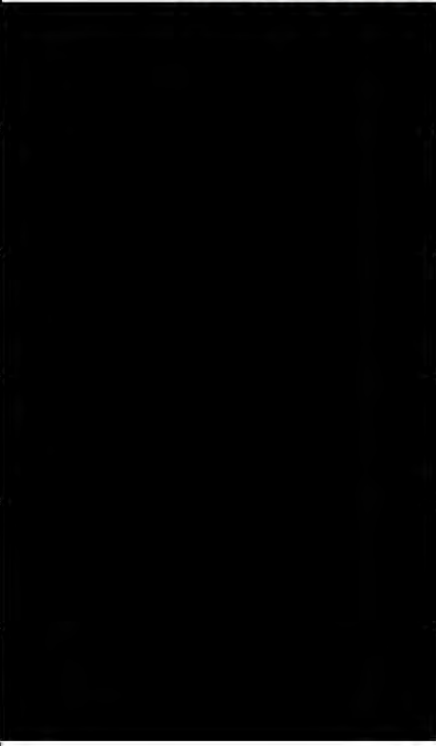
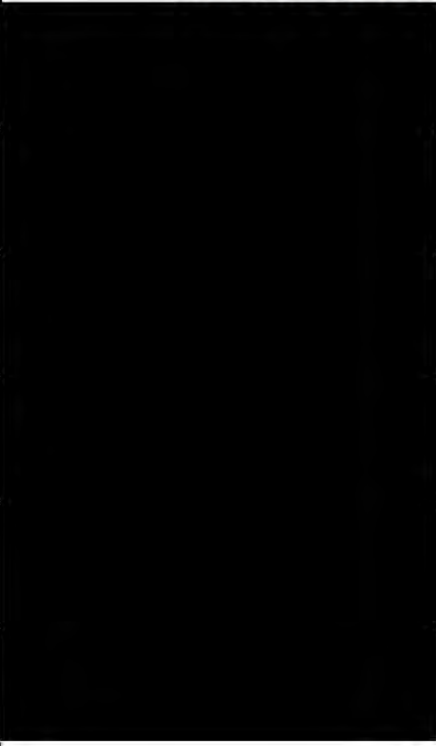
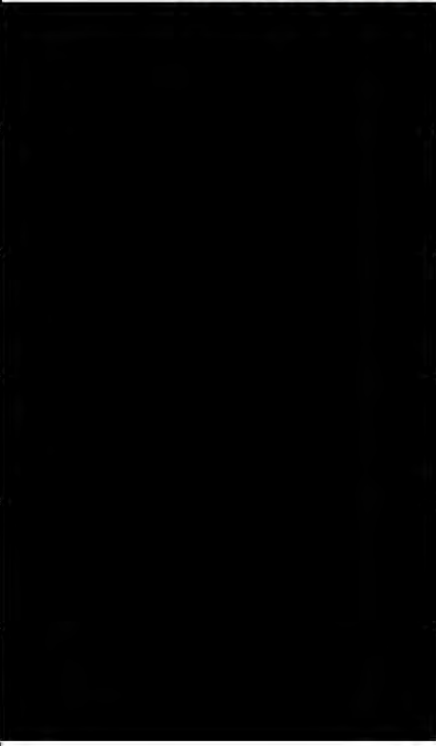
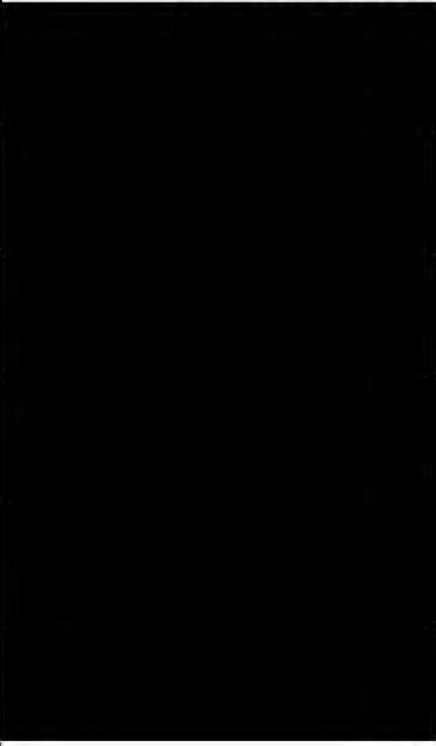
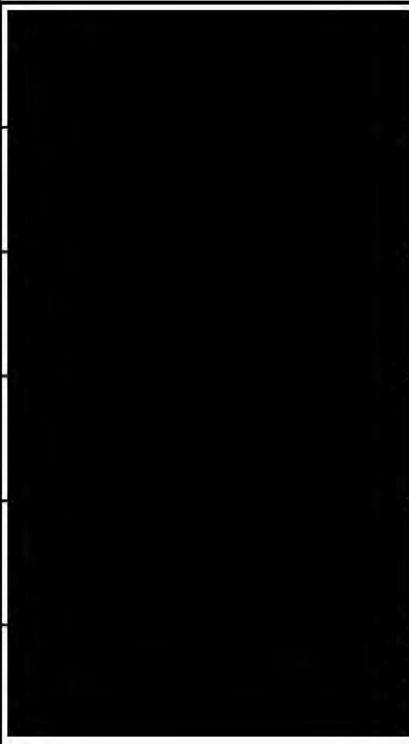
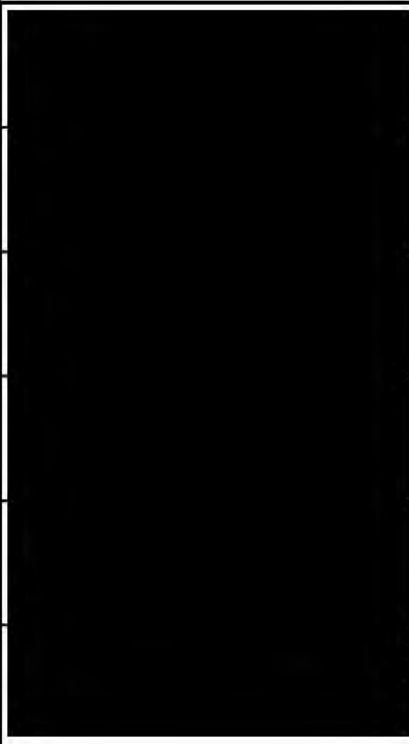
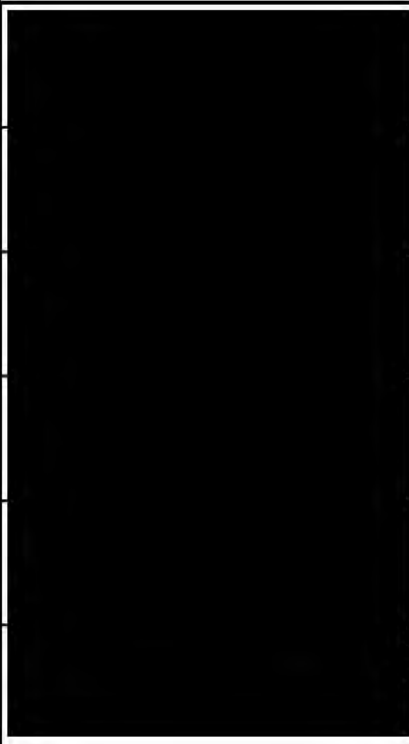
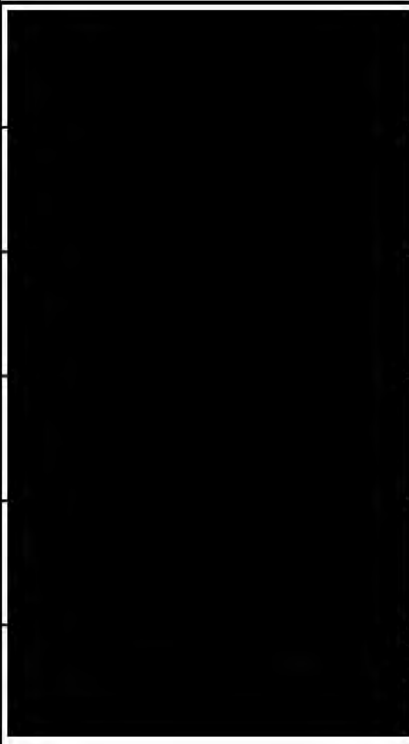
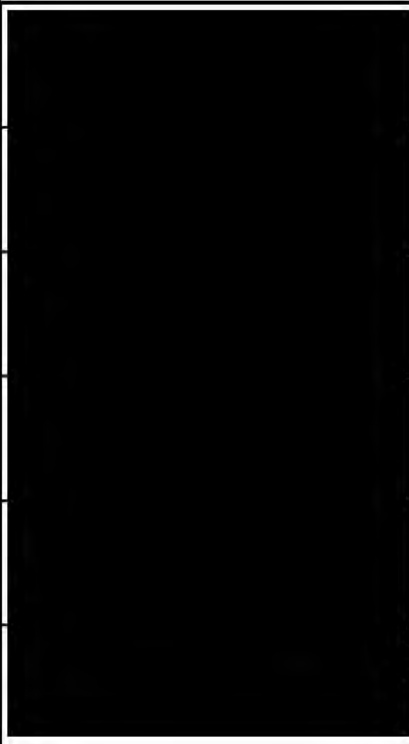
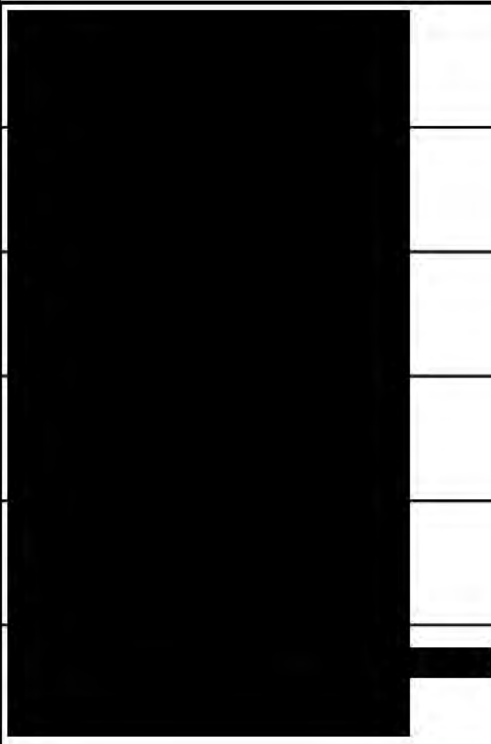
**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	ESS
13	009-361-15	
14	009-361-14	
15	009-361-13	
16	009-361-19	
17	009-361-20	
18	009-361-21	
19	009-361-22	
20-1	009-371-02	
20-2	009-371-03	
21	009-372-01	
22	009-372-02	

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
23	009-372-03	
24	009-372-04	
25	009-372-05	
26	009-372-06	
27	009-372-07	
28	009-372-08	
29	009-372-09	
30	009-372-10	
31	009-372-11	
32	009-372-12	
33	009-372-13	
34	009-372-14	



**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
35	009-372-15	[REDACTED]
36	009-372-26	[REDACTED]
37	009-372-27	[REDACTED]
38	009-372-25	[REDACTED]
39	009-372-24	[REDACTED]
40	009-372-23	[REDACTED]
41	009-372-22	[REDACTED]
42	009-372-21	[REDACTED]
43	009-372-20	[REDACTED]
44	009-372-18	[REDACTED]
45	009-372-19	[REDACTED]
46	009-362-03	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
47	009-362-04	[REDACTED]
48	009-362-05	[REDACTED]
49	009-362-13	[REDACTED]
50	009-362-12	L [REDACTED]
51	009-362-14	[REDACTED]
52	009-362-15	[REDACTED]
53	009-362-16	[REDACTED]
54	009-362-17	[REDACTED]
55	009-362-18	[REDACTED]
56	009-362-19	[REDACTED]
57	009-362-20	[REDACTED]
58	009-362-21	Rassa [REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
59	009-362-10	[REDACTED]
60	009-362-09	[REDACTED]
61	009-362-06	[REDACTED]
62	009-362-22	[REDACTED]
63	009-362-25	[REDACTED]
64	009-362-26	[REDACTED]
65	009-362-30	[REDACTED]
66	009-362-31	[REDACTED]
67	009-362-32	[REDACTED]
68	009-362-33	[REDACTED]
69	009-362-34	[REDACTED]
70	009-362-29	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
71	009-362-35	[REDACTED] [REDACTED] [REDACTED]
72	009-362-38	[REDACTED] [REDACTED] [REDACTED]
73	009-362-39	[REDACTED] [REDACTED] [REDACTED]
74	009-362-42	[REDACTED] [REDACTED] [REDACTED]
75	009-362-43	[REDACTED] [REDACTED] [REDACTED]
76	009-362-46	[REDACTED] [REDACTED] [REDACTED]
77	009-373-11	[REDACTED] [REDACTED] [REDACTED]
78	009-373-14	[REDACTED] [REDACTED] [REDACTED]
79	009-373-15	[REDACTED] [REDACTED] [REDACTED]
80	009-373-18	[REDACTED] [REDACTED] [REDACTED]
81	009-373-19	[REDACTED] [REDACTED] [REDACTED]
82	009-373-01	[REDACTED] [REDACTED] [REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
83	009-373-02	[REDACTED]
84	009-373-03	[REDACTED]
85	009-373-04	[REDACTED]
86	009-373-08	[REDACTED]
87	009-373-07	[REDACTED]
88	009-373-06	[REDACTED]
89	009-373-05	[REDACTED]
90	009-010-34	[REDACTED]
91-1	009-361-24	[REDACTED]
92-1	009-362-49	[REDACTED]
93	009-362-11	[REDACTED]
94-1	009-362-47	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
94-2	009-373-22	[REDACTED]
96-1	009-373-23	[REDACTED]
99-1	009-372-28	[REDACTED]
103	009-010-31	[REDACTED]
104-1	009-390-01	[REDACTED]
104-3	009-390-03	[REDACTED]
104-4	009-390-04	[REDACTED]
104-5	009-390-05	[REDACTED]
104-6	009-390-06	[REDACTED]
104-7	009-390-07	[REDACTED]
104-8	009-390-08	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-9	009-390-09	[REDACTED]
104-10	009-390-10	[REDACTED] 3
104-11-1	009-390-66	[REDACTED]
104-12	009-390-12	[REDACTED]
104-13	009-390-13	[REDACTED]
104-14	009-390-14	[REDACTED]
104-15	009-390-15	[REDACTED]
104-16	009-390-16	[REDACTED]
104-17	009-390-17	[REDACTED]
104-18	009-390-61	[REDACTED]
104-19	009-390-19	[REDACTED]
104-20	009-390-20	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-21	009-390-21	[REDACTED]
104-22	009-390-22	[REDACTED]
104-23	009-390-23	[REDACTED]
104-24	009-390-24	[REDACTED]
104-25	009-390-25	[REDACTED]
104-26	009-390-26	[REDACTED]
104-27	009-390-27	[REDACTED]
104-28	009-390-28	[REDACTED]
104-29	009-390-29	[REDACTED]
104-30	009-390-30	[REDACTED]
104-31	009-390-31	[REDACTED]
104-32	009-390-63	[REDACTED]



**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-33	009-390-51	[REDACTED]
104-34	009-390-34	[REDACTED]
104-35	009-390-35	[REDACTED]
104-36	009-390-36	[REDACTED]
104-37	009-390-37	[REDACTED]
104-38-1	009-390-64	[REDACTED]
104-39	009-390-39	[REDACTED]
104-41	009-390-41	[REDACTED]
104-42	009-390-42	[REDACTED]
104-43	009-390-43	[REDACTED]
104-45-1	009-390-65	[REDACTED]
104-47-1	009-390-59	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-49	009-390-49	[REDACTED]
104-51-1	009-411-01	[REDACTED]
104-51-2	009-411-02	[REDACTED]
104-51-3	009-411-03	[REDACTED]
104-51-4	009-411-04	[REDACTED]
104-51-5	009-411-05	[REDACTED]
104-51-6	009-411-06	[REDACTED]
104-51-7	009-411-07	[REDACTED]
104-51-8	009-411-08	[REDACTED]
104-51-9	009-411-09	[REDACTED]
104-51-10	009-411-10	[REDACTED]
104-51-11	009-411-11	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-12	009-411-12	[REDACTED]
104-51-13	009-411-13	[REDACTED]
104-51-14	009-412-01	[REDACTED]
104-51-15-1	009-412-20	[REDACTED]
104-51-16	009-412-03	[REDACTED]
104-51-18	009-412-05	[REDACTED]
104-51-20	009-412-07	[REDACTED]
104-51-22	009-412-09	[REDACTED]
104-51-24	009-412-11	[REDACTED]
104-51-26	009-412-13	[REDACTED]
104-51-27	009-412-14	[REDACTED]
104-51-28	009-412-15	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-30	009-412-17	[REDACTED]
104-51-31	009-412-18	[REDACTED]
104-51-32	009-412-19	[REDACTED]
104-51-33	009-400-03	[REDACTED]
104-51-34-1	009-420-45	[REDACTED]
104-51-34-2	009-420-46	[REDACTED]
104-51-35-1	009-420-47	[REDACTED]
104-51-35-2	009-420-48	[REDACTED]
104-51-36-1	009-420-49	[REDACTED]
104-51-36-2	009-420-50	[REDACTED]
104-51-37-1	009-420-51	[REDACTED]
104-51-37-2	009-420-52	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-38-1	009-420-53	[REDACTED]
104-51-38-2	009-420-54	[REDACTED]
104-51-39-1	009-420-55	[REDACTED]
104-51-39-2	009-420-56	[REDACTED]
104-51-40-1	009-420-71	[REDACTED]
104-51-41-1	009-420-57	[REDACTED]
104-51-42-1	009-420-59	[REDACTED]
104-51-43	009-420-10	[REDACTED]
104-51-44	009-420-11	[REDACTED]
104-51-45-1	009-420-61	[REDACTED]
104-51-46-1	009-420-63	[REDACTED]
104-51-47-1	009-420-65	[REDACTED]

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-48-1	009-420-67	[REDACTED]
104-51-49-1	009-420-69	[REDACTED]
104-51-51	009-420-17	[REDACTED]
104-51-52	009-420-18	[REDACTED]
104-51-53	009-420-19	[REDACTED]
104-51-54	009-420-20	[REDACTED]
104-51-55	009-420-21	[REDACTED]
104-51-56	009-420-22	[REDACTED]
104-51-57	009-420-23	[REDACTED]
104-51-58	009-420-24	[REDACTED]
104-51-59	009-420-25	[REDACTED]
104-51-60	009-420-26	[REDACTED]

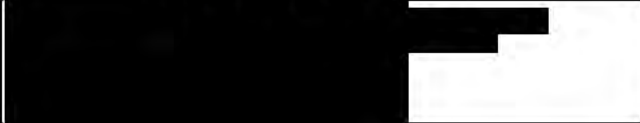
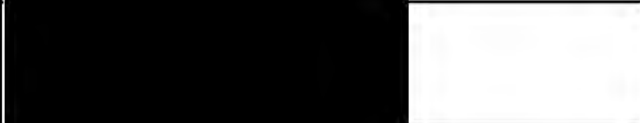
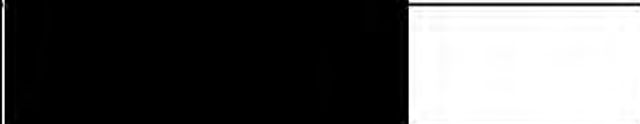
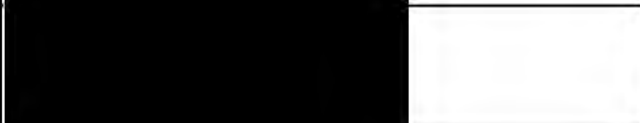
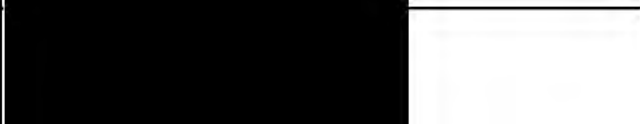

**PART E  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	NAME AND ADDRESS
104-51-61	009-420-27	[REDACTED]
104-51-62	009-420-28	[REDACTED]
104-51-63	009-420-29	[REDACTED]
104-51-64	009-420-30	[REDACTED]
104-51-65	009-420-31	[REDACTED]
104-51-66	009-420-32	[REDACTED]
104-51-67	009-420-33	[REDACTED]
104-51-68	009-420-34	[REDACTED]
104-51-69	009-420-35	[REDACTED]
104-51-70	009-420-36	[REDACTED]
104-51-71	009-420-37	[REDACTED]
104-51-72	009-420-38	[REDACTED]

**PART E**  
**ASSESSMENT ROLL**

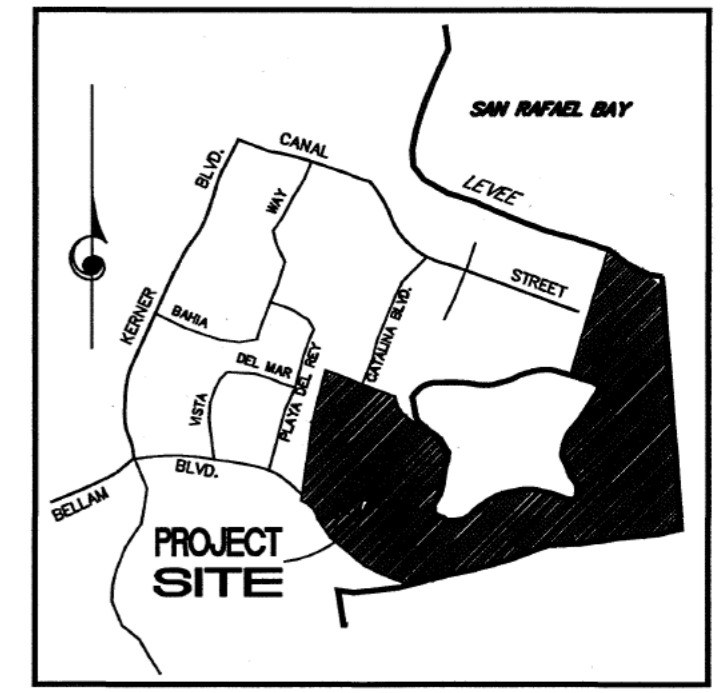
(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part E – Assessment Roll)

<b>ASSESSMENT NUMBER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>NAME AND ADDRESS</b>
104-51-73	009-420-39	
104-51-74	009-420-40	
104-51-75	009-420-41	
104-51-76	009-420-42	
104-51-77	009-420-43	
106	009-010-35	

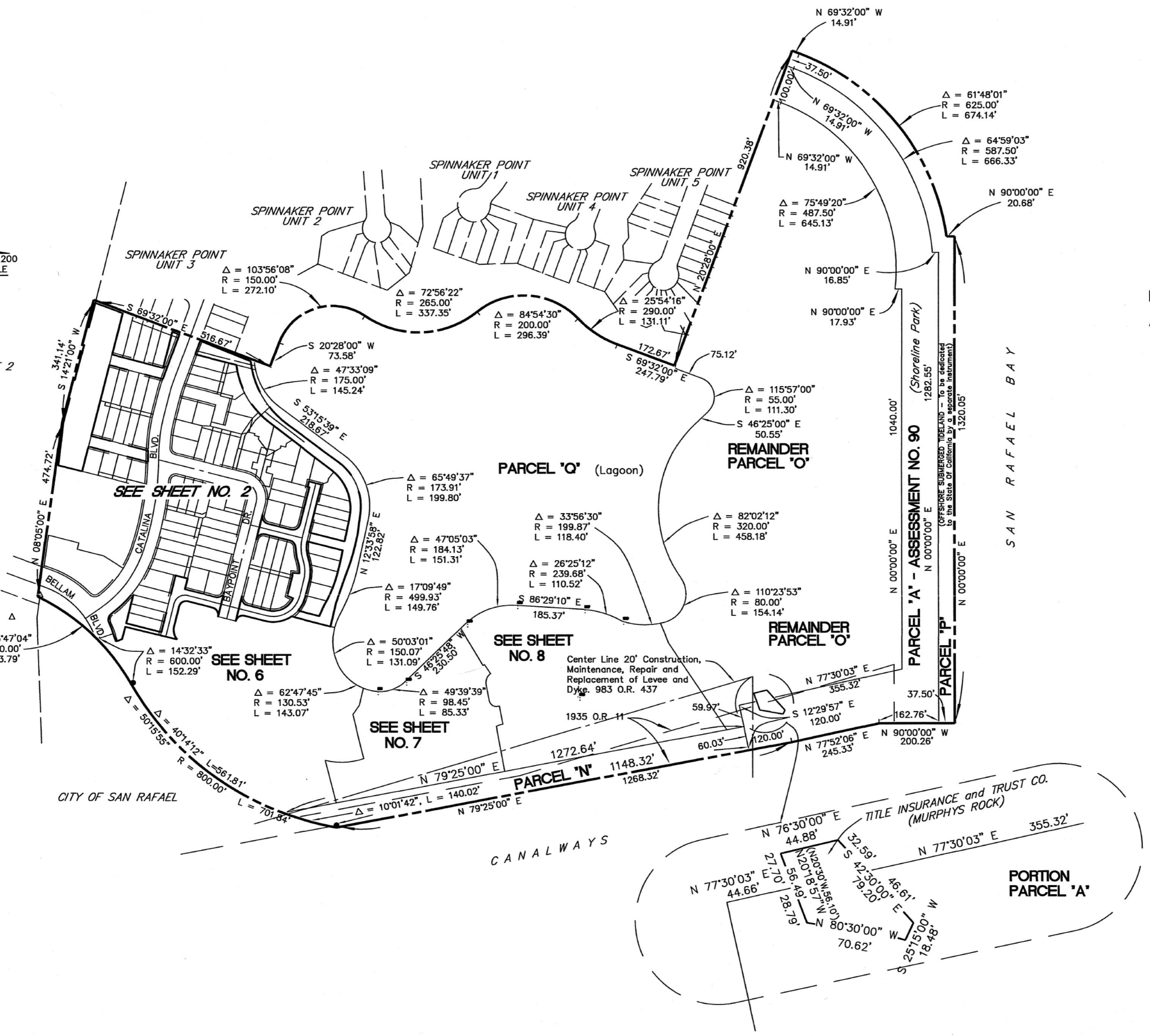
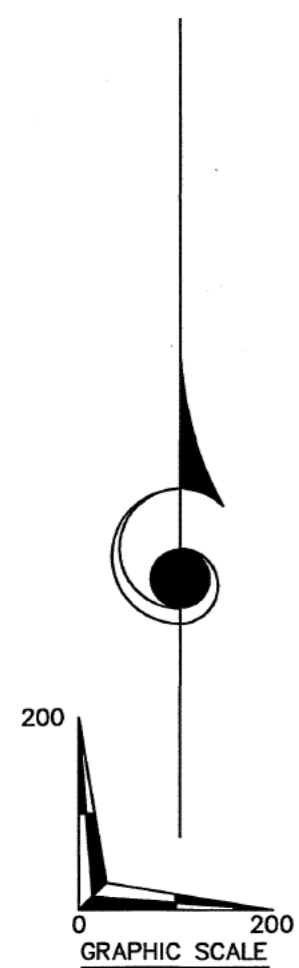


**PART F**  
**ASSESSMENT DIAGRAM**

See sheets 1 through 8 which follow.



LOCATION MAP  
NO SCALE



**LEGEND :**  
ASSESSMENT DISTRICT BOUNDARY

- REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42
- REVISED 6/99: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 8.
- REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.
- REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

**ASSESSMENT DIAGRAM  
BAYPOINT LAGOONS  
ASSESSMENT DISTRICT**

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.  
A CALIFORNIA CORPORATION  
DOCUMENT NO. 89-60702  
CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA  
SCALE : 1" = 200' REVISED MAY 2005

**CSW [St]<sup>2</sup> CSW/STUBER-STROEH ENGINEERING GROUP, INC.**  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945-3246  
(415) 892-4763 FAX (415) 892-4502

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
1	40.00'	38.50'	55°09'00"
2	20.00'	31.42'	90°00'00"
3	20.00'	31.42'	90°00'00"
4	20.00'	31.42'	90°00'00"
5	640.00'	21.94'	01°57'52"

**LEGEND :**

ASSESSMENT DISTRICT BOUNDARY

LOT NUMBER

PARCEL LINE

NOTE: Common Area means those portions of the subdivision owned or controlled by the Bay Point Lagoons Association for the use and enjoyment of the owners. Exclusive Use Common Area shall be for the exclusive use of the Owner of the designated Lot and shall be appurtenant to that Lot. Each owner shall have the exclusive right to use the Exclusive Use Common Areas that have been allocated to Owner's Lot in this Subdivision.

REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.

REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

**ASSESSMENT DIAGRAM  
BAYPOINT LAGOONS  
ASSESSMENT DISTRICT**

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.  
A CALIFORNIA CORPORATION  
DOCUMENT NO. 89-60702

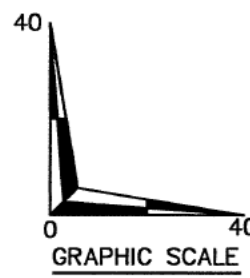
CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA

SCALE : 1" = 60' REVISED MAY 2005

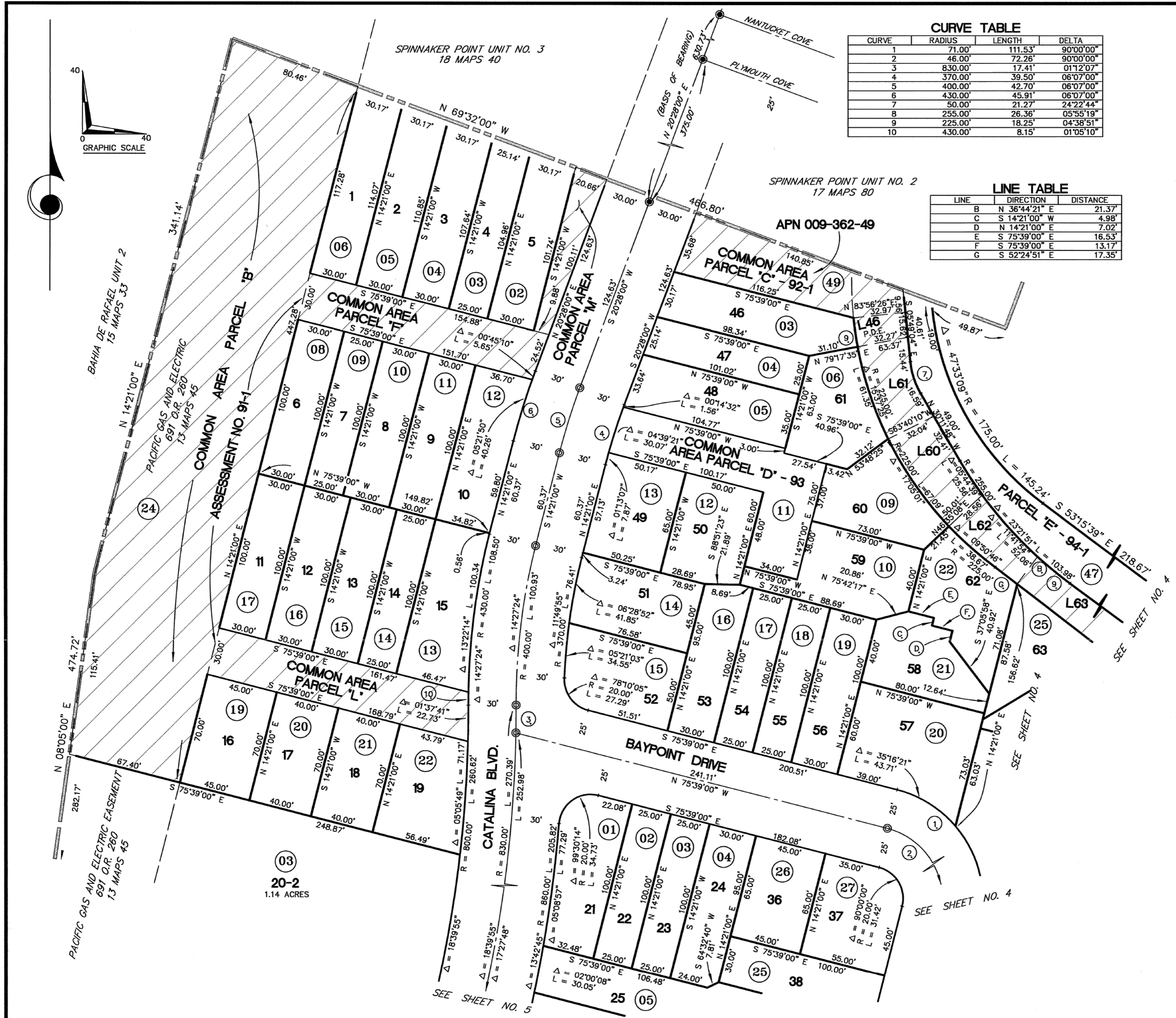
**CSW**  
**[St]<sup>2</sup>** CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945 Sheet 2 of 8



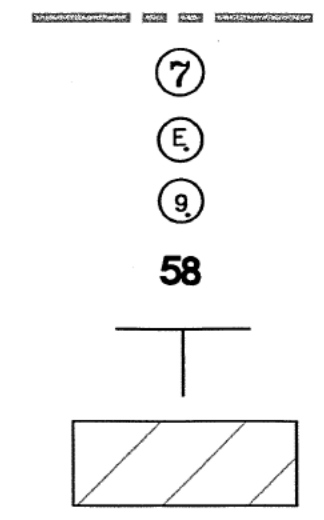


CURVE	RADIUS	LENGTH	DELTA
1	71.00'	111.53'	90°00'00"
2	46.00'	72.26'	90°00'00"
3	830.00'	17.41'	01°12'07"
4	370.00'	39.50'	06°07'00"
5	400.00'	42.70'	06°07'00"
6	430.00'	45.91'	06°07'00"
7	50.00'	21.27'	24°22'44"
8	255.00'	26.36'	05°55'19"
9	225.00'	18.25'	04°38'51"
10	430.00'	8.15'	01°05'10"

LINE	DIRECTION	DISTANCE
B	N 36°44'21" E	21.37'
C	S 14°21'00" W	4.98'
D	N 14°21'00" E	7.02'
F	S 75°39'00" E	16.53'
F	S 75°39'00" E	13.17'
G	S 52°24'51" E	17.35'



- LEGEND :**
- ASSESSMENT DISTRICT BOUNDARY
  - ASSESSOR'S PARCEL NUMBER
  - LINE TABLE REFERENCE
  - CURVE TABLE REFERENCE
  - ASSESSMENT & LOT NUMBER
  - PARCEL LINE
  - MERGED COMMON AREA PARCELS



REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "0" ADDED SHEET 7.

REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "0" ADDED SHEET 6.

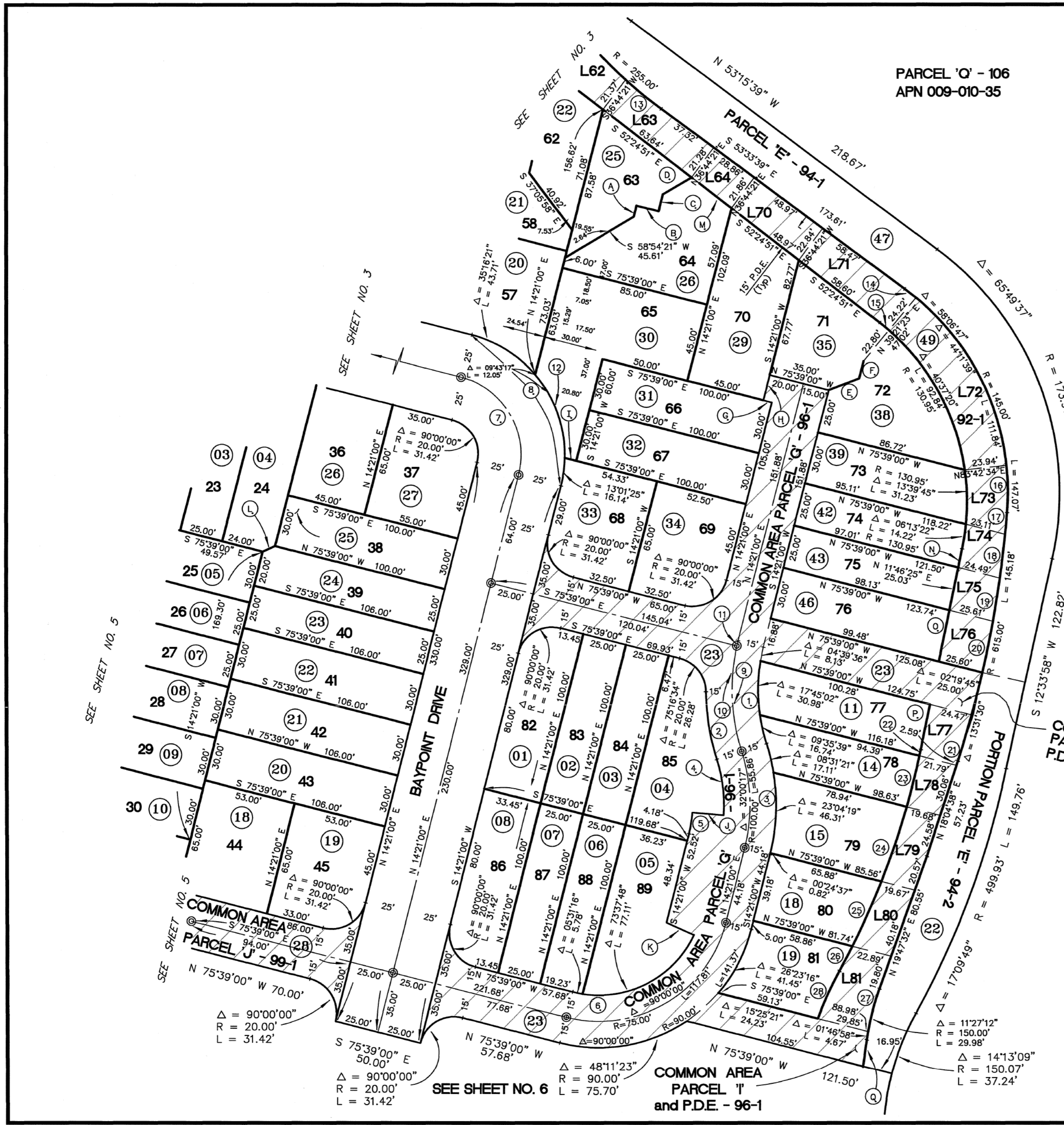
## ASSESSMENT DIAGRAM BAYPOINT LAGOONS ASSESSMENT DISTRICT

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.  
A CALIFORNIA CORPORATION  
DOCUMENT NO. 89-60702

CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA  
SCALE : 1" = 40'  
REVISED MAY 2005

**CSW**  
**[St]<sup>2</sup>** CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945 Sheet 3 of 8



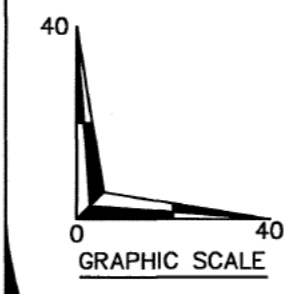
PARCEL 'O' - 106  
APN 009-010-35

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
1	100.00'	55.86'	32°00'17"
2	130.00'	39.21'	17°16'51"
3	115.00'	64.24'	32°00'17"
4	85.00'	32.26'	21°44'42"
5	67.00'	12.21'	10°26'27"
6	60.00'	82.89'	79°09'04"
7	46.00'	72.26'	90°00'00"
8	71.00'	111.53'	90°00'00"
9	115.00'	64.24'	32°00'17"
10	115.00'	61.11'	30°26'53"
11	115.00'	3.12'	01°33'24"
12	71.00'	51.68'	41°42'14"
13	255.00'	26.36'	05°55'19"
14	145.00'	8.01'	03°10'00"
15	130.95'	6.79'	02°58'13"
16	145.00'	27.21'	10°45'08"
17	615.00'	12.38'	01°09'11"
18	615.00'	25.22'	02°20'57"
19	615.00'	25.10'	02°20'19"
20	615.00'	30.03'	02°47'53"
21	615.00'	27.45'	02°33'25"
22	450.00'	3.68'	00°28'08"
23	450.00'	30.01'	03°49'14"
24	450.00'	45.16'	05°44'59"
25	450.00'	40.63'	05°10'21"
26	450.00'	16.04'	02°02'33"
27	150.00'	25.32'	09°40'14"
28	200.00'	29.92'	08°34'13"

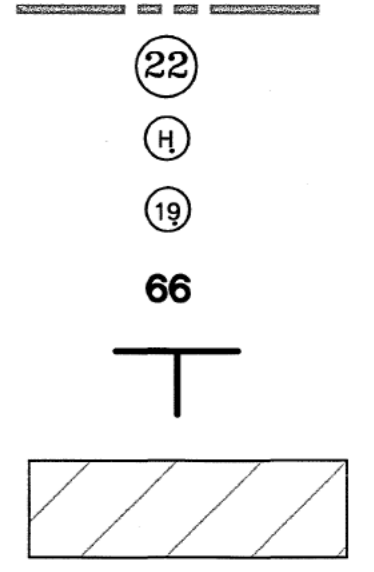
**LINE TABLE**

LINE	DIRECTION	DISTANCE
A	N 14°21'00" E	6.50'
B	N 75°39'00" W	13.00'
C	N 14°21'00" E	10.00'
D	N 59°21'00" E	19.06'
E	S 69°06'33" W	18.78'
F	N 14°21'00" E	10.23'
G	S 75°39'00" E	5.00'
H	N 14°21'00" E	15.00'
I	S 75°39'00" E	6.83'
J	S 85°14'08" E	18.00'
K	N 65°45'22" W	17.18'
L	N 64°32'40" E	7.81'
M	S 52°24'51" E	28.87'
N	S 11°46'25" W	10.87'
O	S 11°46'25" W	30.03'
P	S 11°46'25" W	26.35'
Q	S 08°20'20" W	15.44'



**LEGEND :**

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- LINE TABLE REFERENCE
- CURVE TABLE REFERENCE
- ASSESSMENT & LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS



REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS  
 REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.  
 REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

PARCEL 'O' - 106  
APN 009-010-35

**ASSESSMENT DIAGRAM  
BAYPOINT LAGOONS  
ASSESSMENT DISTRICT**

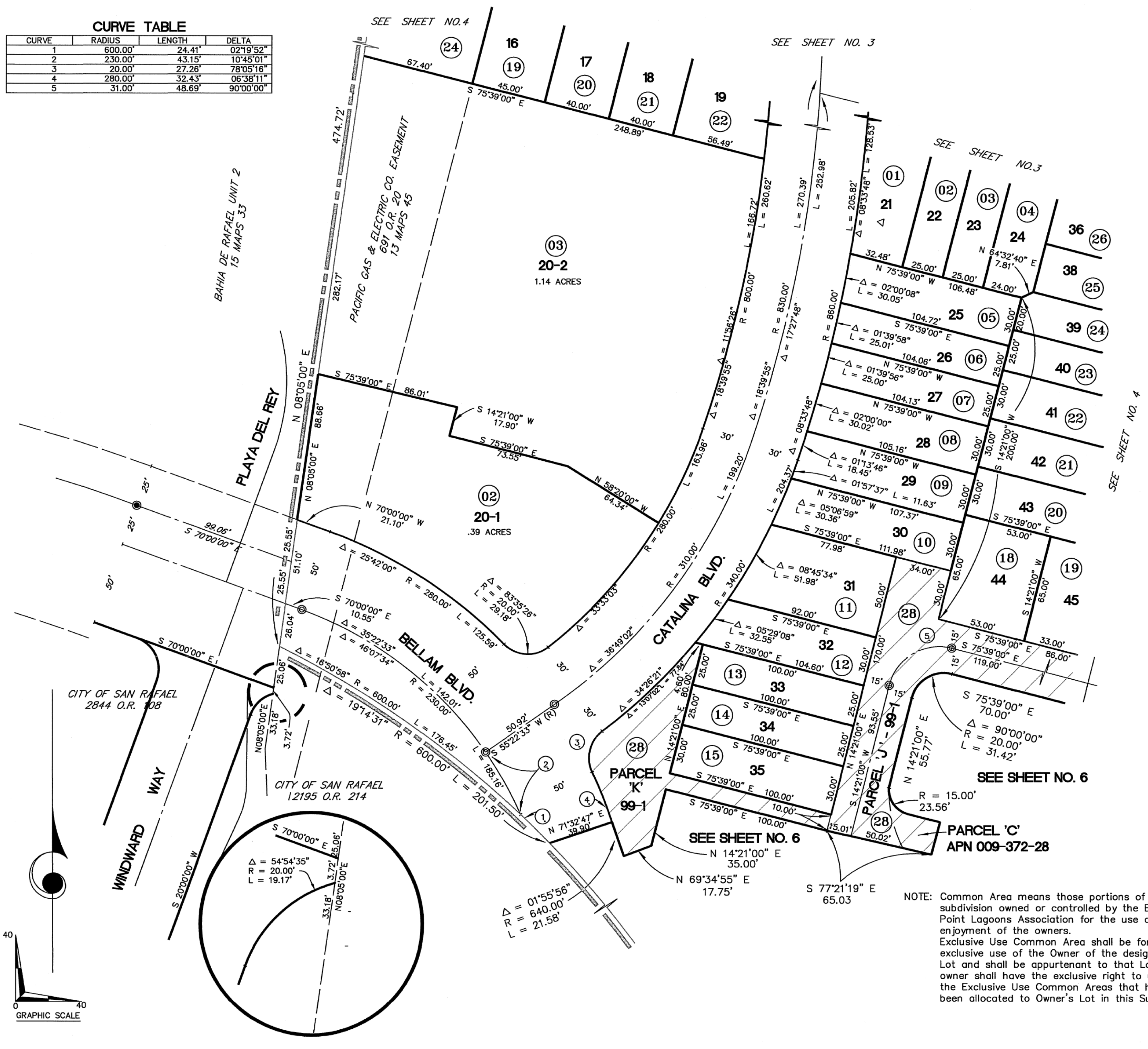
LANDS OF SPINNAKER POINT DEVELOPMENT, INC.  
A CALIFORNIA CORPORATION  
DOCUMENT NO. 89-60702  
CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA  
SCALE : 1" = 40' REVISED MAY 2005

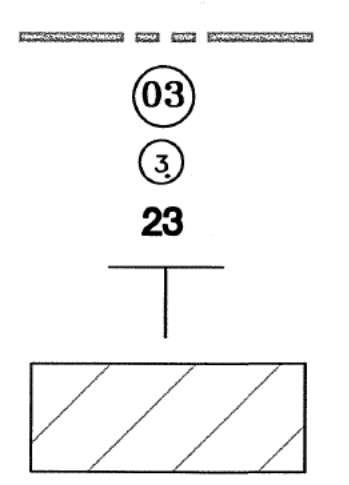
CSW [St]<sup>2</sup> CSW/STUBER-STROEH ENGINEERING GROUP, INC. CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945 Sheet 4 of 8

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
1	600.00'	24.41'	02°19'52"
2	230.00'	43.15'	10°45'01"
3	20.00'	27.26'	78°05'16"
4	280.00'	32.43'	06°38'11"
5	31.00'	48.69'	90°00'00"



**LEGEND :**  
 ASSESSMENT DISTRICT BOUNDARY  
 ASSESSOR'S PARCEL NUMBER  
 CURVE TABLE REFERENCE  
 ASSESSMENT & LOT NUMBER  
 PARCEL LINE  
 MERGED COMMON AREA PARCELS



REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS  
 REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.  
 REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

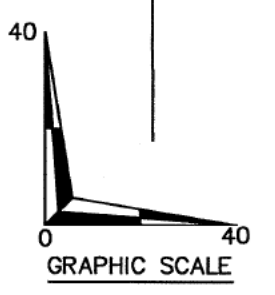
**ASSESSMENT DIAGRAM  
 BAYPOINT LAGOONS  
 ASSESSMENT DISTRICT**

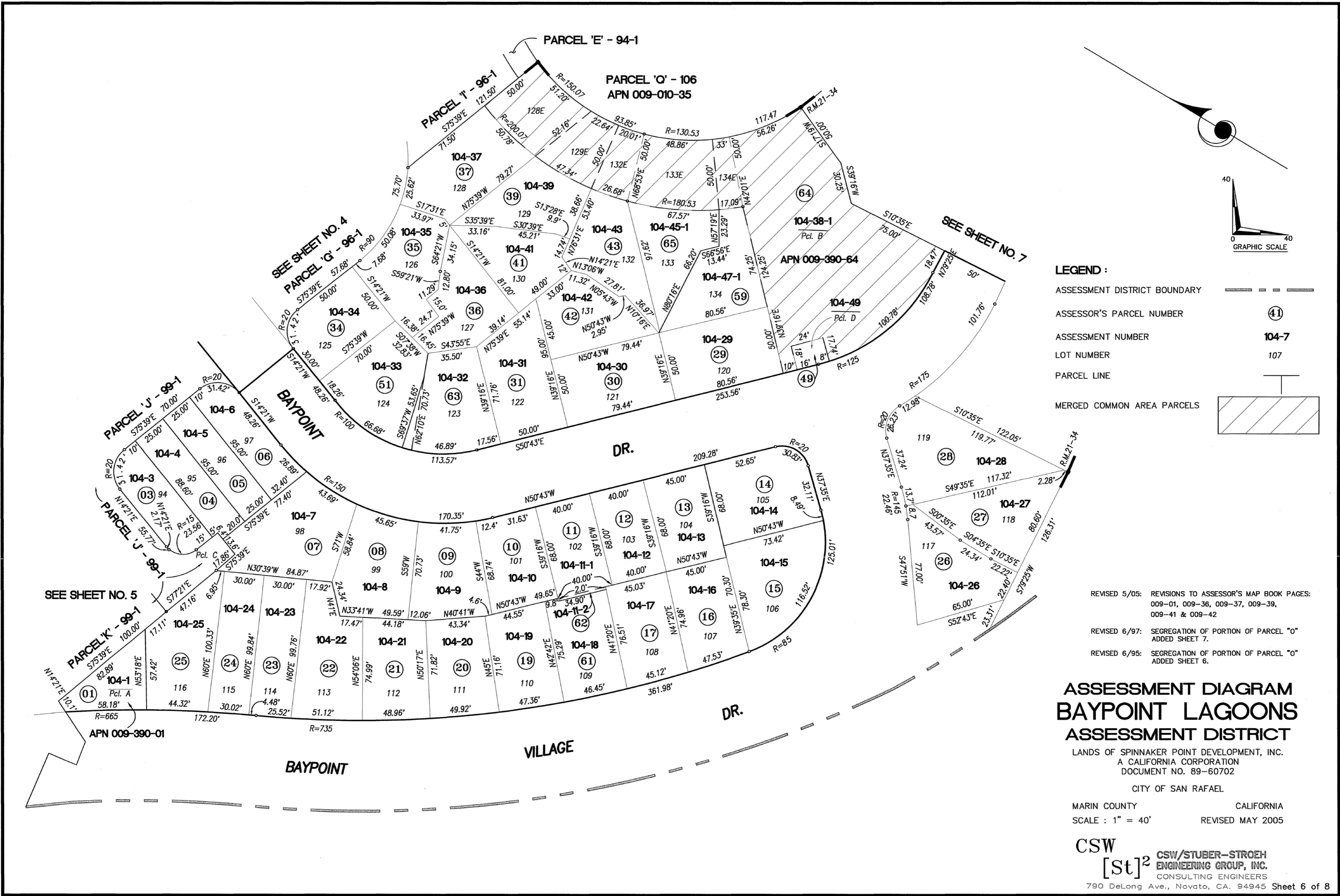
LANDS OF SPINNAKER POINT DEVELOPMENT, INC.  
 A CALIFORNIA CORPORATION  
 DOCUMENT NO. 89-60702

CITY OF SAN RAFAEL  
 MARIN COUNTY CALIFORNIA  
 SCALE : 1" = 40'  
 REVISED MAY 2005

**CSW**  
**[St]<sup>2</sup> CSW/STUBER-STROEH**  
**ENGINEERING GROUP, INC.**  
 CONSULTING ENGINEERS  
 790 DeLong Ave., Novato, CA. 94945

NOTE: Common Area means those portions of the subdivision owned or controlled by the Bay Point Lagoons Association for the use and enjoyment of the owners. Exclusive Use Common Area shall be for the exclusive use of the Owner of the designated Lot and shall be appurtenant to that Lot. Each owner shall have the exclusive right to use the Exclusive Use Common Areas that have been allocated to Owner's Lot in this Subdivision.





**LEGEND :**

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- ASSESSMENT NUMBER **104-7**
- LOT NUMBER 107
- PARCEL LINE
- MERGED COMMON AREA PARCELS

REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES:  
009-01, 009-36, 009-37, 009-39,  
009-41 & 009-42

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O"  
ADDED SHEET 7.

REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O"  
ADDED SHEET 6.

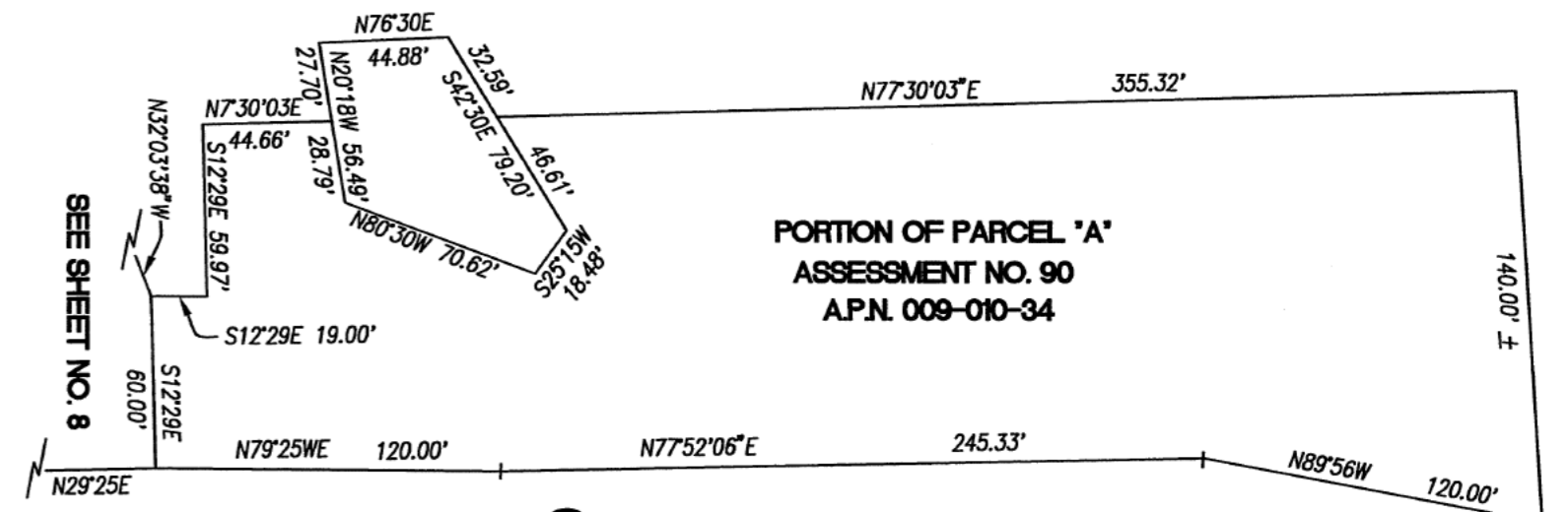
**ASSESSMENT DIAGRAM  
BAYPOINT LAGOONS  
ASSESSMENT DISTRICT**

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.  
A CALIFORNIA CORPORATION  
DOCUMENT NO. 89-60702  
CITY OF SAN RAFAEL

MARIN COUNTY CALIFORNIA  
SCALE : 1" = 40' REVISED MAY 2005

**CSW**  
[St]<sup>2</sup> **CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.**  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945 Sheet 6 of 8

CURVE	RADIUS	LENGTH	DELTA
1	125.0000	4.3112	01°58'34"
2	20.0000	32.1057	91°58'34"
3	30.0000	34.5329	65°57'11"
4	60.0000	9.7785	09°20'16"
5	60.0000	15.9104	15°11'36"
6	60.0000	9.3992	08°58'32"
7	60.0000	25.7614	24°36'01"
8	60.0000	8.2164	07°50'46"
9	20.0000	21.1288	60°31'46"
10	75.0000	38.3587	29°18'14"
11	75.0000	18.6928	14°16'49"
12	75.0000	21.4715	16°24'11"
13	148.4500	13.0370	05°01'54"
14	148.3251	40.5957	15°40'53"
15	148.4500	45.2613	17°28'09"
16	148.9539	29.7739	11°27'10"
17	180.4921	11.4044	03°37'13"
18	180.5300	23.9814	07°36'40"
19	130.5300	17.3397	07°36'40"
20	130.5300	8.2456	03°37'10"
21	99.0195	19.7455	11°25'31"
22	98.4500	8.6460	05°01'54"
23	121.1492	10.5753	05°00'05"
24	75.0000	10.9343	08°21'12"
25	98.6563	30.0173	17°25'58"
26	98.4500	26.9226	15°40'06"



**LEGEND :**

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- CURVE TABLE REFERENCE
- ASSESSMENT NUMBER
- LOT NUMBER
- PARCEL LINE
- MERGED COMMON AREA PARCELS

REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS

REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.

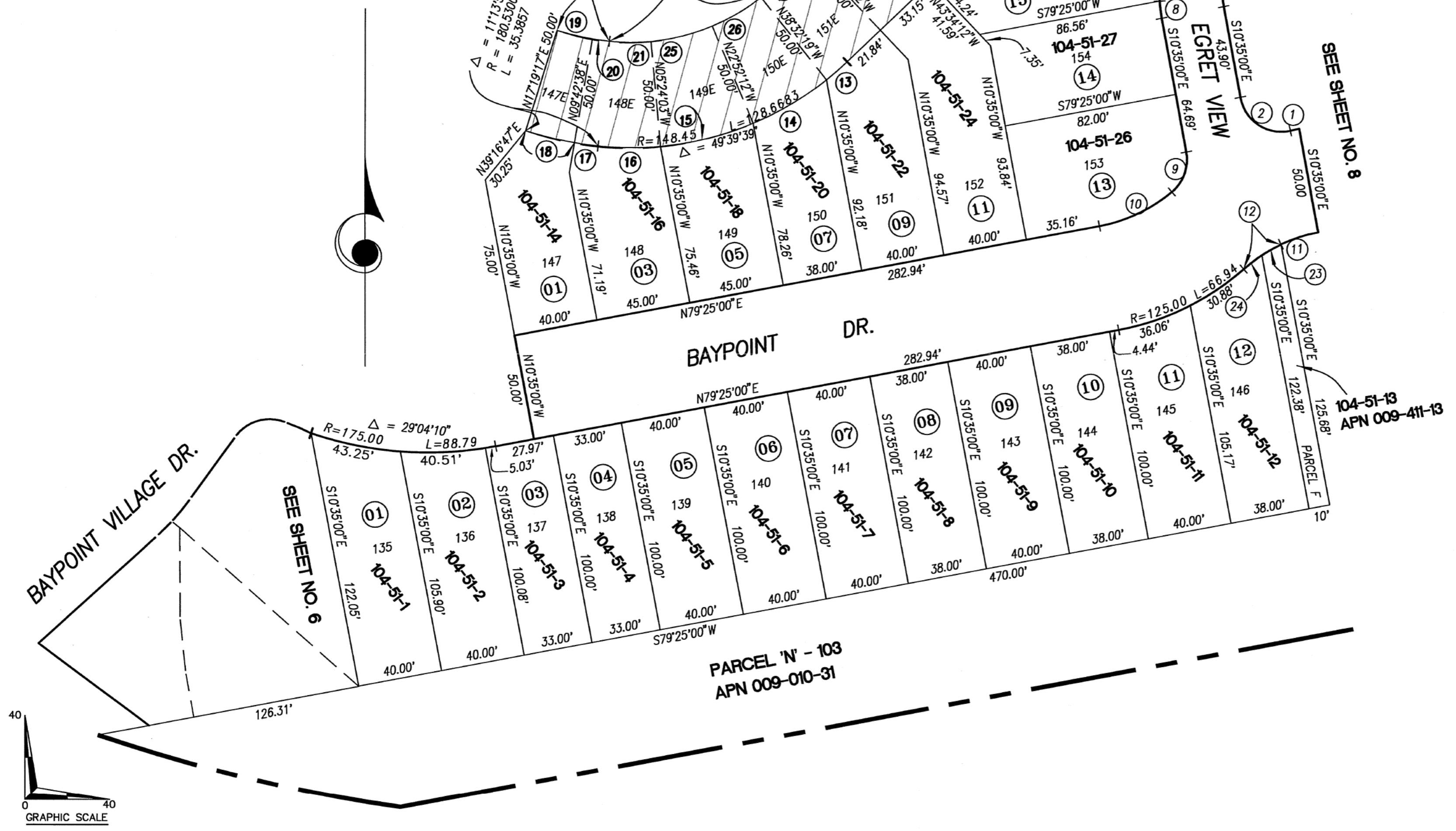
REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

## ASSESSMENT DIAGRAM BAYPOINT LAGOONS ASSESSMENT DISTRICT

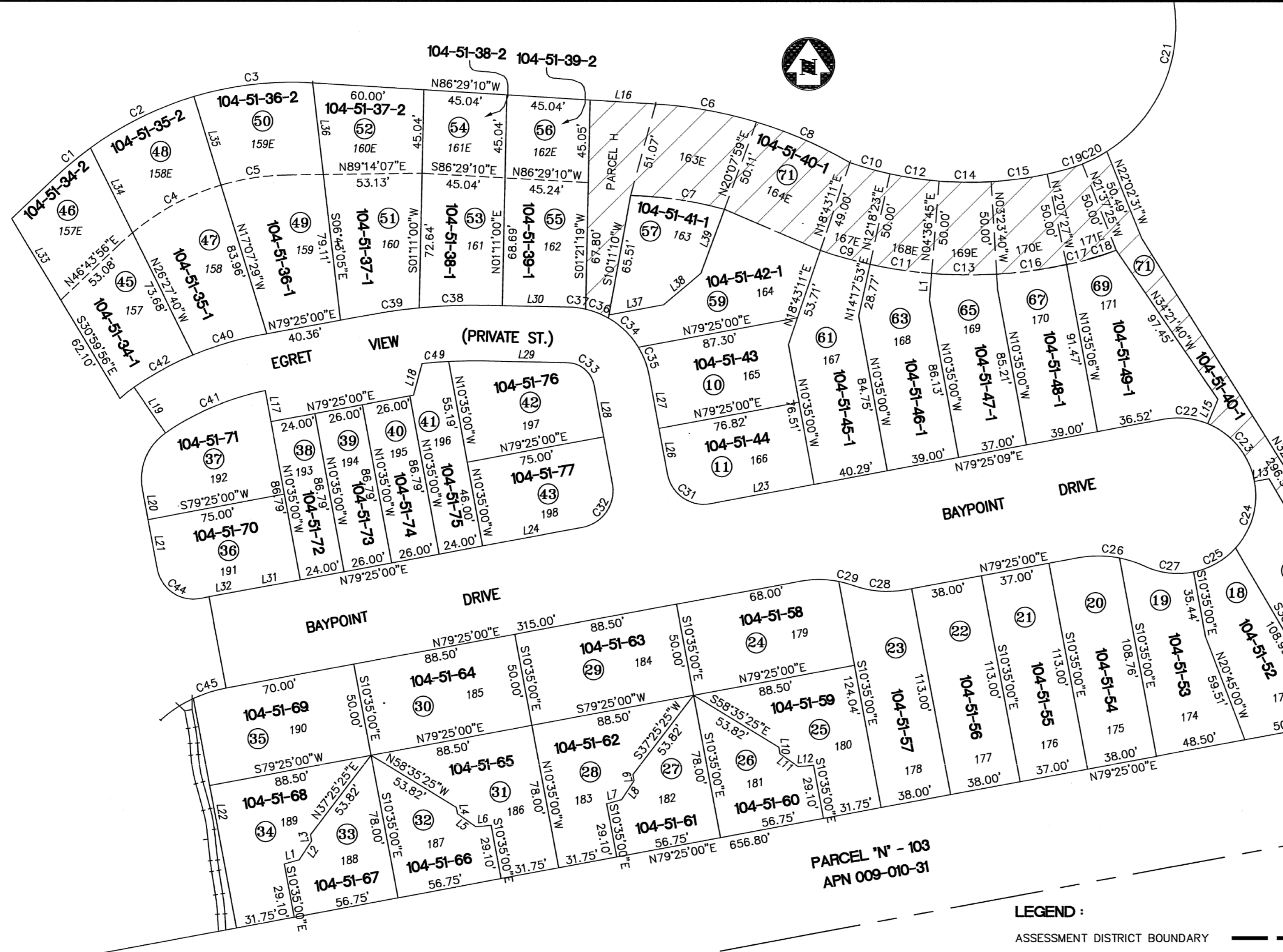
LANDS OF SPINNAKER POINT DEVELOPMENT, INC.  
A CALIFORNIA CORPORATION  
DOCUMENT NO. 89-60702

CITY OF SAN RAFAEL  
MARIN COUNTY CALIFORNIA  
SCALE : 1" = 40' REVISED MAY 2005

**CSW**  
[St]<sup>2</sup> CSW/STUBER-STROEH  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945 Sheet 7 of 8







CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	184.13'	07°23'09"	23.74'
C2	184.13'	19°32'04"	62.78'
C3	184.13'	20°09'48"	64.80'
C4	134.13'	23°23'39"	54.77'
C5	134.13'	15°42'28"	36.77'
C6	239.68'	13°12'11"	55.23'
C7	189.68'	12°18'04"	40.72'
C8	239.68'	13°13'01"	55.29'
C9	249.87'	06°24'51"	27.97'
C10	199.87'	06°24'51"	22.38'
C11	249.87'	07°41'35"	33.55'
C12	199.87'	07°41'35"	26.84'
C13	249.87'	08°00'25"	34.92'
C14	199.87'	08°00'25"	27.93'
C15	199.87'	08°43'36"	30.44'
C16	249.87'	08°43'38"	38.06'
C17	249.87'	03°06'01"	13.52'
C18	130.00'	06°24'06"	14.52'
C19	80.00'	06°24'06"	8.94'
C20	80.00'	10°40'03"	14.89'
C21	80.00'	93°19'44"	130.31'
C22	42.00'	33°06'40"	24.27'
C23	42.00'	56°53'20"	41.70'
C24	42.00'	52°42'35"	38.64'
C25	42.00'	36°06'35"	26.47'
C26	59.99'	35°32'18"	37.21'

C27	42.00'	36°43'33"	26.92'
C28	55.00'	30°16'22"	29.06'
C29	55.00'	08°23'19"	8.05'
C30	55.00'	21°53'02"	21.01'
C31	20.00'	90°00'00"	31.42'
C32	20.00'	90°00'00"	31.42'
C33	15.00'	78°14'00"	20.48'
C34	45.00'	28°57'29"	22.74'
C35	45.00'	20°42'16"	16.26'
C36	45.00'	16°46'35"	13.18'
C37	45.00'	11°47'40"	9.26'
C38	315.00'	06°39'41"	36.62'
C39	315.00'	05°06'19"	28.07'
C40	175.00'	12°06'27"	36.98'
C41	145.00'	23°18'42"	59.00'
C42	175.00'	11°56'23"	36.47'
C43	30.00'	65°57'11"	34.53'
C44	20.00'	91°58'34"	32.11'
C45	75.00'	14°16'49"	18.69'

REMAINDER (PORTION PARCEL 'O')  
ASSESSMENT NO. 104-51-33/ APRN 009-400-03

- REVISED 5/05: REVISIONS TO ASSESSOR'S MAP BOOK PAGES: 009-01, 009-36, 009-37, 009-39, 009-41 & 009-42 - MERGED COMMON AREA PARCELS
- REVISED 7/02: SEGREGATION OF PARCELS 104-51-34 THROUGH 104-51-39, 104-51-42, AND 104-51-45 THROUGH 104-51-49
- REVISED 6/99: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 8.
- REVISED 6/97: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 7.
- REVISED 6/95: SEGREGATION OF PORTION OF PARCEL "O" ADDED SHEET 6.

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.38	N74°10'43"E
L2	12.08	S33°32'01"W
L3	3.47	S10°35'00"E
L4	3.47	S10°35'00"E
L5	12.08	S54°42'01"E
L6	8.38	S84°39'17"W
L7	8.38	N74°10'43"E
L8	12.08	S33°32'01"W
L9	3.47	S10°35'00"E
L10	3.47	S10°35'00"E

L11	12.08	S54°42'01"E
L12	8.38	S84°39'17"W
L13	7.93	N79°25'00"E
L14	15.94	N79°25'00"E
L15	14.11	N22°31'40"E
L16	35.31	S86°29'10"E
L17	16.99	S10°35'00"E
L18	17.73	S15°06'13"W
L19	30.00	N34°37'49"W
L20	16.81	S10°35'00"E
L21	27.09	S10°35'00"E
L22	125.69	S10°35'00"E

L23	56.82	N79°25'00"E
L24	55.00	N79°25'00"E
L25	26.00	N10°35'00"W
L26	25.00	N10°35'00"W
L27	29.09	N10°35'00"W
L28	28.09	N10°35'00"W
L29	44.26	N88°49'00"W
L30	35.80	N88°49'00"W
L31	32.66	N79°25'00"E
L32	17.34	N79°25'00"E
L33	51.23	S30°59'56"E

L34	51.01	N26°27'40"W
L35	50.00	N17°07'29"W
L36	49.76	S06°43'05"E
L37	29.81	S79°25'00"W
L38	26.38	S49°40'00"W
L39	36.71	N20°07'59"E

LEGEND :

- ASSESSMENT DISTRICT BOUNDARY
- ASSESSOR'S PARCEL NUMBER
- LINE TABLE REFERENCE
- CURVE TABLE REFERENCE
- ASSESSMENT NUMBER
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- MERGED COMMON AREA PARCELS

ASSESSMENT DIAGRAM  
BAYPOINT LAGOONS  
ASSESSMENT DISTRICT

LANDS OF SPINNAKER POINT DEVELOPMENT, INC.  
A CALIFORNIA CORPORATION  
DOCUMENT NO. 89-60702  
CITY OF SAN RAFAEL  
MARIN COUNTY CALIFORNIA  
SCALE : 1" = 40'  
REVISED MAY 2005

CSW [St]<sup>2</sup> CSW/STUBER-STROEHL  
ENGINEERING GROUP, INC.  
CONSULTING ENGINEERS  
790 DeLong Ave., Novato, CA. 94945 Sheet 8 of 8

B-1608.08



**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

**Department: Public Works**

**Prepared by: Bill Guerin  
Director of Public Works**

**City Manager Approval:** 

File No.: 03.01.180

**TOPIC: POINT SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT**

**SUBJECT: POINT SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT ANNUAL ASSESSMENT:**

- 1. RESOLUTION DIRECTING FILING OF ENGINEER'S 2020-21 ANNUAL REPORT**
- 2. RESOLUTION APPROVING ENGINEER'S 2020-21 ANNUAL REPORT**
- 3. RESOLUTION OF INTENTION TO ORDER IMPROVEMENTS AND SETTING A PUBLIC HEARING ON THE ANNUAL ASSESSMENT FOR THE CITY COUNCIL MEETING OF JULY 20, 2020.**

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**RECOMMENDATION:** Staff recommends that the City Council approve the following:

1. Adopt a resolution directing filing of Engineer's FY 2020-21 Annual Report.
2. Adopt a resolution approving Engineer's FY 2020-21 Annual Report.
3. Adopt a resolution of intention to order improvement and setting a public hearing on the annual assessment for the City Council meeting of July 20, 2020.

**BACKGROUND:** In order to comply with provisions of the Landscaping and Lighting Act of 1972, which governs this assessment district, the City Council must approve an Engineer's report for the Point San Pedro Median Landscaping Assessment District on an annual basis. Assessments to be collected by the District will be allocated and levied annually after a public hearing, to be held this year on July 20, 2020.

---

**FOR CITY CLERK ONLY**

**File No.:**

**Council Meeting:**

**Disposition:**

In 2011, the Point San Pedro Road Median Landscaping District was formed to generate revenue to reconstruct, repair, and maintain the 29 median islands along Point San Pedro Road, from Union Street to Biscayne Drive. While the medians themselves are located within the San Rafael City limits, there are pockets of unincorporated County of Marin regions served by Point San Pedro Road, and therefore both the City and the County have a vested interest and responsibility in the medians. The original medians were constructed half a century ago, but over time their infrastructure eventually decayed to the point of needing replacement. Moreover, due to significant staffing and budgetary cut-backs, landscaping the medians prior to the formation of the assessment district had been reduced to vegetation trimming to control overgrowth. Over time, existing plants and irrigation infrastructure had deteriorated significantly to the point that very little of the original landscaping remained, other than some of the trees and vegetation that were able to survive with little water.

As a result, a group of property owners in close proximity to Point San Pedro Road (both within the City limits of the City of San Rafael and in the immediate contiguous unincorporated area of the County of Marin) organized an effort to form an assessment district to fund the capital costs associated with re-construction and restoration of the landscaping within the Point San Pedro Road medians, as well as the ongoing maintenance and operation of those improvements. As a part of the formation of the assessment district, the City of San Rafael and unincorporated portions of the County of Marin entered into a Memorandum of Understanding (MOU) in which the City of San Rafael was designated as the lead agency.

Since the formation of the district, the City has worked closely with several community members on the Point San Pedro Road Coalition's Roadway Committee who have assisted in not only recommendations and oversight of the medians, but have served as key community liaisons between the City and the residents within the Assessment District. These community members have served as the "citizen's oversight" committee for the district. The City routinely meets with these representatives and provides updates on maintenance of the medians and takes in feedback from the residents in the area. The City also works closely with those community members on key decisions on financial planning for the assessment district.

**ANALYSIS:** The annual assessment has two components:

1. Capital debt service assessment

This amount is to finance the debt service associated with the large capital costs of re-constructing the medians in 2014. The total project cost was \$1,703,245, which included expenditures for design, construction, and construction management. The total amount bonded for the capital portion of the district was \$1,750,000.

The total annual debt service payment for the assessment district is outlined in the 20-year debt service schedule in the Annual Engineer's Report. The average annual debt service is \$144,942. When the district was formed, residents were

given the option to pre-pay the capital portion of the assessment, and some residents chose this option.

2. Operations and maintenance assessment

This portion of the assessment is intended to fund the annual operations and maintenance portion of the assessment district. Operations and maintenance costs include:

- Monthly contractual maintenance for all 29 medians
- Landscaping repairs and plant replacement
- Irrigation system maintenance and repairs
- Utilities (water and electricity)
- Financial services for administration of assessment district
- Annual fee charged by County of Marin Assessors' Office for collection of assessments

Total operation and maintenance costs for FY 2020-21 is projected to be \$168,400.

The Assessment District therefore has two funds: An Operation and Maintenance Reserve Fund and a Capital & Debt Service Reserve Fund. The estimated Year End Fund balances are as follows:

	6-30-20 Fund Balance (Projected)
<b>Operation and Maintenance Reserve Fund #234</b>	\$63,543
<b>Capital &amp; Debt Service Reserve Fund #714</b>	\$275,000

The fund balance in the Operations and Maintenance Reserve Fund #234 may be used for regular maintenance activities and for broader improvements. The Capital and Debt Service Reserve Fund #714 is restricted for capital improvements related to the initial reconstruction of the medians.

From FY 2013-14 to FY 2017-18, the total annual assessment stayed flat at \$79.48. While the assessment stayed flat, the revenue generated did not keep up with the actual operations and maintenance costs for the 29 medians. The revenue generated under the \$79.48 assessment for operation and maintenance costs was \$82,814 while the actual operational cost was closer to \$110,150. Year after year, the difference was made up by steady use of a modest Operation and Maintenance Fund balance. Though there was the ability to increase the total assessment by 3% each year, the City did not elect to bring forward an increase in prior years, due to input from the citizen's oversight committee. The City and committee agreed to first get a better handle on issues and actual costs associated with maintaining the relatively new medians to a standard that meets the community's expectations, prior to pursuing an increase.

In recent years, the City and the Roadway Committee have made considerable progress on resolving the community's concerns re: oversight of the maintenance contractor,

broken or damaged irrigation, and replacement of dead or dying plants. Since FY 2018-19, the City and Roadway Committee have agreed on the need to raise the assessment annually up to the maximum allowable rate in order to put the district on a more secure financial path going forward.

However, while the District has reduced the gap between the revenue generated and expenses required for operation and maintenance with annual increases to the assessment, there remains a significant shortfall. Therefore, once again the City and Roadway Committee are recommending the maximum rate increase (3%) be applied for FY 2020-21.

The assessment proposed for FY 2020-21 is the maximum allowable rate of **\$99.79** (considering the allowed increase of the greater of local area CPI or 3% each year). The assessment district does not need to return to the voters of the assessment district for approval of the increase per Proposition 218.

The FY 2020-21 assessment is composed of:

<b>Debt Service Assessment (Not Prepaid)**</b>	\$52.78 per EBU*
<b>Non-Bonded Assessment (annual Operation and Maintenance costs)</b>	\$47.01 per EBU*
<b>Total FY 2020-21 Assessment</b>	<b>\$99.79 per EBU*</b>

*\*EBU = Equivalent Benefit Unit method of assessment apportionment establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of the basic unit. Details for how the EBU applies to other land uses, such as apartments and businesses, is outlined in the Engineer’s Report.*

*\*\* When the assessment district was first established property owners were allowed to pay a pre-payment for the improvement cost. Parcels that have prepaid or paid off their full assessment lien (bonded obligation) are no longer levied for the Debt Service Assessment, but will continue to pay their proportionate share of the Non-Bonded Operation and Maintenance Assessment.*

A four-year history of assessments is as follows:

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21 (proposed)
<b>Total Assessment</b>	\$79.48	\$83.98	\$96.88	<b>\$99.79</b>
<b>% Increase over prior year</b>	0%	6%**	15%**	<b>3%</b>
<b>Operations &amp; Maintenance Revenue Generated*</b>	\$76,492	\$124,284	\$129,551	<b>\$139,773</b>

*\*Each year about 4% of assessments are uncollected, and therefore annual revenues are always slightly lower than anticipated*

*\*\*The increases in FY 2018-19 and FY 2019-20 assessments were greater than 3% due to “catch up” increases allowed from prior years when the assessment was not increased.*

The total proposed increase over last year's rate is \$2.91. The revenue generated from this increase will be used entirely to support operation and maintenance costs of the district.

**Operations and Maintenance Budget FY 2020-21**

Monthly contractual maintenance	\$80,000
Landscaping Rehabilitation/Repair	\$10,200
Irrigation repairs	\$10,000
Utilities (Water + Electricity)	\$50,000
Engineer's Report	\$10,200
County Fee	\$8,000
<b>Total</b>	<b>\$168,400</b>

This table and others can be found in the attached Engineer's report.

At this time last year, the district predicted that the steady increases it could achieve financial self-sustainment (revenues = expenses) within a few years. However, several large, unplanned expenses arose over the current year that have pushed out that timeline for self-sufficiency. Primarily, MMWD rate increases and a number of irrigation repairs (including some billed from the prior year) caused expenses in FY 2019-20 to exceed the planned budget by nearly \$30,000.

The City will continue to work closely with the Roadway Committee to monitor the District's finances over the coming year and has also developed options with the Committee for expenditure reductions and other strategies to ensure long-term financial solvency of the district.

It is important to note that all Point San Pedro Road Median Landscaping Assessment District fees collected are legally restricted for use on the Point San Pedro medians and cannot be used for any other purpose.

The attached resolutions provide for filing and approval of the Engineer's 2020-21 Annual Report for the District and set the public hearing on the assessment.

**FISCAL IMPACT:** All operation and maintenance reserve fund revenues and expenses are contained within the Point San Pedro Road Median Assessment District Fund (fund no. 234). All debt service revenues and expenses are contained within the Point San Pedro Road Median Assessment District Fund #714.

The Public Works Department does incur General Fund staff costs for personnel who execute and manage the landscaping maintenance contract. There are also staff costs associated with budgetary and financial management of the assessment district and coordination with the consultant who prepares the annual Engineer's report. Per the MOU

from 2011, the City has agreed to offset the City staff time associated with maintaining the assessment district as a City contribution to the assessment district.

**COMMUNITY OUTREACH:** The City continues to work closely with several community representatives of the district on the Point San Pedro Road Coalition Roadway Committee who have served as the Citizen's Oversight committee for the district.

The Committee is in frequent and direct communication with the Parks Supervisor who manages the medians landscaping contractor. The Committee has been a great partner to the City; serving as the liaison to the community in relaying concerns and reporting issues when they arise, as community members are often the first eyes on issues with the medians. The Roadway Committee also receives a weekly report from the maintenance contractor of work done on the medians, and routinely utilizes it to respond to inquiries from residents.

This year, as a result of ongoing concerns over the maintenance performed on the medians, the City and Committee agreed to double the number of days a month the contractor was onsite. While there continues to be some maintenance concerns relayed to the City, and the City continues to be committed to addressing them with the contractor; the increased frequency of regular maintenance has made a big difference in the landscaping quality expected by the community.

This spring, the City, Committee members, and District Consultant CSW/Stuber-Stroeh also met specifically to review the financials of the district and discussed various strategies to ensure that the district would remain financially solvent over time. At this time there is no action that needs to be taken for the coming fiscal year, but the Committee, City, and CSW/Stuber-Stroeh will reconvene next spring to re-evaluate whether expenditure reductions actions will need to be taken.

**OPTIONS:**

The City Council has the following options to consider relating to this item:

1. Adopt the three resolutions as presented.
2. Provide direction to staff to modify any or all of the resolutions.
3. Do not adopt the resolutions. If the resolutions are not adopted by the City Council, the public hearing will not take place and the City will be unable to levy the annual assessment against property owners within the Assessment District.

**RECOMMENDED ACTION:**

1. Adopt a resolution directing filing of Engineer's FY 2020-21 Annual Report.
2. Adopt a resolution approving Engineer's FY 2020-21 Annual Report.
3. Adopt a resolution of intention to order improvement and setting a public hearing on the annual assessment for the City Council meeting of July 20, 2020.

**ATTACHMENTS:**

1. Resolution Directing Filing of Engineer's Annual report FY 2020-21
2. Resolution Approving Engineer's Annual Report FY 2020-21

3. Resolution of Intention to Order Improvements and Setting a Public Hearing on the Annual Assessment for the City Council meeting of July 20, 2020
4. Engineer's Annual Report FY 2020-21



**RESOLUTION NO.**

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL DIRECTING  
FILING OF ENGINEER'S ANNUAL REPORT FY 2020-21**

**POINT SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT  
(Pursuant to the Landscaping and Lighting Act of 1972)**

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**THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES** that:

1. CSW/Stuber-Stroeh Engineering Group, Inc. is designated by this Council as the Engineer of Work for the Point San Pedro Road Median Landscaping Assessment District, City of San Rafael, Marin County, California, and is hereby directed to file with the City Clerk an annual report for fiscal year 2020-21 in accordance with the provisions of the Landscaping and Lighting Act of 1972.

2. This resolution is adopted pursuant to Section 22622 of the Streets and Highways Code.

**I, LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15<sup>th</sup> day of June, by the following vote, to wit:

**AYES: COUNCILMEMBERS:**

**NOES: COUNCILMEMBERS:**

**ABSENT: COUNCILMEMBERS:**

**LINDSAY LARA, City Clerk**

**RESOLUTION NO.**

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING  
ENGINEER'S ANNUAL LEVY REPORT FY 2020-21**

**POINT SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT  
(Pursuant to the Landscaping and Lighting Act of 1972)**

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**THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES** that:

1. CSW/Stuber-Stroeh Engineering Group, Inc., as designated Engineer of Work for Point San Pedro Road Median Landscaping Assessment District, has filed with the City Clerk an Engineer's Annual Levy Report for fiscal year 2020-21 in accordance with the provisions of the Landscaping and Lighting Act of 1972.

2. The aforementioned Engineer's Annual Levy Report, on file with the City Clerk, is approved as filed.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15<sup>th</sup> day of June 2020, by the following vote, to wit:

**AYES: COUNCILMEMBERS:**

**NOES: COUNCILMEMBERS:**

**ABSENT: COUNCILMEMBERS:**

**LINDSAY LARA, City Clerk**

**RESOLUTION NO.**

**SAN RAFAEL CITY COUNCIL RESOLUTION OF INTENTION TO ORDER  
IMPROVEMENTS AND SETTING A PUBLIC HEARING ON THE ANNUAL  
ASSESSMENT FOR THE CITY COUNCIL MEETING OF JULY 20<sup>th</sup>, 2020**

**POINT SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT  
(Pursuant to the Landscaping and Lighting Act of 1972)**

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**THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES** that:

1. The City Council intends to levy and collect assessments within the Point San Pedro Road Median Landscaping Assessment District, City of San Rafael, Marin County, California, during the fiscal year 2020-21. The area of land to be assessed is located in the City of San Rafael, Marin County.

2. In accordance with this Council's resolution directing the filing of an Engineer's Annual Report, CSW/Stuber-Stroeh Engineering Group, Inc., Engineer of Work, has filed with the City Clerk the report required by the Landscaping and Lighting Act of 1972. All interested persons are referred to that report for a full and detailed description of the improvements, the boundaries of the assessment district and the proposed assessments upon assessable lots and parcels of land within the assessment district.

3. The proposed assessment increases the assessment \$2.91 from the previous year, from \$96.88 to \$99.79 per EBU (Equivalent Benefit Unit), which is the maximum allowable assessment amount for FY 2020-21.

4. On Monday, the 20<sup>th</sup> day of July 2020 at the hour of 7:00 o'clock P.M., the City Council will conduct a public hearing on the question of the levy of the proposed annual assessment. The hearing will be held at the meeting place of the City Council located in the Chambers of the City Council, 1400 Fifth Avenue, San Rafael, California.

5. The City Clerk is authorized and directed to give the notice of hearing required by the Landscaping and Lighting Act of 1972 by publishing a copy of this resolution once in the Marin Independent Journal, publication to be completed not less than ten (10) days before July 20<sup>th</sup>, 2020.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15<sup>th</sup> day of June 2020, by the following vote, to wit:

**AYES:            COUNCILMEMBERS:**

**NOES:            COUNCILMEMBERS:**

**ABSENT:        COUNCILMEMBERS:**

**LINDSAY LARA, City Clerk**

**ENGINEER'S ANNUAL REPORT  
FOR  
POINT SAN PEDRO MEDIAN  
ASSESSMENT DISTRICT**

**2020 – 2021**

**FOR THE CITY OF SAN RAFAEL  
CALIFORNIA  
COUNCIL MEETING  
JUNE 15, 2020**

**Prepared By:  
CSW/Stuber-Stroeh Engineering Group, Inc.  
45 Leveroni Court  
Novato, CA 94949**

**ENGINEER'S ANNUAL REPORT  
2020-2021**

POINT SAN PEDRO MEDIAN ASSESSMENT DISTRICT  
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA  
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed annual report as directed by the City Council.

DATED: \_\_\_\_\_, 2020.

CSW/STUBER-STROEH ENGINEERING GROUP, INC.  
Engineer of Work

By \_\_\_\_\_  
Alan G. Cornwell

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,  
California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was approved on \_\_\_\_\_, 2020 and confirmed by the City Council of the City of San Rafael, Marin County, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,  
California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Annual Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Marin on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

LINDSAY LARA, City Clerk, City of San Rafael, Marin County,  
California

By \_\_\_\_\_

**ENGINEER'S ANNUAL REPORT  
2020-2021**

POINT SAN PEDRO MEDIAN ASSESSMENT DISTRICT  
CITY OF SAN RAFAEL, MARIN COUNTY, CALIFORNIA  
(Pursuant to the Landscaping and Lighting Act of 1972)

The City of San Rafael engaged CSW/Stuber-Stroeh Engineering Group, Inc., to provide the Annual Engineer's Report for the Point San Pedro Median Assessment District (PSPMAD) in April, 2019. The prior Engineer of Work, Wildan Financial Services (Wildan), had provided the formation report for PSPMAD and previous Annual Reports since PSPMAD's formation in 2011. As the Engineer of work for PSPMAD, San Rafael, Marin County, California, we are submitting this annual report, as directed by the City Council, by its Resolution No. \_\_\_\_\_, adopted \_\_\_\_\_, 2019.

The prior Engineer of Work, Wildan, prepared detailed annual reports from the 2011-2012 year through 2018-2019 year. We have included the 2018-2019 report as an appendix and included in this report to maintain continuity for year-to-year annual reports. The improvements which are the subject of this report are briefly described as follows:

The original landscaping for the twenty-nine (29) median islands along Point San Pedro Road and Third Street (hereafter, referred to collectively as the "Pt. San Pedro Road Medians" or "Medians") were installed in connection with and for the benefit of the surrounding developments and properties that are directly adjacent to Point San Pedro Road and Third Street and/or serve as the primary access streets to those developments and properties. Pt San Pedro Road traverses both within the City limits of the City of San Rafael and in the immediate contiguous unincorporated area of the County of Marin. No local funding source was established to ensure the ongoing maintenance of those improvements. Ultimately, without a direct source of revenue pledged for repair, reconstruction and maintenance of the landscaping within these Medians, it was necessary for both the County and City to limit the servicing of what landscaping remained to occasional trimming to control over-growth and the landscaping fell into disrepair. The District was formed in 2011 to address the deteriorating condition and improve the medians.

This report consists of six parts and four appendices, as follows:

**PART A** – Introduction, purpose, current status and improvement Plans (POINT SAN PEDRO ROAD LANDSCAPING PLANS, consisting of 19 sheets of directional plans describing the planting to be done in the median islands along Third Street and Point San Pedro Road) for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference. A reduced version is included with Appendix A, 2018-2019 Annual Engineers Report

**PART B** - An Amended Estimated Cost of the Assessment District.

**PART C** - Assessment Roll - An assessment of the estimated cost of the improvement on each benefited parcel of land within the assessment district.

**PART D** - Method of Apportionment of Assessment and Annual Maximum Increases allowed by the District - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

**PART E** - List of Property Owners - A list of the names and addresses of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit "C" by assessment number.

**PART F** - Assessment Diagram - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part "C" by assessment number.

**APPENDIX A** 2018-2019 Wildan Engineer's Report

**APPENDIX B** Annual Calculations of Allowable Assessment Increase

**APPENDIX C-1** Assessor's Parcel Maps of Merged Parcels

**APPENDIX C-2** Assessor's Parcel Maps of Village at Loch Lomond Marina, a re-subdivision of Assessment Numbers 545, 546, 547, 548, 549 and 2626.

**APPENDIX D** Assessment Diagram

Respectfully submitted,  
CSW/Stuber-Stroeh Engineering Group, Inc.

By \_\_\_\_\_  
Alan G. Cornwell, Engineer of Work



## **PART A**

### **INTRODUCTION**

Due in part to a severe drought in 1976, and the subsequent deterioration of the irrigation system, the landscape improvements within the median islands along Point San Pedro Road and Third Street east of Union Street significantly declined to a point that very little of the original landscaping remained other than some of the trees and vegetation that were able to survive with little water. Although the original landscaping for the twenty-nine (29) median islands along Point San Pedro Road and Third Street (hereafter, referred to collectively as the “Pt. San Pedro Road Medians” or “Medians”) were installed in connection with and for the benefit of the surrounding developments and properties that are directly adjacent to Point San Pedro Road and Third Street and/or serve as the primary access streets to those developments and properties, no local funding source was established to ensure the ongoing maintenance of those improvements. Ultimately, without a direct source of revenue pledged for repair, reconstruction and maintenance of the landscaping within these Medians (located, both within the City limits of the City of San Rafael and in the immediate contiguous unincorporated area of the County of Marin), it was necessary for both the County and City to limit the servicing of what landscaping remained to occasional trimming to control over-growth.

### **PURPOSE**

As a result many property owners in close proximity to Point San Pedro Road both within the City limits of the City of San Rafael and in the immediate contiguous unincorporated area of the County of Marin, organized an effort to facilitate the formation of an assessment district in the area to fund the capital costs associated with construction and restoration of the landscaping within the Pt. San Pedro Road Medians, as well as the ongoing maintenance and operation of those improvements. Because these Medians and the properties that derive a direct and special benefit from those improvements (properties immediately adjacent to and/or directly access the streets where the medians are located), encompasses an area (territory) that includes properties and improvement areas within both the City of San Rafael and unincorporated portions of the County of Marin, in order to establish such an assessment district the two agencies entered into a Memorandum of Understanding (MOU) concerning the formation of an assessment district for the purpose of funding in whole or in part through annual assessments, the capital costs and ongoing maintenance and operation of the landscaping within the Pt. San Pedro Road Medians. Pursuant to the MOU between the City of San Rafael (hereafter, referred to as the “City”) and the County of Marin (hereafter, referred to as the “County”), adopted by both the County Board of Supervisors and by the City Council, the City was designated as the lead agency with the City Council being the legislative body for the proposed assessment district.

Ultimately in 2011, the City Council initiated proceedings and declared their intention to establish a special benefit assessment district pursuant to the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code commencing with §22500 (hereafter referred to as the “1972 Act”), and as applicable for the issuance of related bonds, pursuant to the Improvement Bond Act of 1915 Part 1 of Division 10 of the California Streets and Highways Code commencing with §8500 (hereafter referred to as the “1915 Act”), said district to be designated as the:

Pt. San Pedro Road Median Landscaping Assessment District

## PART A

(hereafter referred to as “District”), for the purpose of providing a revenue source to fund the annual debt service obligation for bonds issued to finance the construction, installation, enhancement, renovation and rehabilitation of the landscaping and related facilities; as well as the annual costs and expenses for the ongoing operation, maintenance, and servicing of those improvements including administration and other incidental expenses.

In accordance with the 1972 Act and the requirements of the California Constitution, Article XIII D (hereafter referred to as the “Constitution”), the City Council called for an Engineer’s Report to be prepared regarding the formation of the District and proposed assessments. As part of this District formation, in accordance with the Constitution Article XIII D Section 4 and the provisions of Government Code, Section 53753, the City conducted a property owner protest ballot proceeding for the proposed District special benefit assessments. In conjunction with this ballot proceeding, a noticed public hearing was held on June 20, 2011 to consider public testimonies, comments and written protests regarding the formation of the District and the levy of assessments. Upon conclusion of the public hearing, protest ballots received were opened and tabulated to determine whether majority protest existed (with ballots weighted based on proportional assessment amounts), and on June 22, 2011 the City Council confirmed the results of that ballot tabulation, with approximately 61.4% of the weighted ballots being in favor of the assessments and 38.61% being opposed. Finding that majority protest did not exist, the City Council approved and adopted the formation of the District and ordered the levy and collection of assessments for fiscal year 2011/2012 (first year’s annual assessments).

The assessment rate, method of apportionment and assessments including the assessment range formula established in the Engineer’s Report at the time of formation of the District and as described herein, became effective commencing in Fiscal Year 2011/2012 and may be levied annually pursuant to the provisions of the 1972 Act and as applicable to the provisions of the 1915 Act. The annual assessments each fiscal year shall be based on the estimated revenues needed to support the annual debt service obligation for bonds or other financing issued to fund the construction, installation, enhancement, renovation and rehabilitation of the landscaping and related facilities; as well as the annual costs and expenses for the ongoing operation, maintenance, and servicing of those improvements including administration and other incidental expenses as authorized pursuant to the 1972 Act and the 1915 Act.

This Engineer’s Annual Report (hereafter referred to as “Report”) has been prepared in connection with the annual levy and collection of assessments of said District to be collected on the County Tax Rolls for fiscal year 2019/2020, pursuant to Chapter 3, beginning with §22620 of the 1972 Act. The District includes all lots and parcels of land within a defined boundary as shown on the District Diagram included in this Report as Part IV and further identified by the Marin County Assessor’s Office Assessor’s Parcel Numbers (parcels), a listing of which along with the 2019/2020 annual assessment amount for each is contained in Appendix C in this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the Marin County Assessor’s Office. The Marin County Auditor/Controller uses Assessor’s Parcel Numbers and a specific Fund Number to identify properties to be assessed on the tax roll for the special benefit assessments described herein.

This Report describes the District and identifies the improvements, including any proposed substantial changes to such improvements to be provided, the estimated expenditures, and the resulting special benefit assessments to be levied and collected on the County tax rolls for fiscal year 2019/2020. The total District annual assessment presented herein is based on an estimated budget that reflects the

## PART A

revenues required to fund, in whole or in part, the capital costs associated with construction and restoration of the landscaping within the Pt. San Pedro Road Medians, as well as the ongoing maintenance and operation of those improvements. While the proposed total annual assessment for each property will be comprised of two components, one for debt service on Bonds or other financing issued for the initial capital construction costs and the second for the annual operation and maintenance of the improvements, all annual assessment revenues, including those budgeted for operation and maintenance, shall be pledged first to the repayment of the capital improvement costs (debt service on bonds or other financing) with the remaining annual assessment revenues (not applied to debt service and associated administrative expenses) being applied to maintenance and authorized incidental expenses.

Each fiscal year, an Engineer's Report shall be prepared and presented to the City Council describing the District, any changes to the District or improvements, the proposed budget and assessments for that fiscal year, and the City Council shall hold a noticed public hearing regarding these matters prior to approving and adopting the annual levy of assessments. At the conclusion of the public hearing the City Council may, by resolution, adopt this Report (as submitted or amended) including the assessment diagram; any changes to the improvements to be made, and order the levy and collection of the assessments as described herein. In such case, the assessments (as provided herein or as amended) shall be submitted to the County Auditor/Controller for inclusion on the property tax roll for fiscal year 2019/2020.

### **ADDITIONAL ACTIVITIES FOR THE FISCAL YEAR 2018-2019:**

Maintenance continued as scheduled

Change in contractors to address complaints

Replacement of plants

New proposals requested in April, 2019

### **ACTIVITIES FOR FISCAL YEAR 2019-2020**

The City continued to actively manage the new contractor, Gardener's Guild, overseeing the conditions of the landscaping and working directly with the staff at Gardener's Guild to improve the appearance of the median landscaping. Under the new contract, the City required Gardener's Guild to provide additional day per week of maintenance during the months of March through October. This effort was partially thwarted in April, 2020, as the State mandated Shelter-in-Place rules did not allow routine landscape maintenance to take place. However, the City has taken a more active role in managing the maintenance contractor and the general condition of the landscape has improved.

In addition to routine maintenance, Gardener's Guild has made three major irrigation repair efforts in August and October, 2019 and currently in May, 2020, as well as minor monthly fixes. A "spring" replanting of over 300 new plants to replace diseased or dying plants was completed in January, 2020.

The maintenance contract states that the median islands are to be mulched. This is an on-going effort and the City assists by providing wood chip mulch from the City's stockpile and loads it into the Gardener's Guild equipment to be placed during the normal maintenance once or twice per

## **PART A**

week depending on the time of the year. Mulching in this manner is slower a process than hiring an outside contractor would be, but is more cost-effective. The mulching was include in the original contract when the District was originally formed, however the City has continued to provide the Contractor with the mulch and the contractor has spread the mulch during its normal maintenance. This has slowed the process, but is expected to be complete by September of this year.

The City and the Pt. San Pedro Road Coalition, Roadway Committee, continues to be concerned about the future cost of maintaining the medians and will be revisiting the annual costs and the revenues from the District regularly. The District revenues in 2019-2020 were approximately \$130,000. The expected annual levy for maintenance is almost \$136,000, leaving a shortfall of \$6,000. The District is allowed to increase the levy up to 3% per year or the value of the Consumer Price Index increase. The expenses for the 2019-2020 year were over \$150,000.

At this time last year, the district predicted that the steady increases it could achieve financial self-sustainment (revenues = expenses) within a few years. However, several large, unplanned expenses arose over the current year that have pushed out that timeline for self-sufficiency. Primarily, MMWD rate increases and a number of irrigation repairs (including some billed from the prior year) caused expenses in FY 2019-20 to exceed the planned budget by nearly \$30,000. The excess was funded by the current Maintenance Fund balance.

The City will continue to work closely with the Roadway Committee to monitor the District's finances over the coming year, and has also developed options with the Committee for expenditure reductions and other strategies to ensure long-term financial solvency of the district.

It is important to note that all Point San Pedro Road Median Landscaping Assessment District fees collected are legally restricted for use on the Point San Pedro medians and cannot be used for any other purpose.

### **PLANS**

The Plans showing the improvements to the medians are included in Appendix A.

**PART B**  
**ESTIMATE OF COSTS**

Estimated Annual Operation and Maintenance Costs (Non Bonded)  
Fiscal Year 2020-2021

<b>SURPLUS &amp; RESERVE FUND TO CARRY FORWARD</b>		
Available Funds on June 30, 2019		\$ 120,673.94
2019-2020 Revenue		
Assessment Proceeds 2019-2020	\$ 129,550.69	
Available Funds / Surplus (& Reserve Fund) to Carry Forward		\$ <u>250,224.63</u>
Direct Expenditures 2020-2021		
Uncollected Assessments	\$ 6,446.82	
Monthly Contractual Maintenance*		
(Including estimate to June 30, 2020)	\$ 69,930.00	
Landscaping Rehabilitation/Repair		
(Graffiti removal and additional planting)	\$ 19,419.00	
Irrigation Repair	\$ 24,898.00	
Utilities (Water)**	<u>\$ 50,005.00</u>	
Total Direct Expenditures	\$ 161,898.82	
Incidental Expenditures 2020-2021		
Engineers Report	\$ 9,463.48	
County Fee	<u>\$ 7,652.00</u>	
Total Indirect Expenditures	\$ 17,115.48	
Total Expenditures 2020-2021	\$ 178,814.30	
Available Funds / Surplus to Carry Forward (June 1, 2020)		\$ 71,409.90
Anticipated Expenditures 2020-2021		
Uncollected Assessments (2019-2020)	\$ 6,000.00	
Monthly Contractual Maintenance	\$ 80,000.00	
Landscape Rehabilitation / Repair Fund	\$ 10,200.00	
Irrigation Repair Fund	\$ 10,000.00	
Utilities (Water + Electricity)	\$ 50,000.00	
Engineer's Report	\$ 10,200.00	
County/City Administrative Fee	<u>\$ 8,000.00</u>	
	\$ 174,400.00	
Contingencies (Future Additional Capital Reserve and Maintenance Costs)		\$ <u>44,040.02</u>
TOTAL ANTICIPATED 2020-2021 EXPENSES AND ALLOCATIONS:		\$ 218,440.02
2020-2021 ASSESSMENT FUNDING		<u>\$ 147,030.12</u>
Total estimated Second Year Available Funds:		\$ 218,440.02

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

Assessor's Parcel Number	Assessment #	Sheet #	Operations & Maintenance EBU	Operations & Maintenance Assessment	Debt Service EBU	Debt Service Assessment	Total Assessments <sup>(1)</sup>
008-010-04	1	3	1.0	\$47.01	1.0	\$52.78	\$99.79
008-010-05	2	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-58	3M	3	0.0	\$0.00	0.0	\$0.00	0.00
008-010-14	5	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-16	6	3	9.24	\$434.37	9.25	\$488.22	922.59
008-010-19	7	3	1.5	\$70.52	1.5	\$79.17	149.69
008-010-20	8	3	1.5	\$70.52	1.5	\$79.17	149.69
008-010-21	9	3	1.5	\$70.52	1.5	\$79.17	149.69
008-010-22	10	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-26	11	2	1.0	\$47.01	1.0	\$52.78	99.79
008-010-27	12	2	1.0	\$47.01	1.0	\$52.78	99.79
008-010-28	13	2	1.5	\$70.52	1.5	\$79.17	149.69
008-010-31	14	2	2.25	\$105.77	2.25	\$118.76	224.53
008-010-34	15	3	17.56	\$825.50	17.56	\$926.82	1752.31
008-010-35	16	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-36	17	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-57	18M		1.0	\$47.01	1.0	\$52.78	99.79
008-010-43	21	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-45	22	3	0.0	\$0.00	0.0	\$0.00	0.00
008-010-46	23	3	1.5	\$70.52	0.0	\$0.00	70.52
008-010-47	24	3	1.5	\$70.52	1.5	\$79.17	149.69
008-010-48	25	3	1.5	\$70.52	1.5	\$79.17	149.69
008-010-49	26	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-50	27	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-51	28	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-52	29	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-53	30	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-55	31	3	1.0	\$47.01	1.0	\$52.78	99.79
008-010-56	32	3	1.0	\$47.01	1.0	\$52.78	99.79
008-140-01	33	2	1.0	\$47.01	1.0	\$52.78	99.79
008-140-02	34	2	1.0	\$47.01	1.0	\$52.78	99.79
008-140-03	35	2	1.0	\$47.01	1.0	\$52.78	99.79
008-140-04	36	2	1.0	\$47.01	1.0	\$52.78	99.79
008-140-05	37	2	1.0	\$47.01	1.0	\$52.78	99.79
008-140-06	38	2	1.0	\$47.01	1.0	\$52.78	99.79
009-031-09	39	6	5.32	\$250.09	5.32	\$280.79	530.88
009-031-11	40	6	0.0	\$0.00	0.0	\$0.00	0.00
009-031-12	41	6	34.18	\$1,606.80	34.17	\$1,803.49	3410.29

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

009-031-13	42	4	0.0	\$0.00	0.0	\$0.00	0.00
009-031-14	43	3	0.0	\$0.00	0.0	\$0.00	0.00
009-041-03	44	6	0.0	\$0.00	0.0	\$0.00	0.00
009-041-04	45	6	1.0	\$47.01	1.0	\$52.78	99.79
009-041-06	46	6	1.0	\$47.01	1.0	\$52.78	99.79
009-041-07	47	6	1.0	\$47.01	1.0	\$52.78	99.79
009-041-08	48	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-01	49	6	1.0	\$47.01	0.0	\$0.00	47.01
009-042-02	50	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-03	51	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-07	52	6	0.0	\$0.00	0.0	\$0.00	0.00
009-042-08	53	6	1.0	\$47.01	0.0	\$0.00	47.01
009-042-09	54	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-10	55	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-11	56	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-12	57	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-13	58	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-14	59	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-15	60	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-16	61	6	1.0	\$47.01	0.0	\$0.00	47.01
009-042-17	62	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-18	63	6	1.0	\$47.01	1.0	\$52.78	99.79
009-042-21	65M	6	1.0	\$47.01	1.0	\$52.78	99.79
009-051-01	66	6	1.0	\$47.01	1.0	\$52.78	99.79
009-051-02	67	6	1.0	\$47.01	1.0	\$52.78	99.79
009-051-03	68	6	0.0	\$0.00	0.0	\$0.00	0.00
009-051-04	69	6	0.0	\$0.00	0.0	\$0.00	0.00
009-051-05	70	6	0.0	\$0.00	0.0	\$0.00	0.00
009-051-06	71	6	0.0	\$0.00	0.0	\$0.00	0.00
009-051-07	72	6	0.0	\$0.00	0.0	\$0.00	0.00
009-051-08	73	6	1.0	\$47.01	0.0	\$0.00	47.01
009-052-01	74	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-02	75	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-03	76	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-04	77	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-05	78	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-06	79	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-07	80	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-08	81	6	0.0	\$0.00	0.0	\$0.00	0.00
009-052-09	82	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-10	83	6	1.0	\$47.01	0.0	\$0.00	47.01
009-052-11	84	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-12	85	6	1.0	\$47.01	0.0	\$0.00	47.01

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

009-052-13	86	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-14	87	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-15	88	6	1.0	\$47.01	1.0	\$52.78	99.79
009-052-16	89	6	1.0	\$47.01	1.0	\$52.78	99.79
009-061-01	90	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-02	91	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-03	92	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-04	93	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-05	94	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-06	95	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-07	96	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-08	97	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-09	98	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-10	99	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-11	100	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-12	101	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-13	102	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-14	103	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-15	104	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-16	105	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-17	106	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-18	107	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-19	108	3	1.0	\$47.01	0.0	\$0.00	47.01
009-061-20	109	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-21	110	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-22	111	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-23	112	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-24	113	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-25	114	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-26	115	3	1.0	\$47.01	0.0	\$0.00	47.01
009-061-27	116	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-28	117	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-29	118	3	1.0	\$47.01	0.0	\$0.00	47.01
009-061-30	119	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-31	120	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-32	121	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-33	122	3	1.0	\$47.01	1.0	\$52.78	99.79
009-061-34	123	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-01	124	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-02	125	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-03	126	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-04	127	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-05	128	3	1.0	\$47.01	1.0	\$52.78	99.79



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

009-181-06	129	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-07	130	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-08	131	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-09	132	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-10	133	3	1.0	\$47.01	0.0	\$0.00	47.01
009-181-11	134	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-12	135	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-13	136	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-14	137	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-15	138	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-16	139	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-17	140	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-18	141	3	1.0	\$47.01	1.0	\$52.78	99.79
009-181-19	142	3	0.0	\$0.00	0.0	\$0.00	0.00
014-042-05	143	5	1.0	\$47.01	1.0	\$52.78	99.79
014-042-06	144	5	0.0	\$0.00	0.0	\$0.00	0.00
014-042-17	145	4	0.0	\$0.00	0.0	\$0.00	0.00
014-042-18	146	4	1.0	\$47.01	1.0	\$52.78	99.79
014-042-19	147	4	0.0	\$0.00	0.0	\$0.00	0.00
014-042-20	148	4	1.0	\$47.01	1.0	\$52.78	99.79
014-042-22	149	4	1.0	\$47.01	1.0	\$52.78	99.79
014-042-26	150	4	1.0	\$47.01	1.0	\$52.78	99.79
014-042-27	151	4	0.0	\$0.00	0.0	\$0.00	0.00
014-072-04	152	4	1.0	\$47.01	1.0	\$52.78	99.79
014-072-20	153	4	1.0	\$47.01	1.0	\$52.78	99.79
014-072-21	154	2	1.0	\$47.01	1.0	\$52.78	99.79
014-072-33	155	4	1.0	\$47.01	1.0	\$52.78	99.79
014-072-34	156	4	0.0	\$0.00	0.0	\$0.00	0.00
014-073-05	157	4	1.0	\$47.01	1.0	\$52.78	99.79
014-073-06	158	4	0.0	\$0.00	0.0	\$0.00	0.00
014-073-07	159	4	1.0	\$47.01	1.0	\$52.78	99.79
014-073-08	160	4	0.0	\$0.00	0.0	\$0.00	0.00
014-073-09	161	4	1.0	\$47.01	1.0	\$52.78	99.79
014-073-10	162	4	0.0	\$0.00	0.0	\$0.00	0.00
014-101-09	163	2	16.0	\$752.16	0.0	\$0.00	0.00
014-101-11	164	2	0.76	\$35.73	0.0	\$0.00	0.00
014-111-01	165	2	1.0	\$47.01	1.0	\$52.78	99.79
014-111-02	166	2	1.0	\$47.01	1.0	\$52.78	99.79
014-111-03	167	2	1.0	\$47.01	1.0	\$52.78	99.79
014-111-14	168	2	1.0	\$47.01	1.0	\$52.78	99.79
014-111-15	169	2	1.0	\$47.01	1.0	\$52.78	99.79
014-111-17	170	2	1.0	\$47.01	1.0	\$52.78	99.79
014-111-21	171	2	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

014-111-34	172	2	1.0	\$47.01	1.0	\$52.78	99.79
014-151-11	174	2	1.0	\$47.01	1.0	\$52.78	99.79
014-151-12	175	2	0.0	\$0.00	0.0	\$0.00	0.00
014-151-17	176	2	20.02	\$941.14	20.02	\$1,056.66	1997.80
014-161-02	177	2	5.16	\$242.57	5.18	\$273.40	515.97
014-161-07	178	2	1.0	\$47.01	1.0	\$52.78	99.79
014-161-34	179M	#N/A	1.5	\$70.52	0.0	\$0.00	70.52
014-161-19	181	2	1.5	\$70.52	0.0	\$0.00	70.52
014-161-20	182	2	1.56	\$73.34	1.57	\$82.86	156.20
014-161-21	183	2	1.5	\$70.52	1.5	\$79.17	149.69
014-161-28	184	2	3.28	\$154.19	3.26	\$172.06	326.26
014-161-30	185	2	5.0	\$235.05	5.0	\$263.90	498.95
014-161-32	186	2	4.08	\$191.80	4.07	\$214.81	406.62
014-161-33	187	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-01	188	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-02	189	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-03	190	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-04	191	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-19	192	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-20	193	2	0.0	\$0.00	0.0	\$0.00	0.00
014-171-21	194	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-27	195	2	4.375	\$205.67	4.38	\$231.18	436.85
014-171-28	196	2	1.5	\$70.52	1.5	\$79.17	149.69
014-171-29	197	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-30	198	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-32	199	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-33	200	2	1.0	\$47.01	1.0	\$52.78	99.79
014-171-36	201	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-04	202	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-05	203	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-06	204	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-07	205	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-08	206	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-09	207	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-10	208	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-11	209	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-12	210	2	0.0	\$0.00	0.0	\$0.00	0.00
014-172-13	211	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-19	212M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
014-172-16	214	2	1.0	\$47.01	1.0	\$52.78	99.79
014-172-17	215	2	1.0	\$47.01	0.0	\$0.00	47.01
014-172-18	216	2	1.0	\$47.01	1.0	\$52.78	99.79
014-173-01	217	2	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

014-173-02	218	2	1.0	\$47.01	1.0	\$52.78	99.79
014-173-03	219	2	1.0	\$47.01	1.0	\$52.78	99.79
014-173-04	220	2	1.0	\$47.01	1.0	\$52.78	99.79
014-173-05	221	2	1.0	\$47.01	1.0	\$52.78	99.79
014-173-15	222	2	0.0	\$0.00	0.0	\$0.00	0.00
014-173-16	223	2	1.0	\$47.01	1.0	\$52.78	99.79
014-173-17	224	2	1.0	\$47.01	1.0	\$52.78	99.79
014-173-18	225	2	1.0	\$47.01	1.0	\$52.78	99.79
015-231-12	226	5	1.0	\$47.01	1.0	\$52.78	99.79
015-231-13	227	5	1.0	\$47.01	1.0	\$52.78	99.79
015-231-18	228	5	1.0	\$47.01	1.0	\$52.78	99.79
015-231-19	229	5	1.0	\$47.01	1.0	\$52.78	99.79
015-241-01	230	9	1.0	\$47.01	1.0	\$52.78	99.79
015-241-02	231	9	1.0	\$47.01	1.0	\$52.78	99.79
015-241-03	232	9	0.0	\$0.00	0.0	\$0.00	0.00
015-241-04	233	9	1.0	\$47.01	1.0	\$52.78	99.79
015-241-05	234	9	0.0	\$0.00	0.0	\$0.00	0.00
015-241-21	235M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
015-241-07	236	9	1.0	\$47.01	1.0	\$52.78	99.79
015-241-12	237	9	1.0	\$47.01	1.0	\$52.78	99.79
015-241-14	238	9	0.0	\$0.00	0.0	\$0.00	0.00
015-241-22	239M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
015-241-17	241	9	1.0	\$47.01	1.0	\$52.78	99.79
015-241-18	242	9	1.0	\$47.01	1.0	\$52.78	99.79
016-011-01	243	9	1.0	\$47.01	1.0	\$52.78	99.79
016-011-05	244	9	1.0	\$47.01	0.0	\$0.00	47.01
016-011-08	245	10	1.0	\$47.01	0.0	\$0.00	47.01
016-011-10	246	9	1.0	\$47.01	0.0	\$0.00	47.01
016-011-11	247	9	1.0	\$47.01	1.0	\$52.78	99.79
016-011-12	248	9	1.0	\$47.01	0.0	\$0.00	47.01
016-011-13	249	9	1.0	\$47.01	1.0	\$52.78	99.79
016-011-14	250	9	1.0	\$47.01	1.0	\$52.78	99.79
016-011-15	251	9	1.0	\$47.01	0.0	\$0.00	47.01
016-011-18	252	9	1.0	\$47.01	1.0	\$52.78	99.79
016-011-19	253	9	1.0	\$47.01	1.0	\$52.78	99.79
016-011-20	254	9	1.0	\$47.01	1.0	\$52.78	99.79
016-011-21	255	10	1.0	\$47.01	1.0	\$52.78	99.79
016-011-23	256	9	1.0	\$47.01	0.0	\$0.00	47.01
016-011-24	257	10	1.0	\$47.01	1.0	\$52.78	99.79
016-011-28	258	10	1.0	\$47.01	1.0	\$52.78	99.79
016-011-29	259	10	1.0	\$47.01	1.0	\$52.78	99.79
016-011-30	260	9	1.0	\$47.01	1.0	\$52.78	99.79
016-012-03	261	9	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-012-05	262	10	1.0	\$47.01	0.0	\$0.00	47.01
016-012-12	263	10	1.0	\$47.01	0.0	\$0.00	47.01
016-012-13	264	10	1.0	\$47.01	1.0	\$52.78	99.79
016-012-14	265	10	0.0	\$0.00	0.0	\$0.00	0.00
016-012-16	266	12	1.0	\$47.01	1.0	\$52.78	99.79
016-012-17	267	12	1.0	\$47.01	1.0	\$52.78	99.79
016-012-18	268	12	1.0	\$47.01	1.0	\$52.78	99.79
016-012-19	269	12	1.0	\$47.01	1.0	\$52.78	99.79
016-012-23	270	10	1.0	\$47.01	1.0	\$52.78	99.79
016-012-26	271	10	1.0	\$47.01	0.0	\$0.00	47.01
016-012-27	272	12	1.0	\$47.01	1.0	\$52.78	99.79
016-012-32	273	10	1.0	\$47.01	1.0	\$52.78	99.79
016-012-33	274	10	1.0	\$47.01	1.0	\$52.78	99.79
016-012-34	275	10	0.0	\$0.00	0.0	\$0.00	0.00
016-012-37	276	12	1.0	\$47.01	1.0	\$52.78	99.79
016-012-38	277	12	1.0	\$47.01	1.0	\$52.78	99.79
016-012-46	278	10	1.0	\$47.01	1.0	\$52.78	99.79
016-012-54	279	10	1.0	\$47.01	1.0	\$52.78	99.79
016-012-55	280	10	1.0	\$47.01	1.0	\$52.78	99.79
016-012-59	281	10	1.0	\$47.01	1.0	\$52.78	99.79
016-012-64	282	9	1.0	\$47.01	1.0	\$52.78	99.79
016-012-65	283	9	1.0	\$47.01	0.0	\$0.00	47.01
016-012-67	284	10	1.0	\$47.01	0.0	\$0.00	47.01
016-012-68	285	10	1.0	\$47.01	1.0	\$52.78	99.79
016-021-01	286	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-02	287	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-08	288	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-10	289	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-11	290	9	1.0	\$47.01	0.0	\$0.00	47.01
016-021-14	291	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-15	292	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-16	293	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-20	294	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-22	295	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-25	296	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-30	297	9	0.0	\$0.00	0.0	\$0.00	0.00
016-021-35	298	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-36	299	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-37	300	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-43	301	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-46	302	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-49	303	9	1.0	\$47.01	0.0	\$0.00	47.01
016-021-50	304	9	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-021-51	305	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-52	306	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-53	307	5	0.0	\$0.00	0.0	\$0.00	0.00
016-021-54	308	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-55	309	9	0.0	\$0.00	0.0	\$0.00	0.00
016-021-58	310	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-61	311	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-64	312	9	1.0	\$47.01	0.0	\$0.00	47.01
016-021-65	313	9	1.0	\$47.01	1.0	\$52.78	99.79
016-021-73	314	5	1.0	\$47.01	1.0	\$52.78	99.79
016-021-74	315	5	1.0	\$47.01	0.0	\$0.00	47.01
016-021-75	316	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-01	317	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-02	318	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-03	319	5	1.0	\$47.01	0.0	\$0.00	47.01
016-031-04	320	5	1.0	\$47.01	0.0	\$0.00	47.01
016-031-05	321	5	1.0	\$47.01	0.0	\$0.00	47.01
016-031-06	322	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-07	323	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-08	324	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-09	325	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-10	326	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-11	327	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-12	328	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-13	329	5	1.0	\$47.01	0.0	\$0.00	47.01
016-031-14	330	5	1.0	\$47.01	0.0	\$0.00	47.01
016-031-15	331	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-16	332	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-17	333	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-18	334	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-19	335	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-20	336	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-21	337	5	1.0	\$47.01	0.0	\$0.00	47.01
016-031-22	338	12	1.0	\$47.01	1.0	\$52.78	99.79
016-031-23	339	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-25	340	12	1.0	\$47.01	1.0	\$52.78	99.79
016-031-26	341	12	1.0	\$47.01	1.0	\$52.78	99.79
016-031-27	342	12	1.0	\$47.01	1.0	\$52.78	99.79
016-031-28	343	12	1.0	\$47.01	1.0	\$52.78	99.79
016-031-29	344	6	1.5	\$70.52	0.0	\$0.00	70.52
016-031-30	345	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-31	346	5	1.0	\$47.01	0.0	\$0.00	47.01
016-031-32	347	5	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-031-33	348	5	1.0	\$47.01	0.0	\$0.00	47.01
016-031-34	349	5	1.0	\$47.01	0.0	\$0.00	47.01
016-031-35	350	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-41	351M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-031-37	352	5	0.0	\$0.00	0.0	\$0.00	0.00
016-031-38	353	5	1.0	\$47.01	1.0	\$52.78	99.79
016-031-39	354	12	1.5	\$70.52	1.5	\$79.17	149.69
016-031-40	355	12	0.0	\$0.00	0.0	\$0.00	0.00
016-032-02	356	12	1.0	\$47.01	1.0	\$52.78	99.79
016-032-03	357	12	1.0	\$47.01	1.0	\$52.78	99.79
016-032-05	358	12	1.0	\$47.01	1.0	\$52.78	99.79
016-032-06	359	12	1.0	\$47.01	1.0	\$52.78	99.79
016-032-09	360	12	1.0	\$47.01	1.0	\$52.78	99.79
016-032-10	361	12	1.0	\$47.01	1.0	\$52.78	99.79
016-032-11	362	12	1.0	\$47.01	1.0	\$52.78	99.79
016-033-01	363	6	1.0	\$47.01	1.0	\$52.78	99.79
016-033-02	364	6	1.0	\$47.01	1.0	\$52.78	99.79
016-033-03	365	6	1.0	\$47.01	1.0	\$52.78	99.79
016-033-04	366	6	1.0	\$47.01	1.0	\$52.78	99.79
016-033-05	367	12	1.0	\$47.01	1.0	\$52.78	99.79
016-033-06	368	12	1.0	\$47.01	1.0	\$52.78	99.79
016-033-07	369	12	1.0	\$47.01	1.0	\$52.78	99.79
016-033-15	370	6	1.0	\$47.01	1.0	\$52.78	99.79
016-033-16	371	6	1.0	\$47.01	1.0	\$52.78	99.79
016-033-17	372	6	1.0	\$47.01	1.0	\$52.78	99.79
016-033-18	373	6	1.0	\$47.01	1.0	\$52.78	99.79
016-033-19	374	6	1.0	\$47.01	1.0	\$52.78	99.79
016-033-20	375	12	1.0	\$47.01	1.0	\$52.78	99.79
016-041-01	376	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-02	377	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-03	378	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-04	379	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-05	380	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-06	381	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-07	382M	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-96	383M	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
016-041-10	384	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-11	385	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-12	386	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-13	387	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-16	388	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-17	389	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-20	390	4	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-041-21	391	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-22	392	4	1.0	\$47.01	0.0	\$0.00	47.01
016-041-23	393	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-24	394	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-25	395	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-26	396	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-27	397	5	1.0	\$47.01	0.0	\$0.00	47.01
016-041-28	398	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-29	399	5	1.0	\$47.01	1.0	\$52.78	99.79
016-041-31	400	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-33	401	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-34	402	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-46	403	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-51	404	4	0.0	\$0.00	0.0	\$0.00	0.00
016-041-52	405	4	1.0	\$47.01	0.0	\$0.00	47.01
016-041-61	406	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-62	407	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-63	408	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-64	409	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-65	410	4	0.0	\$0.00	0.0	\$0.00	0.00
016-041-67	411	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-68	412	4	0.0	\$0.00	0.0	\$0.00	0.00
016-041-69	413	4	0.0	\$0.00	0.0	\$0.00	0.00
016-041-70	414	4	1.0	\$47.01	0.0	\$0.00	47.01
016-041-72	415	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-73	416	4	0.0	\$0.00	0.0	\$0.00	0.00
016-041-74	417	5	0.0	\$0.00	0.0	\$0.00	0.00
016-041-75	418	5	0.0	\$0.00	0.0	\$0.00	0.00
016-041-77	420	6	1.0	\$47.01	1.0	\$52.78	99.79
016-041-95	421M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-041-79	422	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-80	423	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-81	424	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-82	425	4	1.0	\$47.01	0.0	\$0.00	47.01
016-041-83	426	6	1.0	\$47.01	1.0	\$52.78	99.79
016-041-84	427	6	1.0	\$47.01	1.0	\$52.78	99.79
016-041-85	428	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-86	429	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-88	431	5	0.0	\$0.00	0.0	\$0.00	0.00
016-041-89	432	5	0.0	\$0.00	0.0	\$0.00	0.00
016-041-97	433M	4	1.0	\$47.01	0.0	\$0.00	47.01
016-041-93	435	4	1.0	\$47.01	1.0	\$52.78	99.79
016-041-94	436	4	0.0	\$0.00	0.0	\$0.00	0.00

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-051-05	437	3	0.0	\$0.00	0.0	\$0.00	0.00
016-051-06	438	3	0.0	\$0.00	0.0	\$0.00	0.00
016-052-02	439	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-03	440	4	0.0	\$0.00	0.0	\$0.00	0.00
016-052-04	441	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-05	442	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-06	443	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-07	444	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-08	445	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-09	446	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-13	447	3	1.0	\$47.01	1.0	\$52.78	99.79
016-052-15	448	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-18	449	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-20	450	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-21	451	3	1.0	\$47.01	1.0	\$52.78	99.79
016-052-22	452	3	1.0	\$47.01	1.0	\$52.78	99.79
016-052-23	453	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-24	454	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-25	455	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-26	456	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-27	457	3	1.0	\$47.01	1.0	\$52.78	99.79
016-052-28	458	4	1.0	\$47.01	1.0	\$52.78	99.79
016-052-29	459	4	1.0	\$47.01	1.0	\$52.78	99.79
016-053-01	460	4	1.0	\$47.01	1.0	\$52.78	99.79
016-053-02	461	4	1.0	\$47.01	1.0	\$52.78	99.79
016-053-03	462	4	1.0	\$47.01	1.0	\$52.78	99.79
016-053-06	463	4	1.0	\$47.01	0.0	\$0.00	47.01
016-053-07	464	4	1.0	\$47.01	1.0	\$52.78	99.79
016-053-08	465	4	1.0	\$47.01	1.0	\$52.78	99.79
016-053-09	466	3	1.0	\$47.01	1.0	\$52.78	99.79
016-053-10	467	3	1.0	\$47.01	1.0	\$52.78	99.79
016-053-12	468	3	1.0	\$47.01	1.0	\$52.78	99.79
016-054-02	469	4	1.0	\$47.01	1.0	\$52.78	99.79
016-054-08	470	4	1.0	\$47.01	1.0	\$52.78	99.79
016-054-10	471	4	1.0	\$47.01	1.0	\$52.78	99.79
016-054-12	472	4	1.0	\$47.01	0.0	\$0.00	47.01
016-054-13	473	4	1.0	\$47.01	1.0	\$52.78	99.79
016-054-14	474	4	0.0	\$0.00	0.0	\$0.00	0.00
016-054-15	475	4	1.0	\$47.01	1.0	\$52.78	99.79
016-054-16	476	4	1.0	\$47.01	1.0	\$52.78	99.79
016-054-17	477	4	1.0	\$47.01	1.0	\$52.78	99.79
016-054-18	478	4	1.0	\$47.01	1.0	\$52.78	99.79
016-054-19	479	4	1.0	\$47.01	1.0	\$52.78	99.79



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-054-24	480	3	0.0	\$0.00	0.0	\$0.00	0.00
016-054-25	481	3	1.0	\$47.01	1.0	\$52.78	99.79
016-061-01	482	2	1.0	\$47.01	1.0	\$52.78	99.79
016-062-01	483	2	1.0	\$47.01	1.0	\$52.78	99.79
016-062-02	484	2	1.0	\$47.01	1.0	\$52.78	99.79
016-062-03	485	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-01	486	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-02	487	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-03	488	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-04	489	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-08	490	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-09	491	2	1.0	\$47.01	0.0	\$0.00	47.01
016-064-10	492	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-13	493	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-14	494	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-15	495	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-16	496	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-17	497	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-18	498	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-19	499	3	1.0	\$47.01	0.0	\$0.00	47.01
016-064-20	500	3	1.0	\$47.01	0.0	\$0.00	47.01
016-064-21	501	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-22	502	3	1.0	\$47.01	0.0	\$0.00	47.01
016-064-23	503	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-24	504	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-25	505	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-26	506	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-27	507	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-28	508	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-29	509	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-30	510	2	1.0	\$47.01	0.0	\$0.00	47.01
016-064-31	511	2	1.0	\$47.01	0.0	\$0.00	47.01
016-064-32	512	2	1.0	\$47.01	0.0	\$0.00	47.01
016-064-33	513	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-34	514	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-35	515	2	0.0	\$0.00	0.0	\$0.00	0.00
016-064-36	516	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-37	517	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-38	518	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-39	519	2	1.0	\$47.01	0.0	\$0.00	47.01
016-064-40	520	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-41	521	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-42	522	2	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

016-064-43	523	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-44	524	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-45	525	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-46	526	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-47	527	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-48	528	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-49	529	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-50	530	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-51	531	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-52	532	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-53	533	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-54	534	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-55	535	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-56	536	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-57	537	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-58	538	2	1.0	\$47.01	0.0	\$0.00	47.01
016-064-59	539	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-60	540	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-61	541	2	1.0	\$47.01	1.0	\$52.78	99.79
016-064-68	542	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-69	543	3	1.0	\$47.01	1.0	\$52.78	99.79
016-064-70	544	2	1.0	\$47.01	1.0	\$52.78	99.79
016-091-12	550	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-13	551	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-14	552	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-15	553	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-16	554	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-17	555	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-18	556	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-23	557	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-25	558	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-26	559	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-27	560	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-34	561	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-35	562	13	0.0	\$0.00	0.0	\$0.00	0.00
016-091-36	563	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-37	564	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-38	565	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-39	566	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-40	567	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-41	568	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-63	569M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-091-47	570	13	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-091-48	571	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-50	572	13	0.0	\$0.00	0.0	\$0.00	0.00
016-091-51	573	13	0.0	\$0.00	0.0	\$0.00	0.00
016-091-52	574	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-54	575	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-55	576	13	0.0	\$0.00	0.0	\$0.00	0.00
016-091-58	577	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-60	578	13	1.0	\$47.01	1.0	\$52.78	99.79
016-091-62	580	13	1.0	\$47.01	1.0	\$52.78	99.79
016-092-01	581	13	1.0	\$47.01	1.0	\$52.78	99.79
016-092-02	582	13	1.0	\$47.01	0.0	\$0.00	47.01
016-093-01	583	13	1.0	\$47.01	1.0	\$52.78	99.79
016-093-02	584	13	1.0	\$47.01	1.0	\$52.78	99.79
016-093-04	585	13	0.0	\$0.00	0.0	\$0.00	0.00
016-093-05	586	13	1.0	\$47.01	1.0	\$52.78	99.79
016-094-01	587	8	1.0	\$47.01	1.0	\$52.78	99.79
016-094-02	588	8	1.0	\$47.01	1.0	\$52.78	99.79
016-094-04	589	13	1.0	\$47.01	1.0	\$52.78	99.79
016-094-05	590	13	1.0	\$47.01	1.0	\$52.78	99.79
016-101-12	591	12	1.0	\$47.01	1.0	\$52.78	99.79
016-101-13	592	11	1.0	\$47.01	1.0	\$52.78	99.79
016-101-15	593	11	0.0	\$0.00	0.0	\$0.00	0.00
016-101-16	594	11	1.0	\$47.01	1.0	\$52.78	99.79
016-101-23	595	10	1.0	\$47.01	1.0	\$52.78	99.79
016-101-28	596	11	1.0	\$47.01	1.0	\$52.78	99.79
016-101-30	597	10	1.0	\$47.01	1.0	\$52.78	99.79
016-101-32	598	10	1.0	\$47.01	1.0	\$52.78	99.79
016-101-33	599	10	1.0	\$47.01	1.0	\$52.78	99.79
016-101-34	600	11	1.0	\$47.01	1.0	\$52.78	99.79
016-101-35	601	11	0.0	\$0.00	0.0	\$0.00	0.00
016-101-36	602	12	1.0	\$47.01	1.0	\$52.78	99.79
016-102-02	603	11	1.0	\$47.01	1.0	\$52.78	99.79
016-102-03	604	11	1.0	\$47.01	0.0	\$0.00	47.01
016-102-04	605	12	1.0	\$47.01	1.0	\$52.78	99.79
016-102-05	606	12	1.0	\$47.01	1.0	\$52.78	99.79
016-102-06	607	12	1.0	\$47.01	0.0	\$0.00	47.01
016-102-07	608	12	1.0	\$47.01	1.0	\$52.78	99.79
016-102-09	609	12	1.0	\$47.01	1.0	\$52.78	99.79
016-102-10	610	12	1.0	\$47.01	1.0	\$52.78	99.79
016-102-12	611	12	0.0	\$0.00	0.0	\$0.00	0.00
016-102-13	612	12	1.0	\$47.01	1.0	\$52.78	99.79
016-102-16	613	11	0.0	\$0.00	0.0	\$0.00	0.00
016-102-17	614	12	1.0	\$47.01	0.0	\$0.00	47.01

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-102-18	615	11	1.0	\$47.01	1.0	\$52.78	99.79
016-111-29	616M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-111-04	618	12	1.0	\$47.01	0.0	\$0.00	47.01
016-111-07	619	12	1.0	\$47.01	1.0	\$52.78	99.79
016-111-08	620	11	1.0	\$47.01	1.0	\$52.78	99.79
016-111-09	621	11	1.0	\$47.01	1.0	\$52.78	99.79
016-111-10	622	11	0.0	\$0.00	0.0	\$0.00	0.00
016-111-11	623	11	1.0	\$47.01	1.0	\$52.78	99.79
016-111-14	624	12	1.0	\$47.01	0.0	\$0.00	47.01
016-111-15	625	12	1.0	\$47.01	1.0	\$52.78	99.79
016-111-16	626	11	1.0	\$47.01	1.0	\$52.78	99.79
016-111-18	627	11	1.0	\$47.01	1.0	\$52.78	99.79
016-111-19	628	11	0.0	\$0.00	0.0	\$0.00	0.00
016-111-24	629	12	1.0	\$47.01	0.0	\$0.00	47.01
016-111-30	630M	12	1.0	\$47.01	1.0	\$52.78	99.79
016-111-26	631	12	1.0	\$47.01	1.0	\$52.78	99.79
016-111-28	633	12	1.0	\$47.01	1.0	\$52.78	99.79
016-112-01	634	12	1.0	\$47.01	1.0	\$52.78	99.79
016-112-02	635	12	1.0	\$47.01	1.0	\$52.78	99.79
016-112-03	636	12	1.0	\$47.01	0.0	\$0.00	47.01
016-112-04	637	12	1.0	\$47.01	1.0	\$52.78	99.79
016-112-05	638	12	1.0	\$47.01	1.0	\$52.78	99.79
016-112-06	639	12	1.0	\$47.01	1.0	\$52.78	99.79
016-112-07	640	12	1.0	\$47.01	1.0	\$52.78	99.79
016-112-09	641	12	1.0	\$47.01	1.0	\$52.78	99.79
016-112-11	642	12	1.0	\$47.01	1.0	\$52.78	99.79
016-112-16	643	13	0.0	\$0.00	0.0	\$0.00	0.00
016-112-17	644	13	1.0	\$47.01	1.0	\$52.78	99.79
016-113-01	645	12	1.0	\$47.01	1.0	\$52.78	99.79
016-113-02	646	12	1.0	\$47.01	0.0	\$0.00	47.01
016-113-03	647	12	1.0	\$47.01	1.0	\$52.78	99.79
016-113-04	648	11	1.0	\$47.01	1.0	\$52.78	99.79
016-113-05	649	11	1.0	\$47.01	1.0	\$52.78	99.79
016-113-06	650	11	1.0	\$47.01	0.0	\$0.00	47.01
016-113-07	651	11	1.0	\$47.01	1.0	\$52.78	99.79
016-113-11	652	12	1.0	\$47.01	1.0	\$52.78	99.79
016-113-12	653	12	1.0	\$47.01	1.0	\$52.78	99.79
016-113-13	654	12	1.0	\$47.01	1.0	\$52.78	99.79
016-113-14	655	12	1.0	\$47.01	1.0	\$52.78	99.79
016-113-15	656	12	1.0	\$47.01	1.0	\$52.78	99.79
016-113-20	657	11	1.0	\$47.01	1.0	\$52.78	99.79
016-114-01	658	12	1.0	\$47.01	0.0	\$0.00	47.01
016-121-04	659	13	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-121-06	660	12	1.0	\$47.01	1.0	\$52.78	99.79
016-121-07	661	12	1.0	\$47.01	1.0	\$52.78	99.79
016-121-08	662	13	1.0	\$47.01	0.0	\$0.00	47.01
016-121-10	663	13	1.0	\$47.01	1.0	\$52.78	99.79
016-121-11	664	13	1.0	\$47.01	1.0	\$52.78	99.79
016-121-12	665	12	1.0	\$47.01	0.0	\$0.00	47.01
016-121-17	666	13	1.0	\$47.01	0.0	\$0.00	47.01
016-121-18	667	13	1.0	\$47.01	1.0	\$52.78	99.79
016-122-01	668	8	1.0	\$47.01	1.0	\$52.78	99.79
016-122-02	669	8	1.0	\$47.01	1.0	\$52.78	99.79
016-122-03	670	8	1.0	\$47.01	1.0	\$52.78	99.79
016-122-04	671	13	1.0	\$47.01	1.0	\$52.78	99.79
016-122-05	672	13	1.0	\$47.01	1.0	\$52.78	99.79
016-122-06	673	13	1.0	\$47.01	0.0	\$0.00	47.01
016-122-07	674	13	1.0	\$47.01	1.0	\$52.78	99.79
016-122-08	675	13	1.0	\$47.01	1.0	\$52.78	99.79
016-122-09	676	13	1.0	\$47.01	1.0	\$52.78	99.79
016-122-11	677	13	1.0	\$47.01	0.0	\$0.00	47.01
016-131-02	678	12	1.0	\$47.01	1.0	\$52.78	99.79
016-131-03	679	12	1.0	\$47.01	1.0	\$52.78	99.79
016-131-04	680	12	1.0	\$47.01	1.0	\$52.78	99.79
016-131-09	681	12	0.0	\$0.00	0.0	\$0.00	0.00
016-131-10	682	12	1.0	\$47.01	1.0	\$52.78	99.79
016-131-11	683	12	1.0	\$47.01	1.0	\$52.78	99.79
016-131-13	684	12	0.0	\$0.00	0.0	\$0.00	0.00
016-131-14	685	12	1.0	\$47.01	1.0	\$52.78	99.79
016-132-01	686	12	1.0	\$47.01	1.0	\$52.78	99.79
016-132-02	687	12	1.0	\$47.01	1.0	\$52.78	99.79
016-132-03	688	12	1.0	\$47.01	1.0	\$52.78	99.79
016-132-04	689	12	1.0	\$47.01	0.0	\$0.00	47.01
016-132-09	690	12	1.0	\$47.01	1.0	\$52.78	99.79
016-132-10	691	12	1.0	\$47.01	0.0	\$0.00	47.01
016-132-11	692	12	1.0	\$47.01	0.0	\$0.00	47.01
016-132-13	693	12	1.0	\$47.01	1.0	\$52.78	99.79
016-132-14	694	12	1.0	\$47.01	1.0	\$52.78	99.79
016-132-15	695	12	1.0	\$47.01	1.0	\$52.78	99.79
016-133-01	696	12	1.0	\$47.01	1.0	\$52.78	99.79
016-133-02	697	12	1.0	\$47.01	1.0	\$52.78	99.79
016-133-03	698	12	1.0	\$47.01	1.0	\$52.78	99.79
016-133-04	699	12	1.0	\$47.01	1.0	\$52.78	99.79
016-133-05	700	12	1.0	\$47.01	1.0	\$52.78	99.79
016-133-06	701	12	1.0	\$47.01	1.0	\$52.78	99.79
016-133-07	702	12	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-133-08	703	12	1.0	\$47.01	1.0	\$52.78	99.79
016-134-02	704	12	1.0	\$47.01	1.0	\$52.78	99.79
016-134-03	705	12	1.0	\$47.01	1.0	\$52.78	99.79
016-134-04	706	12	1.0	\$47.01	0.0	\$0.00	47.01
016-134-05	707	12	1.0	\$47.01	0.0	\$0.00	47.01
016-134-06	708	12	1.0	\$47.01	1.0	\$52.78	99.79
016-134-07	709	12	1.0	\$47.01	1.0	\$52.78	99.79
016-134-09	710	12	1.0	\$47.01	1.0	\$52.78	99.79
016-134-12	711	12	1.0	\$47.01	1.0	\$52.78	99.79
016-141-01	712	12	1.0	\$47.01	1.0	\$52.78	99.79
016-141-02	713	12	1.0	\$47.01	1.0	\$52.78	99.79
016-141-03	714	12	1.0	\$47.01	1.0	\$52.78	99.79
016-141-04	715	12	1.0	\$47.01	1.0	\$52.78	99.79
016-141-05	716	12	1.0	\$47.01	1.0	\$52.78	99.79
016-141-09	717	8	1.0	\$47.01	1.0	\$52.78	99.79
016-141-10	718	8	1.0	\$47.01	1.0	\$52.78	99.79
016-141-11	719	8	1.0	\$47.01	1.0	\$52.78	99.79
016-141-12	720	12	1.0	\$47.01	0.0	\$0.00	47.01
016-141-13	721	12	1.0	\$47.01	0.0	\$0.00	47.01
016-141-14	722	12	1.0	\$47.01	0.0	\$0.00	47.01
016-141-15	723	12	1.0	\$47.01	1.0	\$52.78	99.79
016-141-18	724	8	1.0	\$47.01	1.0	\$52.78	99.79
016-141-21	725	8	1.0	\$47.01	1.0	\$52.78	99.79
016-141-22	726	8	1.0	\$47.01	1.0	\$52.78	99.79
016-141-24	727	8	1.0	\$47.01	1.0	\$52.78	99.79
016-142-03	728	8	1.0	\$47.01	1.0	\$52.78	99.79
016-142-04	729	8	1.0	\$47.01	1.0	\$52.78	99.79
016-142-05	730	12	1.0	\$47.01	1.0	\$52.78	99.79
016-142-11	731	12	1.0	\$47.01	1.0	\$52.78	99.79
016-142-12	732	12	1.0	\$47.01	1.0	\$52.78	99.79
016-142-13	733	12	1.0	\$47.01	1.0	\$52.78	99.79
016-142-15	734	8	1.0	\$47.01	1.0	\$52.78	99.79
016-142-16	735	8	1.0	\$47.01	1.0	\$52.78	99.79
016-142-17	736	12	1.0	\$47.01	1.0	\$52.78	99.79
016-142-18	737	12	1.0	\$47.01	1.0	\$52.78	99.79
016-142-19	738	12	1.0	\$47.01	0.0	\$0.00	47.01
016-142-20	739	12	1.0	\$47.01	1.0	\$52.78	99.79
016-142-25	740M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-142-23	741	12	1.0	\$47.01	1.0	\$52.78	99.79
016-151-01	743	8	1.0	\$47.01	1.0	\$52.78	99.79
016-151-03	744	8	1.0	\$47.01	1.0	\$52.78	99.79
016-151-04	745	8	1.0	\$47.01	1.0	\$52.78	99.79
016-151-05	746	8	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-151-06	747	8	1.0	\$47.01	0.0	\$0.00	47.01
016-151-07	748	8	1.0	\$47.01	1.0	\$52.78	99.79
016-151-08	749	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-01	750	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-02	751	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-03	752	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-04	753	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-05	754	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-06	755	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-07	756	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-08	757	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-09	758	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-10	759	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-13	760	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-14	761	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-15	762	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-16	763	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-17	764	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-18	765	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-19	766	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-20	767	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-21	768	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-22	769	8	1.0	\$47.01	1.0	\$52.78	99.79
016-152-23	770	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-01	771	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-02	772	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-03	773	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-04	774	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-05	775	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-06	776	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-07	777	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-08	778	8	1.0	\$47.01	0.0	\$0.00	47.01
016-153-09	779	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-10	780	8	1.0	\$47.01	1.0	\$52.78	99.79
016-153-11	781	8	1.0	\$47.01	0.0	\$0.00	47.01
016-154-04	782	8	1.0	\$47.01	1.0	\$52.78	99.79
016-154-05	783	8	1.0	\$47.01	1.0	\$52.78	99.79
016-154-06	784	8	1.0	\$47.01	1.0	\$52.78	99.79
016-154-07	785	8	1.0	\$47.01	1.0	\$52.78	99.79
016-154-08	786	8	1.0	\$47.01	1.0	\$52.78	99.79
016-161-01	787	8	1.0	\$47.01	1.0	\$52.78	99.79
016-161-55	788M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-161-07	789	12	1.0	\$47.01	0.0	\$0.00	47.01

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-161-15	790	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-16	791	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-17	792	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-18	793	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-19	794	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-20	795	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-21	796	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-22	797	8	1.0	\$47.01	1.0	\$52.78	99.79
016-161-27	798	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-28	799	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-29	800	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-34	801	12	0.0	\$0.00	0.0	\$0.00	0.00
016-161-36	802	12	0.0	\$0.00	0.0	\$0.00	0.00
016-161-39	803	8	0.0	\$0.00	0.0	\$0.00	0.00
016-161-42	805	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-46	806	12	0.0	\$0.00	0.0	\$0.00	0.00
016-161-48	807	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-49	808	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-50	809	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-51	810	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-52	811	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-53	812	12	1.0	\$47.01	1.0	\$52.78	99.79
016-161-54	813	12	1.0	\$47.01	1.0	\$52.78	99.79
016-162-01	814	12	0.0	\$0.00	0.0	\$0.00	0.00
016-162-02	815	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-01	816	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-02	817	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-03	818	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-04	819	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-05	820	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-06	821	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-07	822	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-08	823	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-09	824	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-10	825	12	1.0	\$47.01	0.0	\$0.00	47.01
016-163-11	826	12	1.0	\$47.01	0.0	\$0.00	47.01
016-163-12	827	12	1.0	\$47.01	1.0	\$52.78	99.79
016-163-13	828	12	1.0	\$47.01	1.0	\$52.78	99.79
016-172-01	829	8	1.0	\$47.01	0.0	\$0.00	47.01
016-172-02	830	8	0.0	\$0.00	0.0	\$0.00	0.00
016-173-01	831	8	1.0	\$47.01	1.0	\$52.78	99.79
016-173-02	832	8	1.0	\$47.01	0.0	\$0.00	47.01
016-173-03	833	8	1.0	\$47.01	1.0	\$52.78	99.79



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-173-04	834	8	1.0	\$47.01	1.0	\$52.78	99.79
016-173-05	835	8	1.0	\$47.01	0.0	\$0.00	47.01
016-173-06	836	8	1.0	\$47.01	1.0	\$52.78	99.79
016-173-07	837	8	1.0	\$47.01	0.0	\$0.00	47.01
016-173-08	838	8	1.0	\$47.01	1.0	\$52.78	99.79
016-173-09	839	8	1.0	\$47.01	1.0	\$52.78	99.79
016-173-10	840	8	1.0	\$47.01	1.0	\$52.78	99.79
016-173-11	841	8	1.0	\$47.01	1.0	\$52.78	99.79
016-173-12	842	8	1.0	\$47.01	1.0	\$52.78	99.79
016-173-13	843	8	1.0	\$47.01	1.0	\$52.78	99.79
016-173-14	844	8	1.0	\$47.01	0.0	\$0.00	47.01
016-173-15	845	8	0.0	\$0.00	0.0	\$0.00	0.00
016-174-01	846	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-02	847	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-03	848	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-04	849	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-05	850	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-06	851	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-07	852	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-08	853	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-09	854	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-10	855	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-11	856	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-12	857	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-13	858	8	1.0	\$47.01	0.0	\$0.00	47.01
016-174-14	859	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-15	860	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-16	861	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-17	862	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-18	863	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-19	864	8	1.0	\$47.01	1.0	\$52.78	99.79
016-174-20	865	8	1.0	\$47.01	1.0	\$52.78	99.79
016-175-01	866	8	1.0	\$47.01	1.0	\$52.78	99.79
016-175-02	867	8	1.0	\$47.01	1.0	\$52.78	99.79
016-175-03	868	8	1.0	\$47.01	0.0	\$0.00	47.01
016-181-01	869	13	1.0	\$47.01	1.0	\$52.78	99.79
016-181-02	870	13	1.0	\$47.01	1.0	\$52.78	99.79
016-181-06	871	8	1.0	\$47.01	1.0	\$52.78	99.79
016-181-10	872	13	1.0	\$47.01	1.0	\$52.78	99.79
016-181-12	873	8	1.0	\$47.01	1.0	\$52.78	99.79
016-181-15	874	8	1.0	\$47.01	1.0	\$52.78	99.79
016-181-16	875	8	1.0	\$47.01	1.0	\$52.78	99.79
016-181-17	876	8	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-181-18	877	13	1.0	\$47.01	1.0	\$52.78	99.79
016-181-19	878	13	1.0	\$47.01	1.0	\$52.78	99.79
016-181-20	879	8	0.0	\$0.00	0.0	\$0.00	0.00
016-181-21	880	8	1.0	\$47.01	1.0	\$52.78	99.79
016-181-22	881	8	1.0	\$47.01	1.0	\$52.78	99.79
016-181-23	882	8	1.0	\$47.01	1.0	\$52.78	99.79
016-181-25	883	13	1.0	\$47.01	1.0	\$52.78	99.79
016-182-01	884	8	1.0	\$47.01	1.0	\$52.78	99.79
016-182-02	885	8	1.0	\$47.01	1.0	\$52.78	99.79
016-182-03	886	8	1.0	\$47.01	0.0	\$0.00	47.01
016-182-04	887	8	1.0	\$47.01	1.0	\$52.78	99.79
016-182-05	888	8	1.0	\$47.01	1.0	\$52.78	99.79
016-182-06	889	8	1.0	\$47.01	1.0	\$52.78	99.79
016-182-07	890	8	1.0	\$47.01	1.0	\$52.78	99.79
016-182-08	891	8	1.0	\$47.01	1.0	\$52.78	99.79
016-182-10	892	8	0.0	\$0.00	0.0	\$0.00	0.00
016-183-01	893	8	1.0	\$47.01	1.0	\$52.78	99.79
016-183-02	894	8	1.0	\$47.01	0.0	\$0.00	47.01
016-191-09	895	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-10	896	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-13	897	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-14	898	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-15	899	8	1.0	\$47.01	0.0	\$0.00	47.01
016-191-16	900	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-17	901	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-18	902	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-19	903	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-20	904	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-21	905	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-22	906	8	1.0	\$47.01	1.0	\$52.78	99.79
016-191-24	907	8	1.0	\$47.01	1.0	\$52.78	99.79
016-201-01	908	8	1.0	\$47.01	1.0	\$52.78	99.79
016-201-02	909	8	1.0	\$47.01	1.0	\$52.78	99.79
016-201-03	910	8	1.0	\$47.01	1.0	\$52.78	99.79
016-201-13	911	8	1.0	\$47.01	1.0	\$52.78	99.79
016-201-22	912M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-201-15	913	8	1.0	\$47.01	0.0	\$0.00	47.01
016-201-16	914	8	1.0	\$47.01	1.0	\$52.78	99.79
016-201-20	916	8	1.0	\$47.01	0.0	\$0.00	47.01
016-201-21	917	8	1.0	\$47.01	1.0	\$52.78	99.79
016-202-01	918	8	1.0	\$47.01	0.0	\$0.00	47.01
016-202-02	919	8	1.0	\$47.01	1.0	\$52.78	99.79
016-202-03	920	8	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-203-01	921	8	1.0	\$47.01	1.0	\$52.78	99.79
016-203-08	922	8	1.0	\$47.01	1.0	\$52.78	99.79
016-203-09	923	8	0.0	\$0.00	0.0	\$0.00	0.00
016-203-10	924	8	1.0	\$47.01	1.0	\$52.78	99.79
016-203-11	925	8	1.0	\$47.01	1.0	\$52.78	99.79
016-203-12	926	8	1.0	\$47.01	1.0	\$52.78	99.79
016-203-13	927	8	1.0	\$47.01	1.0	\$52.78	99.79
016-203-14	928	8	1.0	\$47.01	1.0	\$52.78	99.79
016-203-15	929	8	1.0	\$47.01	1.0	\$52.78	99.79
016-203-16	930	8	1.0	\$47.01	1.0	\$52.78	99.79
016-203-18	931	8	1.0	\$47.01	1.0	\$52.78	99.79
016-213-03	932	6	1.0	\$47.01	0.0	\$0.00	47.01
016-213-05	933	6	1.0	\$47.01	1.0	\$52.78	99.79
016-213-06	934	6	1.0	\$47.01	0.0	\$0.00	47.01
016-213-07	935	6	1.0	\$47.01	1.0	\$52.78	99.79
016-213-08	936	6	1.0	\$47.01	1.0	\$52.78	99.79
016-213-09	937	6	1.0	\$47.01	1.0	\$52.78	99.79
016-213-12	938	7	2.975	\$139.85	2.97	\$156.76	296.61
016-213-13	939	7	7.54	\$354.46	0.0	\$0.00	0.00
016-213-14	940	6	1.0	\$47.01	0.0	\$0.00	47.01
016-213-15	941	6	0.0	\$0.00	0.0	\$0.00	0.00
016-231-05	942	6	0.0	\$0.00	0.0	\$0.00	0.00
016-241-06	943	7	1.0	\$47.01	1.0	\$52.78	99.79
016-241-22	944M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-241-09	945	6	1.0	\$47.01	1.0	\$52.78	99.79
016-241-23	947M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-241-21	949	6	1.0	\$47.01	1.0	\$52.78	99.79
016-242-08	950	7	1.0	\$47.01	1.0	\$52.78	99.79
016-242-09	951	7	0.0	\$0.00	0.0	\$0.00	0.00
016-242-12	952	7	1.0	\$47.01	1.0	\$52.78	99.79
016-242-13	953	7	0.0	\$0.00	0.0	\$0.00	0.00
016-242-23	954	6	0.0	\$0.00	0.0	\$0.00	0.00
016-242-32	955M	6	1.0	\$47.01	1.0	\$52.78	99.79
016-242-25	956	6	1.0	\$47.01	1.0	\$52.78	99.79
016-242-32	957	6	1.0	\$47.01	1.0	\$52.78	99.79
016-242-27	958	6	1.0	\$47.01	1.0	\$52.78	99.79
016-242-28	959	6	1.0	\$47.01	1.0	\$52.78	99.79
016-242-30	960	6	1.0	\$47.01	1.0	\$52.78	99.79
016-242-31	961	6	1.5	\$70.52	1.5	\$79.17	149.69
016-261-02	962	6	1.0	\$47.01	1.0	\$52.78	99.79
016-261-03	963	7	1.0	\$47.01	1.0	\$52.78	99.79
016-261-05	964	7	0.0	\$0.00	0.0	\$0.00	0.00
016-261-06	965	7	0.0	\$0.00	0.0	\$0.00	0.00

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-261-09	966	7	0.0	\$0.00	0.0	\$0.00	0.00
016-261-10	967	7	1.0	\$47.01	1.0	\$52.78	99.79
016-261-11	968	7	1.0	\$47.01	1.0	\$52.78	99.79
016-271-10	969	7	1.0	\$47.01	1.0	\$52.78	99.79
016-271-11	970	7	0.0	\$0.00	0.0	\$0.00	0.00
016-271-16	971	7	0.0	\$0.00	0.0	\$0.00	0.00
016-281-01	972	3	1.0	\$47.01	0.0	\$0.00	47.01
016-281-02	973	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-03	974	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-04	975	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-05	976	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-06	977	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-07	978	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-08	979	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-09	980	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-10	981	3	1.0	\$47.01	0.0	\$0.00	47.01
016-281-11	982	4	1.0	\$47.01	1.0	\$52.78	99.79
016-281-12	983	4	1.0	\$47.01	1.0	\$52.78	99.79
016-281-13	984	4	1.0	\$47.01	1.0	\$52.78	99.79
016-281-14	985	4	1.0	\$47.01	1.0	\$52.78	99.79
016-281-15	986	4	1.0	\$47.01	1.0	\$52.78	99.79
016-281-16	987	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-17	988	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-18	989	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-19	990	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-20	991	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-21	992	3	1.0	\$47.01	0.0	\$0.00	47.01
016-281-22	993	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-23	994	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-24	995	4	1.0	\$47.01	0.0	\$0.00	47.01
016-281-25	996	4	1.0	\$47.01	1.0	\$52.78	99.79
016-281-26	997	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-27	998	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-28	999	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-29	1000	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-30	1001	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-31	1002	3	1.0	\$47.01	1.0	\$52.78	99.79
016-281-32	1003	3	1.0	\$47.01	0.0	\$0.00	47.01
016-282-01	1004	3	1.0	\$47.01	1.0	\$52.78	99.79
016-282-02	1005	3	1.0	\$47.01	1.0	\$52.78	99.79
016-282-03	1006	3	1.0	\$47.01	1.0	\$52.78	99.79
016-282-04	1007	3	1.0	\$47.01	1.0	\$52.78	99.79
016-282-05	1008	3	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-282-06	1009	3	1.0	\$47.01	1.0	\$52.78	99.79
016-282-07	1010	3	1.0	\$47.01	1.0	\$52.78	99.79
016-282-08	1011	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-01	1012	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-02	1013	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-03	1014	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-04	1015	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-05	1016	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-06	1017	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-07	1018	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-08	1019	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-09	1020	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-10	1021	3	1.0	\$47.01	1.0	\$52.78	99.79
016-283-11	1022	3	1.0	\$47.01	1.0	\$52.78	99.79
016-291-06	1023	7	1.0	\$47.01	0.0	\$0.00	47.01
016-291-07	1024	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-08	1025	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-09	1026	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-10	1027	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-11	1028	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-12	1029	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-13	1030	7	1.0	\$47.01	0.0	\$0.00	47.01
016-291-14	1031	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-16	1032	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-17	1033	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-18	1034	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-19	1035	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-20	1036	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-21	1037	7	1.0	\$47.01	0.0	\$0.00	47.01
016-291-22	1038	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-23	1039	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-24	1040	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-25	1041	7	1.0	\$47.01	0.0	\$0.00	47.01
016-291-29	1042	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-40	1043	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-41	1044	7	1.0	\$47.01	0.0	\$0.00	47.01
016-291-43	1045	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-46	1046	7	0.0	\$0.00	0.0	\$0.00	0.00
016-291-52	1047	7	1.0	\$47.01	1.0	\$52.78	99.79
016-291-54	1048	7	1.0	\$47.01	0.0	\$0.00	47.01
016-301-01	1049	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-02	1050	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-03	1051	6	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-301-04	1052	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-05	1053	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-06	1054	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-07	1055	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-08	1056	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-09	1057	6	1.0	\$47.01	0.0	\$0.00	47.01
016-301-10	1058	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-11	1059	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-12	1060	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-13	1061	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-14	1062	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-15	1063	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-16	1064	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-17	1065	6	1.0	\$47.01	0.0	\$0.00	47.01
016-301-18	1066	6	0.0	\$0.00	0.0	\$0.00	0.00
016-301-19	1067	6	1.0	\$47.01	0.0	\$0.00	47.01
016-301-20	1068	6	0.0	\$0.00	0.0	\$0.00	0.00
016-301-22	1069	6	1.0	\$47.01	1.0	\$52.78	99.79
016-301-23	1070	6	0.0	\$0.00	0.0	\$0.00	0.00
016-302-01	1071	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-02	1072	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-03	1073	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-04	1074	6	0.0	\$0.00	0.0	\$0.00	0.00
016-302-05	1075	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-06	1076	6	0.0	\$0.00	0.0	\$0.00	0.00
016-302-07	1077	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-08	1078	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-09	1079	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-10	1080	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-11	1081	6	0.0	\$0.00	0.0	\$0.00	0.00
016-302-31	1082M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-302-14	1084	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-15	1085	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-20	1086	6	1.0	\$47.01	0.0	\$0.00	47.01
016-302-21	1087	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-32	1088M	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-24	1090	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-25	1091	6	0.0	\$0.00	0.0	\$0.00	0.00
016-302-26	1092	6	0.0	\$0.00	0.0	\$0.00	0.00
016-302-27	1093	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-28	1094	6	0.0	\$0.00	0.0	\$0.00	0.00
016-302-29	1095	6	1.0	\$47.01	1.0	\$52.78	99.79
016-302-30	1096	6	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-310-01	1097	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-02	1098	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-03	1099	7	1.0	\$47.01	0.0	\$0.00	47.01
016-310-04	1100	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-05	1101	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-06	1102	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-07	1103	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-08	1104	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-09	1105	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-10	1106	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-11	1107	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-12	1108	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-13	1109	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-14	1110	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-15	1111	7	1.0	\$47.01	0.0	\$0.00	47.01
016-310-18	1112	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-19	1113	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-20	1114	7	1.0	\$47.01	0.0	\$0.00	47.01
016-310-24	1115	7	0.0	\$0.00	0.0	\$0.00	0.00
016-310-25	1116	7	0.0	\$0.00	0.0	\$0.00	0.00
016-310-26	1117	7	0.0	\$0.00	0.0	\$0.00	0.00
016-310-27	1118	7	0.0	\$0.00	0.0	\$0.00	0.00
016-310-28	1119	7	0.0	\$0.00	0.0	\$0.00	0.00
016-310-29	1120	7	0.0	\$0.00	0.0	\$0.00	0.00
016-310-30	1121	7	0.0	\$0.00	0.0	\$0.00	0.00
016-310-31	1122	7	0.0	\$0.00	0.0	\$0.00	0.00
016-310-32	1123	7	0.0	\$0.00	0.0	\$0.00	0.00
016-310-33	1124	7	1.0	\$47.01	1.0	\$52.78	99.79
016-310-34	1125	7	1.0	\$47.01	1.0	\$52.78	99.79
016-321-01	1126	13	1.0	\$47.01	1.0	\$52.78	99.79
016-321-02	1127	13	1.0	\$47.01	0.0	\$0.00	47.01
016-321-03	1128	13	1.0	\$47.01	1.0	\$52.78	99.79
016-321-04	1129	10	1.0	\$47.01	1.0	\$52.78	99.79
016-321-05	1130	10	1.0	\$47.01	1.0	\$52.78	99.79
016-321-06	1131	10	1.0	\$47.01	1.0	\$52.78	99.79
016-321-07	1132	13	1.0	\$47.01	1.0	\$52.78	99.79
016-321-08	1133	13	1.0	\$47.01	1.0	\$52.78	99.79
016-321-09	1134	10	1.0	\$47.01	1.0	\$52.78	99.79
016-321-10	1135	10	1.0	\$47.01	1.0	\$52.78	99.79
016-322-01	1136	13	1.0	\$47.01	1.0	\$52.78	99.79
016-322-02	1137	13	1.0	\$47.01	1.0	\$52.78	99.79
016-322-03	1138	13	1.0	\$47.01	1.0	\$52.78	99.79
016-322-04	1139	13	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-322-05	1140	13	1.0	\$47.01	0.0	\$0.00	47.01
016-322-06	1141	13	1.0	\$47.01	1.0	\$52.78	99.79
016-322-07	1142	13	1.0	\$47.01	1.0	\$52.78	99.79
016-330-01	1143	11	1.0	\$47.01	1.0	\$52.78	99.79
016-330-02	1144	11	1.0	\$47.01	1.0	\$52.78	99.79
016-330-03	1145	11	1.0	\$47.01	1.0	\$52.78	99.79
016-330-04	1146	11	1.0	\$47.01	1.0	\$52.78	99.79
016-330-05	1147	11	1.0	\$47.01	1.0	\$52.78	99.79
016-330-06	1148	10	1.0	\$47.01	1.0	\$52.78	99.79
016-330-07	1149	10	1.0	\$47.01	1.0	\$52.78	99.79
016-330-08	1150	10	1.0	\$47.01	1.0	\$52.78	99.79
016-330-10	1151	10	1.0	\$47.01	1.0	\$52.78	99.79
016-330-11	1152	10	1.0	\$47.01	1.0	\$52.78	99.79
016-330-12	1153	11	1.0	\$47.01	1.0	\$52.78	99.79
016-330-13	1154	11	1.0	\$47.01	1.0	\$52.78	99.79
016-330-14	1155	11	1.0	\$47.01	1.0	\$52.78	99.79
017-181-01	1156	3	0.0	\$0.00	0.0	\$0.00	0.00
017-181-08	1157	3	0.0	\$0.00	0.0	\$0.00	0.00
017-181-09	1158	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-10	1159	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-11	1160	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-12	1161	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-16	1162	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-34	1163	3	1.0	\$47.01	0.0	\$0.00	47.01
017-181-35	1164	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-36	1165	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-45	1166M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
017-181-39	1167	3	0.0	\$0.00	0.0	\$0.00	0.00
017-181-40	1168	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-41	1169	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-42	1170	3	1.0	\$47.01	1.0	\$52.78	99.79
017-181-44	1172	3	1.0	\$47.01	1.0	\$52.78	99.79
184-010-09	1173	18	0.0	\$0.00	0.0	\$0.00	0.00
184-010-15	1174	18	2.25	\$105.77	2.25	\$118.76	224.53
184-010-16	1175	18	1.0	\$47.01	1.0	\$52.78	99.79
184-010-49	1176	18	0.0	\$0.00	0.0	\$0.00	0.00
184-010-50	1177	18	0.0	\$0.00	0.0	\$0.00	0.00
184-010-51	1178	18	7.51	\$353.05	7.51	\$396.38	749.42
184-010-52	1179	18	42.0	\$1,974.42	42.0	\$2,216.76	4191.18
184-010-53	1180	18	0.0	\$0.00	0.0	\$0.00	0.00
184-020-03	1181	19	0.0	\$0.00	0.0	\$0.00	0.00
184-020-04	1182	20	0.0	\$0.00	0.0	\$0.00	0.00
184-020-05	1183	19	0.0	\$0.00	0.0	\$0.00	0.00



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-020-06	1184	21	1.0	\$47.01	1.0	\$52.78	99.79
184-020-07	1185	19	1.0	\$47.01	1.0	\$52.78	99.79
184-030-01	1186	19	1.0	\$47.01	1.0	\$52.78	99.79
184-030-04	1187	19	1.0	\$47.01	0.0	\$0.00	47.01
184-030-05	1188	19	0.0	\$0.00	0.0	\$0.00	0.00
184-030-16	1189	19	0.0	\$0.00	0.0	\$0.00	0.00
184-030-17	1190	18	0.0	\$0.00	0.0	\$0.00	0.00
184-041-01	1191	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-02	1192	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-03	1193	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-04	1194	21	1.0	\$47.01	0.0	\$0.00	47.01
184-041-05	1195	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-06	1196	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-07	1197	21	1.0	\$47.01	0.0	\$0.00	47.01
184-041-08	1198	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-09	1199	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-12	1200	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-13	1201	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-14	1202	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-15	1203	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-16	1204	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-17	1205	16	1.0	\$47.01	1.0	\$52.78	99.79
184-041-18	1206	16	1.0	\$47.01	1.0	\$52.78	99.79
184-041-20	1207	21	1.0	\$47.01	1.0	\$52.78	99.79
184-041-21	1208	21	1.0	\$47.01	1.0	\$52.78	99.79
184-042-01	1209	21	1.0	\$47.01	0.0	\$0.00	47.01
184-042-02	1210	21	0.0	\$0.00	0.0	\$0.00	0.00
184-042-03	1211	21	0.0	\$0.00	0.0	\$0.00	0.00
184-042-04	1212	21	0.0	\$0.00	0.0	\$0.00	0.00
184-042-05	1213	16	0.0	\$0.00	0.0	\$0.00	0.00
184-043-01	1214	21	1.0	\$47.01	0.0	\$0.00	47.01
184-043-02	1215	21	1.0	\$47.01	1.0	\$52.78	99.79
184-043-03	1216	21	1.0	\$47.01	1.0	\$52.78	99.79
184-043-04	1217	21	1.0	\$47.01	1.0	\$52.78	99.79
184-043-05	1218	21	0.0	\$0.00	0.0	\$0.00	0.00
184-043-18	1219M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
184-043-07	1220	21	1.0	\$47.01	1.0	\$52.78	99.79
184-043-08	1221	21	1.0	\$47.01	1.0	\$52.78	99.79
184-043-09	1222	21	1.0	\$47.01	1.0	\$52.78	99.79
184-043-10	1223	21	1.0	\$47.01	0.0	\$0.00	47.01
184-043-11	1224	21	1.0	\$47.01	1.0	\$52.78	99.79
184-043-12	1225	21	1.0	\$47.01	1.0	\$52.78	99.79
184-043-13	1226	21	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-043-16	1228	21	1.0	\$47.01	1.0	\$52.78	99.79
184-043-17	1229	21	0.0	\$0.00	0.0	\$0.00	0.00
184-051-01	1230	21	1.0	\$47.01	1.0	\$52.78	99.79
184-051-02	1231	21	1.0	\$47.01	1.0	\$52.78	99.79
184-051-03	1232	21	1.0	\$47.01	1.0	\$52.78	99.79
184-051-04	1233	21	1.0	\$47.01	0.0	\$0.00	47.01
184-051-05	1234	21	1.0	\$47.01	1.0	\$52.78	99.79
184-051-06	1235	21	1.0	\$47.01	1.0	\$52.78	99.79
184-051-07	1236	21	1.0	\$47.01	1.0	\$52.78	99.79
184-052-01	1237	21	1.0	\$47.01	1.0	\$52.78	99.79
184-052-02	1238	21	1.0	\$47.01	1.0	\$52.78	99.79
184-052-03	1239	21	1.0	\$47.01	0.0	\$0.00	47.01
184-052-04	1240	21	1.0	\$47.01	1.0	\$52.78	99.79
184-052-05	1241	21	1.0	\$47.01	1.0	\$52.78	99.79
184-052-06	1242	21	1.0	\$47.01	1.0	\$52.78	99.79
184-052-07	1243	21	1.0	\$47.01	1.0	\$52.78	99.79
184-121-01	1244	20	1.0	\$47.01	1.0	\$52.78	99.79
184-121-02	1245	20	1.0	\$47.01	1.0	\$52.78	99.79
184-121-03	1246	23	1.0	\$47.01	1.0	\$52.78	99.79
184-121-04	1247	23	1.0	\$47.01	1.0	\$52.78	99.79
184-121-05	1248	23	1.0	\$47.01	1.0	\$52.78	99.79
184-121-06	1249	23	1.0	\$47.01	1.0	\$52.78	99.79
184-121-07	1250	23	1.0	\$47.01	1.0	\$52.78	99.79
184-131-01	1251	20	1.0	\$47.01	1.0	\$52.78	99.79
184-131-02	1252	20	1.0	\$47.01	1.0	\$52.78	99.79
184-131-03	1253	20	1.0	\$47.01	1.0	\$52.78	99.79
184-131-04	1254	20	1.0	\$47.01	1.0	\$52.78	99.79
184-131-05	1255	20	1.0	\$47.01	1.0	\$52.78	99.79
184-131-06	1256	20	1.0	\$47.01	1.0	\$52.78	99.79
184-131-07	1257	20	1.0	\$47.01	1.0	\$52.78	99.79
184-131-08	1258	20	1.0	\$47.01	1.0	\$52.78	99.79
184-131-09	1259	20	0.0	\$0.00	0.0	\$0.00	0.00
184-132-01	1260	20	0.0	\$0.00	0.0	\$0.00	0.00
184-132-02	1261	20	0.0	\$0.00	0.0	\$0.00	0.00
184-132-05	1262	20	0.0	\$0.00	0.0	\$0.00	0.00
184-132-06	1263	20	0.0	\$0.00	0.0	\$0.00	0.00
184-132-09	1264	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-10	1265	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-11	1266	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-12	1267	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-13	1268	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-14	1269	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-15	1270	20	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-132-16	1271	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-17	1272	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-18	1273	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-19	1274	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-20	1275	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-21	1276	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-22	1277	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-23	1278	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-24	1279	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-25	1280	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-26	1281	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-27	1282	20	1.0	\$47.01	1.0	\$52.78	99.79
184-132-28	1283	20	1.0	\$47.01	1.0	\$52.78	99.79
184-133-01	1284	20	1.0	\$47.01	1.0	\$52.78	99.79
184-133-02	1285	20	1.0	\$47.01	1.0	\$52.78	99.79
184-133-03	1286	20	1.0	\$47.01	0.0	\$0.00	47.01
184-133-04	1287	20	0.0	\$0.00	0.0	\$0.00	0.00
184-133-05	1288	20	1.0	\$47.01	1.0	\$52.78	99.79
184-133-06	1289	20	1.0	\$47.01	1.0	\$52.78	99.79
184-141-01	1290	23	1.0	\$47.01	1.0	\$52.78	99.79
184-141-02	1291	23	1.0	\$47.01	0.0	\$0.00	47.01
184-141-03	1292	23	1.0	\$47.01	1.0	\$52.78	99.79
184-141-04	1293	23	1.0	\$47.01	1.0	\$52.78	99.79
184-141-05	1294	23	1.0	\$47.01	1.0	\$52.78	99.79
184-141-06	1295	23	1.0	\$47.01	1.0	\$52.78	99.79
184-141-07	1296	23	1.0	\$47.01	1.0	\$52.78	99.79
184-141-08	1297	20	1.0	\$47.01	1.0	\$52.78	99.79
184-141-09	1298	20	1.0	\$47.01	1.0	\$52.78	99.79
184-142-01	1299	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-02	1300	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-03	1301	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-04	1302	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-05	1303	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-06	1304	23	1.0	\$47.01	0.0	\$0.00	47.01
184-142-07	1305	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-08	1306	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-09	1307	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-10	1308	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-11	1309	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-12	1310	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-13	1311	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-14	1312	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-15	1313	23	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-142-16	1314	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-17	1315	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-18	1316	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-19	1317	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-20	1318	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-21	1319	20	1.0	\$47.01	1.0	\$52.78	99.79
184-142-22	1320	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-23	1321	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-24	1322	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-25	1323	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-26	1324	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-27	1325	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-28	1326	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-29	1327	23	1.0	\$47.01	0.0	\$0.00	47.01
184-142-30	1328	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-31	1329	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-32	1330	23	1.0	\$47.01	1.0	\$52.78	99.79
184-142-33	1331	23	1.0	\$47.01	1.0	\$52.78	99.79
184-143-01	1332	23	0.0	\$0.00	0.0	\$0.00	0.00
184-143-02	1333	23	1.0	\$47.01	1.0	\$52.78	99.79
184-143-03	1334	23	1.0	\$47.01	1.0	\$52.78	99.79
184-143-04	1335	23	1.0	\$47.01	1.0	\$52.78	99.79
184-143-07	1336M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
184-144-01	1338	23	1.0	\$47.01	1.0	\$52.78	99.79
184-144-03	1339	23	1.0	\$47.01	1.0	\$52.78	99.79
184-144-04	1340	23	1.0	\$47.01	1.0	\$52.78	99.79
184-144-12	1341M	23	1.0	\$47.01	1.0	\$52.78	99.79
184-144-06	1342	23	1.0	\$47.01	1.0	\$52.78	99.79
184-144-07	1343	23	0.0	\$0.00	0.0	\$0.00	0.00
184-144-10	1345	23	0.0	\$0.00	0.0	\$0.00	0.00
184-144-11	1346	23	1.0	\$47.01	1.0	\$52.78	99.79
184-151-01	1347	23	1.0	\$47.01	1.0	\$52.78	99.79
184-151-02	1348	23	1.0	\$47.01	1.0	\$52.78	99.79
184-151-03	1349	23	1.0	\$47.01	1.0	\$52.78	99.79
184-151-04	1350	23	1.0	\$47.01	1.0	\$52.78	99.79
184-151-05	1351	23	1.0	\$47.01	1.0	\$52.78	99.79
184-151-06	1352	23	1.0	\$47.01	0.0	\$0.00	47.01
184-151-07	1353	23	1.0	\$47.01	1.0	\$52.78	99.79
184-151-08	1354	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-09	1355	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-10	1356	21	1.0	\$47.01	0.0	\$0.00	47.01
184-151-11	1357	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-12	1358	21	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-151-13	1359	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-14	1360	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-15	1361	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-16	1362	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-17	1363	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-18	1364	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-19	1365	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-22	1366	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-23	1367	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-24	1368	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-26	1369	21	1.0	\$47.01	1.0	\$52.78	99.79
184-151-27	1370	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-01	1371	21	1.0	\$47.01	0.0	\$0.00	47.01
184-152-02	1372	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-03	1373	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-04	1374	21	1.0	\$47.01	0.0	\$0.00	47.01
184-152-05	1375	21	1.0	\$47.01	0.0	\$0.00	47.01
184-152-06	1376	21	1.0	\$47.01	0.0	\$0.00	47.01
184-152-07	1377	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-08	1378	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-09	1379	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-10	1380	21	1.0	\$47.01	0.0	\$0.00	47.01
184-152-11	1381	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-13	1382	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-15	1383	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-16	1384	23	1.0	\$47.01	0.0	\$0.00	47.01
184-152-38	1385M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
184-152-37	1386M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
184-152-21	1387	23	1.0	\$47.01	1.0	\$52.78	99.79
184-152-22	1388	23	1.0	\$47.01	1.0	\$52.78	99.79
184-152-23	1389	23	0.0	\$0.00	0.0	\$0.00	0.00
184-152-24	1390	23	0.0	\$0.00	0.0	\$0.00	0.00
184-152-29	1393	21	0.0	\$0.00	0.0	\$0.00	0.00
184-152-31	1394	21	0.0	\$0.00	0.0	\$0.00	0.00
184-152-33	1395	21	1.0	\$47.01	1.0	\$52.78	99.79
184-152-34	1396	23	1.0	\$47.01	0.0	\$0.00	47.01
184-152-35	1397	23	1.0	\$47.01	1.0	\$52.78	99.79
184-152-36	1398	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-01	1399	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-02	1400	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-03	1401	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-04	1402	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-05	1403	21	1.0	\$47.01	0.0	\$0.00	47.01

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-161-06	1404	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-07	1405	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-08	1406	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-09	1407	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-10	1408	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-11	1409	21	1.0	\$47.01	1.0	\$52.78	99.79
184-161-12	1410	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-01	1411	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-02	1412	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-03	1413	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-04	1414	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-05	1415	21	1.0	\$47.01	0.0	\$0.00	47.01
184-162-06	1416	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-07	1417	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-08	1418	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-09	1419	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-10	1420	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-11	1421	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-12	1422	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-13	1423	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-14	1424	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-15	1425	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-16	1426	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-17	1427	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-18	1428	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-19	1429	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-20	1430	21	1.0	\$47.01	1.0	\$52.78	99.79
184-162-21	1431	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-01	1432	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-02	1433	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-03	1434	21	1.0	\$47.01	0.0	\$0.00	47.01
184-163-04	1435	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-05	1436	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-06	1437	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-07	1438	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-08	1439	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-09	1440	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-10	1441	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-11	1442	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-12	1443	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-13	1444	21	1.0	\$47.01	1.0	\$52.78	99.79
184-163-14	1445	21	1.0	\$47.01	1.0	\$52.78	99.79
184-164-02	1446	21	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-164-03	1447	21	1.0	\$47.01	1.0	\$52.78	99.79
184-164-04	1448	21	1.0	\$47.01	1.0	\$52.78	99.79
184-164-10	1449	21	1.0	\$47.01	1.0	\$52.78	99.79
184-164-11	1450	21	0.0	\$0.00	0.0	\$0.00	0.00
184-171-01	1451	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-02	1452	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-03	1453	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-04	1454	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-05	1455	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-06	1456	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-07	1457	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-08	1458	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-09	1459	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-10	1460	23	0.0	\$0.00	0.0	\$0.00	0.00
184-171-11	1461	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-12	1462	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-13	1463	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-14	1464	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-15	1465	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-16	1466	23	1.0	\$47.01	1.0	\$52.78	99.79
184-171-17	1467	21	1.0	\$47.01	1.0	\$52.78	99.79
184-171-18	1468	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-01	1469	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-02	1470	21	1.0	\$47.01	0.0	\$0.00	47.01
184-172-03	1471	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-04	1472	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-05	1473	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-06	1474	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-07	1475	21	1.0	\$47.01	0.0	\$0.00	47.01
184-172-08	1476	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-09	1477	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-10	1478	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-11	1479	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-12	1480	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-13	1481	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-14	1482	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-15	1483	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-16	1484	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-17	1485	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-18	1486	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-19	1487	21	1.0	\$47.01	1.0	\$52.78	99.79
184-172-22	1488	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-23	1489	23	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-172-24	1490	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-25	1491	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-26	1492	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-27	1493	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-28	1494	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-29	1495	23	1.0	\$47.01	0.0	\$0.00	47.01
184-172-30	1496	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-31	1497	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-32	1498	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-33	1499	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-34	1500	23	1.0	\$47.01	1.0	\$52.78	99.79
184-172-35	1501	23	1.0	\$47.01	1.0	\$52.78	99.79
184-180-01	1502	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-02	1503	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-03	1504	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-04	1505	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-05	1506	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-06	1507	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-07	1508	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-08	1509	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-09	1510	20	1.0	\$47.01	0.0	\$0.00	47.01
184-180-10	1511	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-11	1512	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-12	1513	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-13	1514	20	1.0	\$47.01	1.0	\$52.78	99.79
184-180-14	1515	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-01	1516	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-02	1517	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-03	1518	20	1.0	\$47.01	0.0	\$0.00	47.01
184-190-04	1519	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-05	1520	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-06	1521	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-07	1522	20	1.0	\$47.01	0.0	\$0.00	47.01
184-190-08	1523	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-09	1524	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-10	1525	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-11	1526	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-12	1527	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-13	1528	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-14	1529	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-15	1530	20	1.0	\$47.01	1.0	\$52.78	99.79
184-190-16	1531	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-01	1532	20	1.0	\$47.01	1.0	\$52.78	99.79



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-200-02	1533	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-03	1534	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-04	1535	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-05	1536	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-06	1537	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-07	1538	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-08	1539	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-09	1540	20	1.0	\$47.01	0.0	\$0.00	47.01
184-200-10	1541	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-11	1542	20	1.0	\$47.01	0.0	\$0.00	47.01
184-200-12	1543	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-13	1544	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-14	1545	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-15	1546	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-16	1547	20	1.0	\$47.01	0.0	\$0.00	47.01
184-200-17	1548	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-18	1549	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-19	1550	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-20	1551	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-21	1552	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-22	1553	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-23	1554	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-24	1555	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-25	1556	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-26	1557	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-27	1558	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-28	1559	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-29	1560	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-30	1561	20	1.0	\$47.01	1.0	\$52.78	99.79
184-200-31	1562	20	0.0	\$0.00	0.0	\$0.00	0.00
184-210-01	1563	19	20.5	\$963.71	0.0	\$0.00	963.71
184-220-01	1564	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-02	1565	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-03	1566	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-04	1567	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-05	1568	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-06	1569	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-07	1570	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-08	1571	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-09	1572	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-10	1573	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-11	1574	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-12	1575	20	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-220-13	1576	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-14	1577	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-15	1578	20	1.0	\$47.01	0.0	\$0.00	47.01
184-220-16	1579	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-17	1580	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-18	1581	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-19	1582	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-20	1583	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-21	1584	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-22	1585	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-23	1586	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-24	1587	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-25	1588	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-26	1589	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-27	1590	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-28	1591	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-29	1592	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-30	1593	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-31	1594	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-32	1595	20	1.0	\$47.01	0.0	\$0.00	47.01
184-220-33	1596	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-34	1597	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-35	1598	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-36	1599	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-37	1600	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-38	1601	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-39	1602	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-40	1603	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-41	1604	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-42	1605	20	1.0	\$47.01	0.0	\$0.00	47.01
184-220-43	1606	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-44	1607	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-45	1608	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-46	1609	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-47	1610	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-48	1611	20	1.0	\$47.01	0.0	\$0.00	47.01
184-220-49	1612	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-50	1613	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-51	1614	20	1.0	\$47.01	1.0	\$52.78	99.79
184-220-52	1615	20	1.0	\$47.01	1.0	\$52.78	99.79
184-230-01	1616	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-02	1617	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-03	1618	19	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-230-04	1619	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-05	1620	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-06	1621	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-07	1622	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-08	1623	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-09	1624	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-10	1625	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-11	1626	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-12	1627	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-13	1628	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-14	1629	19	1.0	\$47.01	1.0	\$52.78	99.79
184-230-15	1630	19	1.0	\$47.01	0.0	\$0.00	47.01
184-230-16	1631	19	0.0	\$0.00	0.0	\$0.00	0.00
184-230-17	1632	19	0.0	\$0.00	0.0	\$0.00	0.00
184-230-18	1633	19	0.0	\$0.00	0.0	\$0.00	0.00
184-240-02	1634	19	0.0	\$0.00	0.0	\$0.00	0.00
184-240-03	1635	19	1.0	\$47.01	1.0	\$52.78	99.79
184-240-04	1636	19	1.0	\$47.01	1.0	\$52.78	99.79
184-240-05	1637	19	1.0	\$47.01	1.0	\$52.78	99.79
184-240-06	1638	19	1.0	\$47.01	0.0	\$0.00	47.01
184-240-07	1639	19	1.0	\$47.01	1.0	\$52.78	99.79
184-240-08	1640	19	1.0	\$47.01	1.0	\$52.78	99.79
184-240-09	1641	19	1.0	\$47.01	1.0	\$52.78	99.79
184-240-10	1642	19	1.0	\$47.01	1.0	\$52.78	99.79
184-240-11	1643	19	1.0	\$47.01	1.0	\$52.78	99.79
184-240-12	1644	19	1.0	\$47.01	1.0	\$52.78	99.79
184-240-14	1645	19	0.0	\$0.00	0.0	\$0.00	0.00
184-240-15	1646	19	1.0	\$47.01	1.0	\$52.78	99.79
184-250-01	1647	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-02	1648	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-03	1649	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-04	1650	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-05	1651	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-06	1652	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-07	1653	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-08	1654	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-09	1655	24	1.0	\$47.01	0.0	\$0.00	47.01
184-250-10	1656	24	1.0	\$47.01	0.0	\$0.00	47.01
184-250-11	1657	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-12	1658	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-13	1659	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-14	1660	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-15	1661	24	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-250-16	1662	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-17	1663	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-18	1664	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-19	1665	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-20	1666	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-21	1667	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-22	1668	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-23	1669	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-24	1670	24	1.0	\$47.01	0.0	\$0.00	47.01
184-250-25	1671	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-26	1672	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-27	1673	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-28	1674	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-29	1675	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-30	1676	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-31	1677	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-32	1678	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-33	1679	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-34	1680	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-35	1681	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-36	1682	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-37	1683	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-38	1684	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-39	1685	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-40	1686	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-41	1687	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-42	1688	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-43	1689	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-44	1690	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-45	1691	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-46	1692	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-47	1693	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-48	1694	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-49	1695	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-50	1696	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-51	1697	24	1.0	\$47.01	0.0	\$0.00	47.01
184-250-52	1698	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-53	1699	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-54	1700	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-55	1701	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-56	1702	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-57	1703	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-58	1704	24	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

184-250-59	1705	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-60	1706	24	1.0	\$47.01	1.0	\$52.78	99.79
184-250-62	1707	19	0.0	\$0.00	0.0	\$0.00	0.00
184-250-64	1708	19	0.0	\$0.00	0.0	\$0.00	0.00
184-260-01	1709	21	1.06	\$49.83	1.05	\$55.42	105.25
184-260-02	1710	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-04	1711	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-05	1712	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-06	1713	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-07	1714	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-08	1715	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-09	1716	21	0.0	\$0.00	0.0	\$0.00	0.00
184-260-10	1717	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-11	1718	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-12	1719	21	0.0	\$0.00	0.0	\$0.00	0.00
184-260-13	1720	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-14	1721	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-15	1722	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-16	1723	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-17	1724	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-19	1725	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-20	1726	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-21	1727	21	1.0	\$47.01	1.0	\$52.78	99.79
184-260-22	1728	21	0.0	\$0.00	0.0	\$0.00	0.00
185-010-01	1729	26	0.0	\$0.00	0.0	\$0.00	0.00
185-010-04	1730	26	0.0	\$0.00	0.0	\$0.00	0.00
185-010-10	1731	26	0.0	\$0.00	0.0	\$0.00	0.00
185-010-11	1732	26	1.0	\$47.01	0.0	\$0.00	47.01
185-010-12	1733	26	1.0	\$47.01	0.0	\$0.00	47.01
185-010-13	1734	26	1.0	\$47.01	1.0	\$52.78	99.79
185-010-14	1735	26	1.0	\$47.01	1.0	\$52.78	99.79
185-010-15	1736	26	1.0	\$47.01	1.0	\$52.78	99.79
185-010-16	1737	26	1.0	\$47.01	1.0	\$52.78	99.79
185-010-17	1738	26	1.0	\$47.01	1.0	\$52.78	99.79
185-010-18	1739	26	1.0	\$47.01	1.0	\$52.78	99.79
185-010-19	1740	26	1.0	\$47.01	1.0	\$52.78	99.79
185-010-20	1741	26	1.0	\$47.01	1.0	\$52.78	99.79
185-020-02	1742	10	16.0	\$752.16	0.0	\$0.00	0.00
185-020-03	1743	16	0.09	\$4.23	0.0	\$0.00	0.00
185-020-04	1744	16	3.03	\$142.44	0.0	\$0.00	0.00
185-030-02	1745	16	1.0	\$47.01	1.0	\$52.78	99.79
185-030-04	1746	16	1.0	\$47.01	1.0	\$52.78	99.79
185-030-05	1747	16	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-030-06	1748	17	1.0	\$47.01	1.0	\$52.78	99.79
185-030-07	1749	17	1.0	\$47.01	0.0	\$0.00	47.01
185-030-08	1750	16	1.0	\$47.01	1.0	\$52.78	99.79
185-030-09	1751	17	1.0	\$47.01	1.0	\$52.78	99.79
185-041-01	1752	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-02	1753	15	1.0	\$47.01	0.0	\$0.00	47.01
185-041-03	1754	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-04	1755	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-05	1756	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-06	1757	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-07	1758	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-08	1759	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-09	1760	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-10	1761	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-11	1762	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-12	1763	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-13	1764	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-14	1765	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-15	1766	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-16	1767	15	1.0	\$47.01	0.0	\$0.00	47.01
185-041-17	1768	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-18	1769	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-19	1770	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-20	1771	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-21	1772	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-22	1773	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-23	1774	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-24	1775	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-25	1776	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-26	1777	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-27	1778	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-28	1779	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-29	1780	15	1.0	\$47.01	1.0	\$52.78	99.79
185-041-32	1781	15	0.0	\$0.00	0.0	\$0.00	0.00
185-041-33	1782	15	0.0	\$0.00	0.0	\$0.00	0.00
185-041-34	1783	15	1.0	\$47.01	0.0	\$0.00	47.01
185-041-35	1784	15	1.0	\$47.01	1.0	\$52.78	99.79
185-042-01	1785	15	1.0	\$47.01	1.0	\$52.78	99.79
185-042-02	1786	15	1.0	\$47.01	1.0	\$52.78	99.79
185-042-03	1787	15	1.0	\$47.01	1.0	\$52.78	99.79
185-042-04	1788	15	1.0	\$47.01	1.0	\$52.78	99.79
185-042-05	1789	15	1.0	\$47.01	1.0	\$52.78	99.79
185-042-06	1790	15	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-042-07	1791	15	1.0	\$47.01	1.0	\$52.78	99.79
185-042-08	1792	15	1.0	\$47.01	1.0	\$52.78	99.79
185-042-09	1793	15	1.0	\$47.01	1.0	\$52.78	99.79
185-042-10	1794	15	1.0	\$47.01	1.0	\$52.78	99.79
185-051-01	1795	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-02	1796	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-03	1797	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-04	1798	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-05	1799	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-06	1800	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-07	1801	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-08	1802	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-09	1803	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-10	1804	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-11	1805	16	1.0	\$47.01	1.0	\$52.78	99.79
185-051-12	1806	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-02	1807	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-03	1808	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-04	1809	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-05	1810	16	1.0	\$47.01	0.0	\$0.00	47.01
185-052-06	1811	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-07	1812	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-08	1813	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-09	1814	16	1.0	\$47.01	0.0	\$0.00	47.01
185-052-10	1815	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-11	1816	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-12	1817	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-13	1818	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-14	1819	16	1.0	\$47.01	0.0	\$0.00	47.01
185-052-15	1820	16	1.0	\$47.01	0.0	\$0.00	47.01
185-052-16	1821	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-17	1822	16	1.0	\$47.01	1.0	\$52.78	99.79
185-052-18	1823	16	1.0	\$47.01	1.0	\$52.78	99.79
185-053-01	1824	16	1.0	\$47.01	1.0	\$52.78	99.79
185-053-02	1825	16	1.0	\$47.01	1.0	\$52.78	99.79
185-053-03	1826	16	1.0	\$47.01	1.0	\$52.78	99.79
185-053-04	1827	16	1.0	\$47.01	0.0	\$0.00	47.01
185-053-05	1828	16	1.0	\$47.01	1.0	\$52.78	99.79
185-053-06	1829	16	1.0	\$47.01	1.0	\$52.78	99.79
185-053-07	1830	16	1.0	\$47.01	1.0	\$52.78	99.79
185-053-08	1831	16	1.0	\$47.01	1.0	\$52.78	99.79
185-053-09	1832	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-03	1833	16	1.0	\$47.01	0.0	\$0.00	47.01

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

185-061-04	1834	16	0.65	\$30.56	0.0	\$0.00	0.00
185-061-05	1835	16	0.23	\$10.81	0.0	\$0.00	0.00
185-061-06	1836	16	0.14	\$6.58	0.0	\$0.00	0.00
185-061-07	1837	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-08	1838	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-09	1839	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-10	1840	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-11	1841	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-12	1842	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-13	1843	16	1.0	\$47.01	0.0	\$0.00	47.01
185-061-14	1844	16	1.0	\$47.01	0.0	\$0.00	47.01
185-061-15	1845	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-16	1846	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-17	1847	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-18	1848	16	1.0	\$47.01	0.0	\$0.00	47.01
185-061-19	1849	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-20	1850	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-22	1851	16	1.0	\$47.01	1.0	\$52.78	99.79
185-061-23	1852	16	1.0	\$47.01	1.0	\$52.78	99.79
185-062-01	1853	16	1.0	\$47.01	1.0	\$52.78	99.79
185-062-02	1854	16	1.0	\$47.01	1.0	\$52.78	99.79
185-062-03	1855	16	1.0	\$47.01	1.0	\$52.78	99.79
185-062-04	1856	16	1.0	\$47.01	1.0	\$52.78	99.79
185-062-05	1857	16	1.0	\$47.01	1.0	\$52.78	99.79
185-062-06	1858	16	1.0	\$47.01	1.0	\$52.78	99.79
185-062-07	1859	16	1.0	\$47.01	1.0	\$52.78	99.79
185-063-01	1860	16	1.0	\$47.01	1.0	\$52.78	99.79
185-071-01	1861	16	1.0	\$47.01	1.0	\$52.78	99.79
185-071-02	1862	16	1.0	\$47.01	1.0	\$52.78	99.79
185-071-03	1863	16	1.0	\$47.01	1.0	\$52.78	99.79
185-071-04	1864	16	1.0	\$47.01	1.0	\$52.78	99.79
185-071-05	1865	16	1.0	\$47.01	1.0	\$52.78	99.79
185-071-06	1866	16	1.0	\$47.01	0.0	\$0.00	47.01
185-071-07	1867	16	1.0	\$47.01	1.0	\$52.78	99.79
185-071-08	1868	16	1.0	\$47.01	1.0	\$52.78	99.79
185-071-09	1869	16	1.0	\$47.01	1.0	\$52.78	99.79
185-071-10	1870	16	0.0	\$0.00	0.0	\$0.00	0.00
185-071-11	1871	16	0.0	\$0.00	0.0	\$0.00	0.00
185-072-01	1872	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-02	1873	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-03	1874	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-04	1875	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-05	1876	16	1.0	\$47.01	1.0	\$52.78	99.79



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-072-06	1877	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-07	1878	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-08	1879	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-09	1880	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-10	1881	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-11	1882	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-12	1883	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-13	1884	16	1.0	\$47.01	0.0	\$0.00	47.01
185-072-14	1885	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-15	1886	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-16	1887	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-17	1888	16	1.0	\$47.01	1.0	\$52.78	99.79
185-072-18	1889	16	1.0	\$47.01	1.0	\$52.78	99.79
185-073-01	1890	16	1.0	\$47.01	1.0	\$52.78	99.79
185-073-02	1891	16	1.0	\$47.01	1.0	\$52.78	99.79
185-073-03	1892	16	1.0	\$47.01	1.0	\$52.78	99.79
185-073-04	1893	16	1.0	\$47.01	1.0	\$52.78	99.79
185-073-05	1894	16	1.0	\$47.01	1.0	\$52.78	99.79
185-073-06	1895	16	1.0	\$47.01	1.0	\$52.78	99.79
185-073-07	1896	16	1.0	\$47.01	1.0	\$52.78	99.79
185-081-01	1897	10	1.0	\$47.01	1.0	\$52.78	99.79
185-081-02	1898	10	1.0	\$47.01	1.0	\$52.78	99.79
185-081-03	1899	10	1.0	\$47.01	1.0	\$52.78	99.79
185-081-04	1900	10	1.0	\$47.01	1.0	\$52.78	99.79
185-081-05	1901	10	1.0	\$47.01	1.0	\$52.78	99.79
185-082-03	1902	16	1.0	\$47.01	1.0	\$52.78	99.79
185-082-04	1903	16	1.0	\$47.01	1.0	\$52.78	99.79
185-082-05	1904	16	1.0	\$47.01	1.0	\$52.78	99.79
185-082-06	1905	17	2.6	\$122.23	2.61	\$137.76	259.98
185-082-07	1906	16	1.0	\$47.01	1.0	\$52.78	99.79
185-083-01	1907	16	1.0	\$47.01	1.0	\$52.78	99.79
185-083-02	1908	16	1.0	\$47.01	1.0	\$52.78	99.79
185-083-03	1909	16	1.0	\$47.01	1.0	\$52.78	99.79
185-084-01	1910	16	1.0	\$47.01	1.0	\$52.78	99.79
185-084-02	1911	16	1.0	\$47.01	1.0	\$52.78	99.79
185-085-01	1912	17	1.0	\$47.01	1.0	\$52.78	99.79
185-085-02	1913	17	1.0	\$47.01	1.0	\$52.78	99.79
185-085-03	1914	17	1.0	\$47.01	1.0	\$52.78	99.79
185-085-04	1915	16	1.0	\$47.01	1.0	\$52.78	99.79
185-085-05	1916	16	1.0	\$47.01	1.0	\$52.78	99.79
185-086-01	1917	16	1.0	\$47.01	1.0	\$52.78	99.79
185-086-02	1918	16	1.0	\$47.01	1.0	\$52.78	99.79
185-086-03	1919	16	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-087-01	1920	16	1.0	\$47.01	0.0	\$0.00	47.01
185-087-02	1921	16	1.0	\$47.01	1.0	\$52.78	99.79
185-087-03	1922	16	1.0	\$47.01	1.0	\$52.78	99.79
185-087-04	1923	16	1.0	\$47.01	1.0	\$52.78	99.79
185-087-05	1924	16	1.0	\$47.01	1.0	\$52.78	99.79
185-087-06	1925	16	1.0	\$47.01	1.0	\$52.78	99.79
185-091-01	1926	17	1.0	\$47.01	1.0	\$52.78	99.79
185-092-01	1927	17	1.0	\$47.01	1.0	\$52.78	99.79
185-092-02	1928	16	1.0	\$47.01	1.0	\$52.78	99.79
185-092-03	1929	16	1.0	\$47.01	1.0	\$52.78	99.79
185-093-01	1930	17	1.0	\$47.01	1.0	\$52.78	99.79
185-093-02	1931	17	1.0	\$47.01	1.0	\$52.78	99.79
185-093-03	1932	17	1.0	\$47.01	1.0	\$52.78	99.79
185-093-04	1933	17	1.0	\$47.01	1.0	\$52.78	99.79
185-093-05	1934	17	1.0	\$47.01	1.0	\$52.78	99.79
185-093-06	1935	17	1.0	\$47.01	1.0	\$52.78	99.79
185-093-07	1936	17	1.0	\$47.01	1.0	\$52.78	99.79
185-093-08	1937	17	0.0	\$0.00	0.0	\$0.00	0.00
185-093-09	1938	17	1.0	\$47.01	1.0	\$52.78	99.79
185-093-10	1939	17	1.0	\$47.01	1.0	\$52.78	99.79
185-093-11	1940	17	1.0	\$47.01	0.0	\$0.00	47.01
185-094-01	1941	17	1.0	\$47.01	1.0	\$52.78	99.79
185-094-02	1942	17	1.0	\$47.01	1.0	\$52.78	99.79
185-094-03	1943	17	1.0	\$47.01	1.0	\$52.78	99.79
185-094-04	1944	17	1.0	\$47.01	1.0	\$52.78	99.79
185-094-05	1945	17	1.0	\$47.01	1.0	\$52.78	99.79
185-094-06	1946	17	1.0	\$47.01	1.0	\$52.78	99.79
185-094-07	1947	16	1.0	\$47.01	1.0	\$52.78	99.79
185-094-08	1948	16	1.0	\$47.01	1.0	\$52.78	99.79
185-094-09	1949	16	1.0	\$47.01	1.0	\$52.78	99.79
185-094-10	1950	16	1.0	\$47.01	1.0	\$52.78	99.79
185-094-11	1951	16	1.0	\$47.01	1.0	\$52.78	99.79
185-095-01	1952	17	1.0	\$47.01	1.0	\$52.78	99.79
185-095-02	1953	17	1.0	\$47.01	0.0	\$0.00	47.01
185-095-03	1954	17	1.0	\$47.01	1.0	\$52.78	99.79
185-101-01	1955	21	1.0	\$47.01	1.0	\$52.78	99.79
185-101-02	1956	21	1.0	\$47.01	1.0	\$52.78	99.79
185-101-03	1957	21	1.0	\$47.01	0.0	\$0.00	47.01
185-101-04	1958	21	1.0	\$47.01	1.0	\$52.78	99.79
185-101-05	1959	21	1.0	\$47.01	1.0	\$52.78	99.79
185-101-06	1960	21	1.0	\$47.01	1.0	\$52.78	99.79
185-101-07	1961	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-08	1962	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-101-09	1963	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-10	1964	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-11	1965	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-12	1966	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-13	1967	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-14	1968	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-15	1969	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-16	1970	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-17	1971	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-101-18	1972	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-19	1973	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-101-20	1974	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-21	1975	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-22	1976	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-23	1977	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-101-24	1978	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-102-01	1979	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-102-02	1980	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-102-03	1981	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-102-04	1982	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-102-05	1983	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-102-06	1984	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-102-07	1985	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-102-08	1986	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-102-09	1987	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-102-10	1988	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-102-11	1989	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-01	1990	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-02	1991	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-03	1992	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-04	1993	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-05	1994	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-06	1995	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-07	1996	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-08	1997	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-09	1998	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-12	1999	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-13	2000	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-14	2001	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-15	2002	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-16	2003	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-17	2004	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-18	2005	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-111-19	2006	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-20	2007	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-21	2008	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-22	2009	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-23	2010	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-24	2011	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-25	2012	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-26	2013	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-27	2014	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-28	2015	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-29	2016	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-30	2017	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-31	2018	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-32	2019	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-33	2020	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-36	2021	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-37	2022	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-38	2023	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-39	2024	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-40	2025	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-41	2026	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-42	2027	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-43	2028	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-111-44	2029	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-111-45	2030	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-112-01	2031	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-112-02	2032	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-112-03	2033	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-112-04	2034	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-112-05	2035	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-112-06	2036	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-112-07	2037	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-112-08	2038	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-112-09	2039	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
185-121-01	2040	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
185-121-02	2041	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-03	2042	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-04	2043	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-05	2044	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-06	2045	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-07	2046	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-08	2047	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-09	2048	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-121-10	2049	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-11	2050	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-12	2051	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-121-13	2052	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-121-14	2053	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
185-131-01	2054	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-02	2055	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-03	2056	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-04	2057	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-05	2058	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-06	2059	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-07	2060	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-08	2061	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-09	2062	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-10	2063	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-11	2064	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-12	2065	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-13	2066	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-14	2067	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-131-15	2068	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-01	2069	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-02	2070	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-03	2071	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-04	2072	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-05	2073	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-06	2074	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-07	2075	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-08	2076	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-09	2077	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-10	2078	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-11	2079	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-12	2080	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-13	2081	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-14	2082	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-15	2083	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-16	2084	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-17	2085	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-18	2086	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-19	2087	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-20	2088	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-132-21	2089	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-02	2090	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-03	2091	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-133-04	2092	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-133-05	2093	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-133-06	2094	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-07	2095	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-08	2096	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-09	2097	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-10	2098	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-11	2099	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-12	2100	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-13	2101	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-133-14	2102	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-141-01	2103	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-141-02	2104	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-01	2105	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-02	2106	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-03	2107	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-04	2108	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-05	2109	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-06	2110	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-07	2111	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-08	2112	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-09	2113	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-142-10	2114	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-01	2115	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-02	2116	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-03	2117	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-04	2118	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-05	2119	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-06	2120	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-07	2121	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-08	2122	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-09	2123	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-10	2124	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-11	2125	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-12	2126	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-13	2127	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-14	2128	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-15	2129	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-16	2130	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-17	2131	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-18	2132	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-19	2133	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-20	2134	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-143-21	2135	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-22	2136	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-23	2137	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-24	2138	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-143-25	2139	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-01	2140	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-02	2141	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-03	2142	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-04	2143	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-144-05	2144	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-06	2145	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-07	2146	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-08	2147	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-09	2148	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-10	2149	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-11	2150	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-12	2151	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-13	2152	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-14	2153	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-144-15	2154	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-01	2155	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-02	2156	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-03	2157	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-04	2158	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-05	2159	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-06	2160	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-07	2161	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-08	2162	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-09	2163	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-10	2164	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-145-11	2165	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-146-01	2166	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-146-02	2167	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-146-03	2168	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-146-04	2169	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-146-05	2170	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-146-06	2171	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-146-07	2172	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-146-08	2173	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-146-09	2174	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-151-01	2175	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-151-02	2176	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-152-01	2177	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-152-04	2178	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-01	2179	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-02	2180	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-03	2181	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-153-04	2182	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-05	2183	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-06	2184	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-07	2185	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-08	2186	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-09	2187	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-10	2188	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-11	2189	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-153-12	2190	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-13	2191	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-14	2192	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-15	2193	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-153-16	2194	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-153-17	2195	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-18	2196	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-19	2197	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-20	2198	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-153-21	2199	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-01	2200	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-154-02	2201	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-03	2202	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-04	2203	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-05	2204	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-06	2205	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-07	2206	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-08	2207	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-11	2208	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-12	2209	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-13	2210	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-14	2211	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-15	2212	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-16	2213	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-17	2214	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-18	2215	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-19	2216	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-20	2217	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-21	2218	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-154-23	2219	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-155-01	2220	#N/A	1.0	\$47.01	0.0	\$0.00	47.01



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-155-02	2221	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-155-03	2222	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-156-01	2223	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-156-02	2224	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-156-03	2225	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-156-04	2226	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-156-05	2227	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-156-06	2228	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-157-01	2229	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-157-02	2230	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-157-03	2231	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-157-04	2232	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-157-05	2233	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-157-06	2234	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-157-07	2235	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-157-08	2236	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-158-01	2237	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-158-02	2238	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-161-01	2239	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-161-02	2240	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-03	2241	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-04	2242	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-05	2243	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-06	2244	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-07	2245	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-08	2246	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-09	2247	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-10	2248	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-11	2249	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-12	2250	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-13	2251	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-14	2252	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-15	2253	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-161-16	2254	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-161-17	2255	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-161-18	2256	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-162-01	2257	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-162-02	2258	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-162-03	2259	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-162-04	2260	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-162-05	2261	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-162-06	2262	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-162-07	2263	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-162-08	2264	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-01	2265	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-02	2266	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-03	2267	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-04	2268	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-05	2269	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-163-06	2270	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-07	2271	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-08	2272	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-163-09	2273	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-10	2274	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-11	2275	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-12	2276	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-13	2277	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-16	2278	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-163-17	2279	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-18	2280	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-19	2281	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-163-20	2282	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-164-01	2283	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-164-02	2284	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
185-171-01	2285	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-171-02	2286	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-171-03	2287	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-171-04	2288	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-171-05	2289	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-171-06	2290	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-172-01	2291	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-172-02	2292	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-172-03	2293	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-172-04	2294	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-172-05	2295	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-01	2296	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-02	2297	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-03	2298	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-04	2299	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-05	2300	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-06	2301	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-07	2302	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-08	2303	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-09	2304	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-10	2305	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-173-14	2306	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-173-18	2307	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-173-19	2308	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-174-01	2309	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-174-02	2310	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-174-03	2311	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-174-04	2312	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-191-01	2313	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-191-02	2314	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-192-01	2315	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-192-02	2316	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-192-03	2317	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-192-04	2318	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-192-05	2319	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-193-01	2320	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-02	2321	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-03	2322	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-193-04	2323	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-05	2324	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-193-06	2325	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-07	2326	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-193-08	2327	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-09	2328	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-10	2329	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-11	2330	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-14	2331	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-15	2332	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-16	2333	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-17	2334	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-193-19	2335	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-01	2336	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-02	2337	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-194-03	2338	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-04	2339	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-05	2340	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-06	2341	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-194-07	2342	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-08	2343	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-09	2344	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-10	2345	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-11	2346	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-12	2347	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-194-13	2348	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-194-14	2349	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-195-01	2350	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-02	2351	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-03	2352	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-04	2353	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-05	2354	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-06	2355	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-07	2356	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-08	2357	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-09	2358	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-10	2359	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-11	2360	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-12	2361	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-13	2362	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-14	2363	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-15	2364	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-16	2365	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-17	2366	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-18	2367	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-195-19	2368	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-196-01	2369	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-196-02	2370	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-196-03	2371	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-196-06	2372	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-196-07	2373	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-196-08	2374	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-196-09	2375	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-196-10	2376	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-197-01	2377	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-197-02	2378	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-197-03	2379	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-197-04	2380	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-01	2381	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-02	2382	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-04	2383	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-06	2384	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-07	2385	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-08	2386	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-09	2387	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-10	2388	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-11	2389	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-12	2390	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-13	2391	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-14	2392	#N/A	0.0	\$0.00	0.0	\$0.00	0.00

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-201-15	2393	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-16	2394	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-201-17	2395	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-01	2396	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-02	2397	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-221-03	2398	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-04	2399	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-05	2400	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-06	2401	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-07	2402	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-09	2403	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-10	2404	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-13	2405	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-15	2406	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-16	2407	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-221-17	2408	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-221-18	2409	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-19	2410	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-20	2411	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-21	2412	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-22	2413	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-23	2414	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-221-25	2415	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-28	2416	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-221-30	2417	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-221-31	2418	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-222-01	2419	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-222-02	2420	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-222-03	2421	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-222-04	2422	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-222-05	2423	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-222-06	2424	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-222-07	2425	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-222-08	2426	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-222-09	2427	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
185-251-01	2428	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-251-02	2429	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-251-03	2430	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-251-04	2431	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-251-05	2432	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-251-06	2433	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-252-01	2434	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-252-02	2435	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-253-01	2436	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-253-02	2437	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-253-03	2438	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-253-04	2439	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-253-05	2440	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-253-06	2441	#N/A	1.0	\$47.01	0.0	\$0.00	47.01
185-253-07	2442	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-254-01	2443	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-254-02	2444	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-254-03	2445	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-254-04	2446	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-254-05	2447	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-255-01	2448	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-255-02	2449	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-255-03	2450	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
185-255-04	2451	22	1.0	\$47.01	1.0	\$52.78	99.79
185-255-05	2452	22	1.0	\$47.01	1.0	\$52.78	99.79
185-255-06	2453	22	1.0	\$47.01	1.0	\$52.78	99.79
185-255-07	2454	22	1.0	\$47.01	1.0	\$52.78	99.79
185-255-08	2455	22	1.0	\$47.01	1.0	\$52.78	99.79
185-255-09	2456	22	1.0	\$47.01	1.0	\$52.78	99.79
185-255-10	2457	22	1.0	\$47.01	1.0	\$52.78	99.79
185-255-11	2458	22	1.0	\$47.01	1.0	\$52.78	99.79
185-255-12	2459	22	1.0	\$47.01	1.0	\$52.78	99.79
185-255-13	2460	22	1.0	\$47.01	1.0	\$52.78	99.79
185-256-01	2461	22	1.0	\$47.01	1.0	\$52.78	99.79
185-256-02	2462	22	1.0	\$47.01	1.0	\$52.78	99.79
185-256-03	2463	22	1.0	\$47.01	1.0	\$52.78	99.79
185-256-04	2464	22	1.0	\$47.01	1.0	\$52.78	99.79
185-256-05	2465	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-01	2466	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-02	2467	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-03	2468	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-04	2469	22	1.0	\$47.01	0.0	\$0.00	47.01
185-271-05	2470	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-06	2471	22	1.0	\$47.01	0.0	\$0.00	47.01
185-271-07	2472	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-08	2473	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-09	2474	22	1.0	\$47.01	0.0	\$0.00	47.01
185-271-10	2475	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-11	2476	22	1.0	\$47.01	0.0	\$0.00	47.01
185-271-12	2477	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-13	2478	22	1.0	\$47.01	0.0	\$0.00	47.01

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

185-271-14	2479	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-15	2480	22	1.0	\$47.01	1.0	\$52.78	99.79
185-271-16	2481	22	0.0	\$0.00	0.0	\$0.00	0.00
185-272-01	2482	22	1.0	\$47.01	1.0	\$52.78	99.79
185-272-02	2483	22	1.0	\$47.01	1.0	\$52.78	99.79
185-272-03	2484	22	1.0	\$47.01	1.0	\$52.78	99.79
185-272-04	2485	22	1.0	\$47.01	1.0	\$52.78	99.79
185-272-05	2486	22	1.0	\$47.01	1.0	\$52.78	99.79
185-272-06	2487	22	1.0	\$47.01	1.0	\$52.78	99.79
185-272-07	2488	22	1.0	\$47.01	1.0	\$52.78	99.79
185-273-01	2489	22	1.0	\$47.01	1.0	\$52.78	99.79
185-273-02	2490	22	1.0	\$47.01	1.0	\$52.78	99.79
186-041-02	2491	10	1.455	\$68.40	1.45	\$76.53	144.93
186-041-03	2492	10	1.905	\$89.55	1.91	\$100.81	190.36
186-042-02	2493	10	1.0	\$47.01	1.0	\$52.78	99.79
186-042-03	2494	10	1.0	\$47.01	1.0	\$52.78	99.79
186-051-05	2495	10	1.0	\$47.01	1.0	\$52.78	99.79
186-051-06	2496	10	1.0	\$47.01	1.0	\$52.78	99.79
186-051-07	2497	10	1.0	\$47.01	1.0	\$52.78	99.79
186-051-08	2498	10	1.0	\$47.01	1.0	\$52.78	99.79
186-051-09	2499	10	1.0	\$47.01	0.0	\$0.00	47.01
186-051-10	2500	10	0.0	\$0.00	0.0	\$0.00	0.00
186-051-11	2501	10	1.0	\$47.01	1.0	\$52.78	99.79
186-051-12	2502	10	1.0	\$47.01	1.0	\$52.78	99.79
186-051-13	2503	10	1.0	\$47.01	1.0	\$52.78	99.79
186-071-03	2504	13	1.0	\$47.01	1.0	\$52.78	99.79
186-071-04	2505	10	1.455	\$68.40	1.46	\$77.06	145.46
186-071-05	2506	10	1.0	\$47.01	1.0	\$52.78	99.79
186-071-09	2507	10	1.0	\$47.01	1.0	\$52.78	99.79
186-072-01	2508	10	1.0	\$47.01	0.0	\$0.00	47.01
186-072-09	2509	10	0.0	\$0.00	0.0	\$0.00	0.00
186-072-10	2510	10	1.0	\$47.01	1.0	\$52.78	99.79
186-072-16	2511	10	1.0	\$47.01	1.0	\$52.78	99.79
186-072-17	2512	10	1.0	\$47.01	1.0	\$52.78	99.79
186-081-05	2513	10	1.0	\$47.01	0.0	\$0.00	47.01
186-081-07	2514	10	1.0	\$47.01	1.0	\$52.78	99.79
186-081-08	2515	10	1.0	\$47.01	1.0	\$52.78	99.79
186-081-09	2516	10	1.0	\$47.01	0.0	\$0.00	47.01
186-081-10	2517	10	1.0	\$47.01	1.0	\$52.78	99.79
186-081-15	2518	10	1.0	\$47.01	1.0	\$52.78	99.79
186-081-16	2519	10	1.0	\$47.01	1.0	\$52.78	99.79
186-081-17	2520	10	1.0	\$47.01	1.0	\$52.78	99.79
186-081-18	2521	10	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-081-19	2522	10	1.0	\$47.01	1.0	\$52.78	99.79
186-081-20	2523	10	1.0	\$47.01	1.0	\$52.78	99.79
186-081-21	2524	10	1.0	\$47.01	0.0	\$0.00	47.01
186-082-01	2525	10	1.0	\$47.01	1.0	\$52.78	99.79
186-082-02	2526	10	1.0	\$47.01	0.0	\$0.00	47.01
186-091-01	2527	13	1.0	\$47.01	0.0	\$0.00	47.01
186-091-02	2528	13	1.0	\$47.01	1.0	\$52.78	99.79
186-091-08	2529	13	1.0	\$47.01	0.0	\$0.00	47.01
186-091-10	2530	13	1.0	\$47.01	1.0	\$52.78	99.79
186-092-01	2531	10	1.5	\$70.52	1.5	\$79.17	149.69
186-092-02	2532	10	1.0	\$47.01	1.0	\$52.78	99.79
186-092-04	2533	10	1.0	\$47.01	1.0	\$52.78	99.79
186-092-05	2534	10	1.0	\$47.01	1.0	\$52.78	99.79
186-092-06	2535	10	1.0	\$47.01	1.0	\$52.78	99.79
186-092-08	2536	10	1.0	\$47.01	1.0	\$52.78	99.79
186-092-09	2537	10	1.0	\$47.01	0.0	\$0.00	47.01
186-092-10	2538	10	1.0	\$47.01	0.0	\$0.00	47.01
186-092-11	2539	10	1.0	\$47.01	1.0	\$52.78	99.79
186-092-12	2540	10	1.0	\$47.01	1.0	\$52.78	99.79
186-092-14	2541	10	1.0	\$47.01	1.0	\$52.78	99.79
186-101-02	2542	10	1.0	\$47.01	1.0	\$52.78	99.79
186-101-03	2543	10	1.0	\$47.01	1.0	\$52.78	99.79
186-101-04	2544	10	1.0	\$47.01	1.0	\$52.78	99.79
186-101-05	2545	10	1.0	\$47.01	1.0	\$52.78	99.79
186-101-06	2546	15	1.0	\$47.01	1.0	\$52.78	99.79
186-101-08	2547	15	1.0	\$47.01	1.0	\$52.78	99.79
186-101-09	2548	15	0.0	\$0.00	0.0	\$0.00	0.00
186-101-10	2549	15	1.0	\$47.01	1.0	\$52.78	99.79
186-101-13	2550	10	1.0	\$47.01	1.0	\$52.78	99.79
186-101-14	2551	10	1.0	\$47.01	1.0	\$52.78	99.79
186-101-15	2552	10	1.0	\$47.01	1.0	\$52.78	99.79
186-101-16	2553	10	1.0	\$47.01	1.0	\$52.78	99.79
186-101-17	2554	10	0.0	\$0.00	0.0	\$0.00	0.00
186-111-01	2555	13	1.0	\$47.01	1.0	\$52.78	99.79
186-111-02	2556	13	1.0	\$47.01	0.0	\$0.00	47.01
186-112-01	2557	13	1.5	\$70.52	1.5	\$79.17	149.69
186-112-02	2558	13	1.0	\$47.01	1.0	\$52.78	99.79
186-112-23	2559M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
186-112-07	2560	15	1.0	\$47.01	1.0	\$52.78	99.79
186-112-08	2561	15	1.0	\$47.01	1.0	\$52.78	99.79
186-112-14	2562	14	1.0	\$47.01	1.0	\$52.78	99.79
186-112-15	2563	15	1.0	\$47.01	1.0	\$52.78	99.79
186-112-16	2564	14	1.0	\$47.01	1.0	\$52.78	99.79



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-112-18	2565	15	1.0	\$47.01	1.0	\$52.78	99.79
186-112-21	2568	15	5.4	\$253.85	0.0	\$0.00	253.85
186-112-22	2569	15	1.0	\$47.01	1.0	\$52.78	99.79
186-121-14	2570	15	1.0	\$47.01	0.0	\$0.00	47.01
186-121-17	2571	15	1.0	\$47.01	1.0	\$52.78	99.79
186-121-18	2572	15	1.0	\$47.01	1.0	\$52.78	99.79
186-121-21	2573	15	1.0	\$47.01	0.0	\$0.00	47.01
186-121-24	2574	14	1.0	\$47.01	1.0	\$52.78	99.79
186-121-25	2575	14	1.0	\$47.01	1.0	\$52.78	99.79
186-121-28	2576	14	1.0	\$47.01	1.0	\$52.78	99.79
186-121-29	2577	14	1.0	\$47.01	1.0	\$52.78	99.79
186-121-30	2578	14	0.0	\$0.00	0.0	\$0.00	0.00
186-121-31	2579	14	1.0	\$47.01	1.0	\$52.78	99.79
186-121-37	2580M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
186-121-36	2582	14	1.0	\$47.01	1.0	\$52.78	99.79
186-122-07	2583	14	0.0	\$0.00	0.0	\$0.00	0.00
186-122-08	2584	14	1.0	\$47.01	1.0	\$52.78	99.79
186-131-03	2585	8	1.0	\$47.01	1.0	\$52.78	99.79
186-131-04	2586	8	1.0	\$47.01	1.0	\$52.78	99.79
186-132-04	2587	14	0.0	\$0.00	0.0	\$0.00	0.00
186-132-14	2588	14	1.0	\$47.01	1.0	\$52.78	99.79
186-132-15	2589	14	1.0	\$47.01	0.0	\$0.00	47.01
186-132-18	2590	14	0.0	\$0.00	0.0	\$0.00	0.00
186-132-22	2591	14	1.0	\$47.01	0.0	\$0.00	47.01
186-132-23	2592	14	1.0	\$47.01	1.0	\$52.78	99.79
186-132-24	2593	14	1.0	\$47.01	0.0	\$0.00	47.01
186-132-25	2594	14	1.0	\$47.01	1.0	\$52.78	99.79
186-132-26	2595	14	4.78	\$224.71	4.79	\$252.82	477.52
186-132-27	2596	14	1.0	\$47.01	1.0	\$52.78	99.79
186-132-40	2597	14	1.0	\$47.01	1.0	\$52.78	99.79
186-132-41	2598	14	1.0	\$47.01	1.0	\$52.78	99.79
186-132-42	2599	14	1.0	\$47.01	0.0	\$0.00	47.01
186-141-01	2600	27	0.0	\$0.00	0.0	\$0.00	0.00
186-141-02	2601	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-03	2602	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-04	2603	27	1.0	\$47.01	0.0	\$0.00	47.01
186-141-05	2604	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-06	2605	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-07	2606	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-09	2607	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-10	2608	27	1.0	\$47.01	0.0	\$0.00	47.01
186-141-11	2609	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-15	2610	27	1.0	\$47.01	0.0	\$0.00	47.01

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

186-141-16	2611	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-17	2612	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-20	2613	27	0.0	\$0.00	0.0	\$0.00	0.00
186-141-22	2614	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-23	2615	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-24	2616	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-26	2617	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-30	2618	27	0.0	\$0.00	0.0	\$0.00	0.00
186-141-31	2619	27	0.0	\$0.00	0.0	\$0.00	0.00
186-141-32	2620	27	0.0	\$0.00	0.0	\$0.00	0.00
186-141-33	2621	27	1.0	\$47.01	1.0	\$52.78	99.79
186-141-34	2622	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-01	2623	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-02	2624	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-37	2625M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
186-142-05	2626	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-06	2627	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-07	2628	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-14	2630	27	1.0	\$47.01	0.0	\$0.00	47.01
186-142-15	2631	27	0.0	\$0.00	0.0	\$0.00	0.00
186-142-16	2632	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-17	2633	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-18	2634	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-19	2635	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-20	2636	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-25	2637	27	1.0	\$47.01	0.0	\$0.00	47.01
186-142-26	2638	27	1.0	\$47.01	0.0	\$0.00	47.01
186-142-27	2639	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-30	2640	27	0.0	\$0.00	0.0	\$0.00	0.00
186-142-32	2642	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-33	2643	27	0.0	\$0.00	0.0	\$0.00	0.00
186-142-34	2644	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-35	2645	27	1.0	\$47.01	1.0	\$52.78	99.79
186-142-36	2646	27	1.0	\$47.01	1.0	\$52.78	99.79
186-152-02	2647	14	1.0	\$47.01	1.0	\$52.78	99.79
186-152-03	2648	14	1.0	\$47.01	1.0	\$52.78	99.79
186-152-10	2649	14	1.0	\$47.01	1.0	\$52.78	99.79
186-152-11	2650	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-01	2651	27	1.0	\$47.01	1.0	\$52.78	99.79
186-153-02	2652	27	1.0	\$47.01	1.0	\$52.78	99.79
186-153-03	2653	27	1.0	\$47.01	0.0	\$0.00	47.01
186-153-04	2654	27	1.0	\$47.01	1.0	\$52.78	99.79
186-153-05	2655	14	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-153-06	2656	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-71	2657M	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
186-153-21	2658	14	1.5	\$70.52	1.5	\$79.17	149.69
186-153-22	2659	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-23	2660	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-24	2661	14	0.0	\$0.00	0.0	\$0.00	0.00
186-153-26	2662	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-35	2663	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-36	2664	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-37	2665	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-38	2666	14	0.0	\$0.00	0.0	\$0.00	0.00
186-153-44	2667	14	1.0	\$47.01	0.0	\$0.00	47.01
186-153-45	2668	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-48	2669	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-49	2670	14	0.0	\$0.00	0.0	\$0.00	0.00
186-153-51	2671	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-52	2672	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-53	2673	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-55	2674	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-56	2675	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-57	2676	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-58	2677	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-59	2678	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-60	2679	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-61	2680	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-62	2681	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-69	2683	14	1.0	\$47.01	1.0	\$52.78	99.79
186-153-70	2684	14	1.0	\$47.01	1.0	\$52.78	99.79
186-470-65	2685	26	0.0	\$0.00	0.0	\$0.00	0.00
186-470-66	2686	26	0.0	\$0.00	0.0	\$0.00	0.00
186-470-81	2687	19	0.0	\$0.00	0.0	\$0.00	0.00
186-470-85	2688	22	1.0	\$47.01	1.0	\$52.78	99.79
186-470-87	2689	22	1.0	\$47.01	1.0	\$52.78	99.79
186-470-90	2690	19	0.0	\$0.00	0.0	\$0.00	0.00
186-470-91	2691	25	0.0	\$0.00	0.0	\$0.00	0.00
186-470-93	2692	19	0.0	\$0.00	0.0	\$0.00	0.00
186-470-99	2693	17	1.0	\$47.01	1.0	\$52.78	99.79
186-491-01	2694	22	1.0	\$47.01	1.0	\$52.78	99.79
186-491-02	2695	22	1.0	\$47.01	1.0	\$52.78	99.79
186-491-03	2696	22	1.0	\$47.01	1.0	\$52.78	99.79
186-491-04	2697	22	1.0	\$47.01	1.0	\$52.78	99.79
186-491-05	2698	22	1.0	\$47.01	1.0	\$52.78	99.79
186-491-06	2699	22	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll)

186-491-07	2700	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-01	2701	26	1.0	\$47.01	1.0	\$52.78	99.79
186-492-02	2702	26	1.0	\$47.01	1.0	\$52.78	99.79
186-492-03	2703	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-04	2704	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-05	2705	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-06	2706	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-07	2707	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-08	2708	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-09	2709	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-10	2710	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-11	2711	22	1.0	\$47.01	1.0	\$52.78	99.79
186-492-12	2712	26	1.0	\$47.01	1.0	\$52.78	99.79
186-492-13	2713	26	1.0	\$47.01	1.0	\$52.78	99.79
186-492-14	2714	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-01	2715	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-02	2716	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-03	2717	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-05	2718	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-06	2719	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-07	2720	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-08	2721	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-09	2722	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-10	2723	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-11	2724	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-12	2725	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-13	2726	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-14	2727	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-15	2728	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-16	2729	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-17	2730	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-18	2731	22	1.0	\$47.01	1.0	\$52.78	99.79
186-493-19	2732	22	1.0	\$47.01	0.0	\$0.00	47.01
186-493-21	2733	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-22	2734	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-23	2735	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-24	2736	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-25	2737	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-26	2738	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-27	2739	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-28	2740	26	1.0	\$47.01	1.0	\$52.78	99.79
186-493-29	2741	26	0.0	\$0.00	0.0	\$0.00	0.00
186-493-30	2742	26	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-494-01	2743	26	1.0	\$47.01	1.0	\$52.78	99.79
186-494-02	2744	26	1.0	\$47.01	1.0	\$52.78	99.79
186-494-03	2745	26	1.0	\$47.01	1.0	\$52.78	99.79
186-494-04	2746	26	1.0	\$47.01	1.0	\$52.78	99.79
186-494-05	2747	26	1.0	\$47.01	1.0	\$52.78	99.79
186-495-01	2748	26	1.0	\$47.01	1.0	\$52.78	99.79
186-495-02	2749	26	1.0	\$47.01	1.0	\$52.78	99.79
186-495-03	2750	22	1.0	\$47.01	1.0	\$52.78	99.79
186-495-04	2751	22	1.0	\$47.01	1.0	\$52.78	99.79
186-495-05	2752	22	1.0	\$47.01	0.0	\$0.00	47.01
186-501-01	2753	22	1.0	\$47.01	1.0	\$52.78	99.79
186-501-02	2754	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-01	2755	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-02	2756	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-03	2757	22	1.0	\$47.01	0.0	\$0.00	47.01
186-502-06	2758	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-08	2759	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-09	2760	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-10	2761	22	1.0	\$47.01	0.0	\$0.00	47.01
186-502-11	2762	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-12	2763	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-13	2764	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-14	2765	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-15	2766	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-16	2767	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-17	2768	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-18	2769	22	1.0	\$47.01	0.0	\$0.00	47.01
186-502-19	2770	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-20	2771	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-22	2772	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-23	2773	22	1.0	\$47.01	1.0	\$52.78	99.79
186-502-25	2774	22	1.0	\$47.01	1.0	\$52.78	99.79
186-503-01	2775	22	1.0	\$47.01	1.0	\$52.78	99.79
186-503-02	2776	22	1.0	\$47.01	1.0	\$52.78	99.79
186-503-03	2777	22	1.0	\$47.01	1.0	\$52.78	99.79
186-503-04	2778	22	1.0	\$47.01	1.0	\$52.78	99.79
186-503-05	2779	22	1.0	\$47.01	1.0	\$52.78	99.79
186-503-06	2780	22	1.0	\$47.01	1.0	\$52.78	99.79
186-503-07	2781	22	1.0	\$47.01	1.0	\$52.78	99.79
186-504-02	2782	22	1.0	\$47.01	1.0	\$52.78	99.79
186-504-03	2783	22	1.0	\$47.01	1.0	\$52.78	99.79
186-504-04	2784	22	1.0	\$47.01	1.0	\$52.78	99.79
186-504-05	2785	22	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-504-06	2786	22	1.0	\$47.01	1.0	\$52.78	99.79
186-504-08	2787	22	1.0	\$47.01	1.0	\$52.78	99.79
186-510-01	2788	22	1.0	\$47.01	0.0	\$0.00	47.01
186-510-02	2789	22	1.0	\$47.01	0.0	\$0.00	47.01
186-510-03	2790	22	1.0	\$47.01	1.0	\$52.78	99.79
186-510-04	2791	22	1.0	\$47.01	1.0	\$52.78	99.79
186-510-05	2792	22	1.0	\$47.01	1.0	\$52.78	99.79
186-520-01	2793	9	1.0	\$47.01	1.0	\$52.78	99.79
186-520-02	2794	9	1.0	\$47.01	1.0	\$52.78	99.79
186-520-03	2795	10	1.0	\$47.01	1.0	\$52.78	99.79
186-520-06	2796	10	8.0	\$376.08	0.0	\$0.00	376.08
186-520-09	2797	10	1.5	\$70.52	0.0	\$0.00	70.52
186-520-10	2798	10	0.0	\$0.00	0.0	\$0.00	0.00
186-520-11	2799	10	8.0	\$376.08	0.0	\$0.00	376.08
186-520-12	2800	10	1.0	\$47.01	1.0	\$52.78	99.79
186-520-13	2801	10	1.0	\$47.01	1.0	\$52.78	99.79
186-520-14	2802	10	1.0	\$47.01	0.0	\$0.00	47.01
186-520-15	2803	10	0.0	\$0.00	0.0	\$0.00	0.00
186-520-16	2804	10	0.0	\$0.00	0.0	\$0.00	0.00
186-520-19	2805	10	0.0	\$0.00	0.0	\$0.00	0.00
186-520-20	2806	10	0.0	\$0.00	0.0	\$0.00	0.00
186-530-01	2807	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-02	2808	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-03	2809	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-06	2810	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-07	2811	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-08	2812	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-09	2813	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-10	2814	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-11	2815	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-12	2816	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-13	2817	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-14	2818	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-15	2819	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-16	2820	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-17	2821	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-18	2822	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-19	2823	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-20	2824	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-21	2825	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-22	2826	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-23	2827	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-24	2828	22	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-530-25	2829	22	1.0	\$47.01	0.0	\$0.00	47.01
186-530-26	2830	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-27	2831	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-28	2832	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-29	2833	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-30	2834	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-31	2835	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-32	2836	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-33	2837	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-34	2838	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-35	2839	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-36	2840	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-37	2841	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-38	2842	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-39	2843	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-40	2844	21	1.0	\$47.01	1.0	\$52.78	99.79
186-530-41	2845	21	1.0	\$47.01	1.0	\$52.78	99.79
186-530-42	2846	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-43	2847	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-44	2848	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-45	2849	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-46	2850	21	1.0	\$47.01	1.0	\$52.78	99.79
186-530-47	2851	21	1.0	\$47.01	0.0	\$0.00	47.01
186-530-48	2852	21	1.0	\$47.01	1.0	\$52.78	99.79
186-530-49	2853	21	1.0	\$47.01	1.0	\$52.78	99.79
186-530-50	2854	21	1.0	\$47.01	0.0	\$0.00	47.01
186-530-51	2855	21	1.0	\$47.01	1.0	\$52.78	99.79
186-530-52	2856	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-53	2857	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-54	2858	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-55	2859	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-56	2860	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-57	2861	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-58	2862	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-59	2863	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-60	2864	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-61	2865	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-64	2866	17	0.0	\$0.00	0.0	\$0.00	0.00
186-530-66	2867	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-67	2868	22	1.0	\$47.01	1.0	\$52.78	99.79
186-530-68	2869	19	0.0	\$0.00	0.0	\$0.00	0.00
186-540-01	2870	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-02	2871	25	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-540-03	2872	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-04	2873	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-05	2874	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-06	2875	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-07	2876	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-08	2877	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-09	2878	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-10	2879	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-11	2880	25	1.0	\$47.01	0.0	\$0.00	47.01
186-540-12	2881	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-13	2882	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-14	2883	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-15	2884	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-16	2885	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-17	2886	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-18	2887	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-19	2888	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-20	2889	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-21	2890	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-22	2891	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-23	2892	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-24	2893	25	1.0	\$47.01	0.0	\$0.00	47.01
186-540-25	2894	25	1.0	\$47.01	0.0	\$0.00	47.01
186-540-26	2895	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-27	2896	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-28	2897	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-29	2898	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-30	2899	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-31	2900	25	1.0	\$47.01	0.0	\$0.00	47.01
186-540-32	2901	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-33	2902	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-34	2903	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-35	2904	25	1.0	\$47.01	0.0	\$0.00	47.01
186-540-36	2905	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-37	2906	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-38	2907	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-39	2908	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-40	2909	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-41	2910	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-42	2911	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-43	2912	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-44	2913	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-45	2914	25	1.0	\$47.01	1.0	\$52.78	99.79



**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-540-46	2915	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-47	2916	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-48	2917	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-49	2918	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-50	2919	25	1.0	\$47.01	1.0	\$52.78	99.79
186-540-51	2920	25	0.0	\$0.00	0.0	\$0.00	0.00
186-540-52	2921	25	0.0	\$0.00	0.0	\$0.00	0.00
186-551-01	2922	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-02	2923	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-03	2924	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-04	2925	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-05	2926	25	1.0	\$47.01	0.0	\$0.00	47.01
186-551-08	2927	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-09	2928	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-10	2929	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-12	2930	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-14	2931	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-15	2932	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-16	2933	25	1.0	\$47.01	0.0	\$0.00	47.01
186-551-20	2934	19	1.0	\$47.01	1.0	\$52.78	99.79
186-551-21	2935	19	1.0	\$47.01	0.0	\$0.00	47.01
186-551-22	2936	19	1.0	\$47.01	1.0	\$52.78	99.79
186-551-23	2937	19	1.0	\$47.01	1.0	\$52.78	99.79
186-551-24	2938	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-25	2939	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-26	2940	25	1.0	\$47.01	0.0	\$0.00	47.01
186-551-27	2941	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-28	2942	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-29	2943	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-30	2944	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-31	2945	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-32	2946	25	1.0	\$47.01	0.0	\$0.00	47.01
186-551-33	2947	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-34	2948	25	1.0	\$47.01	0.0	\$0.00	47.01
186-551-35	2949	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-36	2950	25	1.0	\$47.01	0.0	\$0.00	47.01
186-551-37	2951	25	0.0	\$0.00	0.0	\$0.00	0.00
186-551-38	2952	19	1.0	\$47.01	0.0	\$0.00	47.01
186-551-42	2953	19	1.0	\$47.01	1.0	\$52.78	99.79
186-551-43	2954	19	1.0	\$47.01	1.0	\$52.78	99.79
186-551-45	2955	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-47	2956	25	1.0	\$47.01	1.0	\$52.78	99.79
186-551-48	2957	25	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-551-49	2958	25	1.0	\$47.01	1.0	\$52.78	99.79
186-552-01	2959	25	0.0	\$0.00	0.0	\$0.00	0.00
186-552-02	2960	25	1.0	\$47.01	1.0	\$52.78	99.79
186-552-03	2961	25	0.0	\$0.00	0.0	\$0.00	0.00
186-552-05	2962	25	1.0	\$47.01	1.0	\$52.78	99.79
186-552-06	2963	25	1.0	\$47.01	1.0	\$52.78	99.79
186-552-07	2964	25	1.0	\$47.01	1.0	\$52.78	99.79
186-552-08	2965	25	1.0	\$47.01	1.0	\$52.78	99.79
186-560-01	2966	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-02	2967	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-03	2968	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-04	2969	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-05	2970	20	1.0	\$47.01	0.0	\$0.00	47.01
186-560-06	2971	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-07	2972	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-08	2973	20	1.0	\$47.01	0.0	\$0.00	47.01
186-560-09	2974	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-10	2975	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-11	2976	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-12	2977	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-13	2978	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-14	2979	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-15	2980	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-16	2981	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-17	2982	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-18	2983	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-19	2984	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-20	2985	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-21	2986	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-22	2987	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-23	2988	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-24	2989	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-25	2990	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-26	2991	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-27	2992	20	1.0	\$47.01	1.0	\$52.78	99.79
186-560-28	2993	19	0.0	\$0.00	0.0	\$0.00	0.00
186-571-01	2994	25	1.0	\$47.01	1.0	\$52.78	99.79
186-571-02	2995	25	1.0	\$47.01	1.0	\$52.78	99.79
186-571-03	2996	25	1.0	\$47.01	1.0	\$52.78	99.79
186-571-04	2997	25	1.0	\$47.01	0.0	\$0.00	47.01
186-571-09	2998	25	1.0	\$47.01	1.0	\$52.78	99.79
186-571-10	2999	25	1.0	\$47.01	1.0	\$52.78	99.79
186-571-11	3000	25	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

186-571-12	3001	25	1.0	\$47.01	1.0	\$52.78	99.79
186-571-22	3002	25	0.0	\$0.00	0.0	\$0.00	0.00
186-571-23	3003	25	1.0	\$47.01	1.0	\$52.78	99.79
186-571-24	3004	25	1.0	\$47.01	1.0	\$52.78	99.79
186-571-25	3005	25	1.0	\$47.01	1.0	\$52.78	99.79
186-571-26	3006	25	1.0	\$47.01	1.0	\$52.78	99.79
016-070-09	545-09	#N/A	42.0	\$1,974.42	42.0	\$2,216.76	4191.18
016-070-10	545-10	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-070-12	545-12	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-070-13	545-13	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-070-14	545-14	#N/A	2.12	\$99.66	2.12	\$111.89	211.55
016-070-16	545-16	#N/A	2.16	\$101.54	2.16	\$114.00	215.55
016-070-15	545-15	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-070-17	545-17	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-070-18	545-18	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-070-19	545-19	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-070-20	545-20	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-070-21	545-21	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-070-22	545-22	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-01	549-01	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-02	549-02	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-03	549-03	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-04	549-04	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-05	549-05	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-06	549-06	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-07	549-07	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-08	549-08	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-09	549-09	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-10	549-10	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-11	549-11	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-12	549-12	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-13	549-13	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-14	549-14	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-15	549-15	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-16	549-16	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-17	549-17	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-18	549-18	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-19	549-19	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-20	549-20	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-21	549-21	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-22	549-22	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-23	549-23	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-24	549-24	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

(Please Refer to Part D – Method of Apportionment of Assessment  
for a Summary of Changes to Part C – Assessment Roll

016-341-25	549-25	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-26	549-26	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-27	549-27	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-28	549-28	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-29	549-29	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-30	549-30	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-31	549-31	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-32	549-32	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-33	549-33	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-34	549-34	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-35	549-35	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-36	549-36	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-37	549-37	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-38	549-38	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-39	549-39	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-40	549-40	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-41	549-41	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-42	549-42	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-43	549-43	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-44	549-44	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-45	549-45	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-46	549-46	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-47	549-47	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-48	549-48	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-49	549-49	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-50	549-50	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-51	549-51	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-52	549-52	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-53	549-53	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-54	549-54	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-55	549-55	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-56	549-56	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-57	549-57	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-58	549-58	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-59	549-59	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-60	549-60	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-61	549-61	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-62	549-62	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-63	549-63	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-64	549-64	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-65	549-65	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-66	549-66	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-67	549-67	#N/A	1.0	\$47.01	1.0	\$52.78	99.79

**PART C  
ASSESSMENT ROLL**

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for a Summary of Changes to Part C – Assessment Roll

016-341-68	549-68	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-69	549-69	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-70	549-70	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-71	549-71	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-72	549-72	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-73	549-73	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-74	549-74	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-75	549-75	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-76	549-76	#N/A	1.0	\$47.01	1.0	\$52.78	99.79
016-341-77	549-77	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-78	549-78	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-79	549-79	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-80	549-80	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-81	549-81	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-82	549-82	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-83	549-83	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-84	549-84	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-85	549-85	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-86	549-86	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-87	549-87	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-88	549-88	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-89	549-89	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-90	549-90	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-91	549-91	#N/A	0.0	\$0.00	0.0	\$0.00	0.00
016-341-92	549-92	#N/A	0.0	\$0.00	0.0	\$0.00	0.00

Subtotal			3,127.64	147,030.12	2,728.81	144,026.59	288,967.59
<b>Parcel Count</b>							

**PART D**  
**METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES**

**METHOD OF APPORTIONMENT**

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements including, the acquisition, construction, installation, maintenance and servicing of landscaping within public right-of-ways such as medians. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value: “The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and has been established pursuant to the provisions of the 1972 Act and California Constitution. The formulas used for calculating assessments reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion costs based on a determination of the proportional special benefits to each parcel.

**PROPOSITION 218 BENEFIT ANALYSIS**

The estimated annual cost of the improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties are assessed, have been identified as local amenities that provide a direct reflection and extension of the properties within the District and are considered by many property owners to be an essential component to the overall development and use of properties within the District.

This District was formed to provide and establish a local landscaping enhancement that affects the presentation of the surrounding properties and therefore directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape improvements within the existing Point San Pedro Road Medians as well as provide for the annual maintenance of those improvements, and the assessment revenues generated through the District will be used solely for such purposes.

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIII D addresses several key criteria for the levy of assessments, notably:

Article XIII D Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIII D Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit”.

Article XIII D Section 4a defines proportional special benefit assessments as follows:

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**METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES**

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. 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. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the median improvements to be funded by the assessments, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

General Benefits

Assessments are established on the basis of calculated proportional special benefit to properties within a district. Because general benefits are not assessable, the general benefit costs are excluded from the assessment calculation. With respect to this District, although the various median improvements installed and maintained are located within the street right-of-way that serve as the primary access and entryway to the properties within the District and these improvements are entirely within the proposed boundaries of the District (extending the length of the District), it is also recognized that these medians are certainly visible to the general public and may even be in proximity to and occasionally accessed by properties outside the District boundaries that are not assessed. The fact that these streets are accessible to the general public and maybe in proximity to some properties outside the District boundaries (those properties being the China Camp State Park or other public open space and some residential developments located northwest of the District that could, but would not typically be accessed via Point San Pedro Road) would suggest that at least a portion of the overall cost of these medians is of “General Benefit”, but not necessarily the proposed landscape improvements.

While Point San Pedro Road and Third Street are certainly accessible and may be used by the general public, various traffic circulation studies/evaluations conducted in conjunction with the developments in the area, collectively suggest that approximately ninety percent (90%) of the daily traffic circulation on these streets comes from the properties within the District, meaning that only about ten percent 10% would be considered traffic associated with the general public or properties outside the District. Per an August 2009 Average Daily Trip (“ADT”) study along Point San Pedro Road, while the average daily trips on Point San Pedro Road varies at different locations between Union Street and Biscayne Drive, the ADT on Point San Pedro Road collectively totaled approximately 44,000 trips. Based on the District’s residential density at the time of formation (single and multi-family residential) of approximately 2,743 units, and utilizing trip generation data as outlined by the Institute of Transportation Engineers Informational Report, Seventh Edition, the expected ADT for these

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residential properties is estimated to be 26,094 (approximately 60%) of the total ADT along Point San Pedro Road. An additional 13,340 (approximately 30%) of the total ADT is estimated for the various non-residential properties within the District (commercial, church, non-exempt public owned property), which represent approximately 21% of the District's total acreage. The remaining estimated ADT along Point San Pedro Road (approximately 10%) is reasonably attributed to be generated from external sources. In addition to these studies and analysis, although Point San Pedro Road and Third Street may be considered primary circulation streets for the area, these streets and the associated medians are more isolated than most traditional arterial or collector streets found in the City and County. The north-easterly boundaries of the District abuts the China Camp State Park; the easterly and south-easterly boundaries are adjacent to the San Pablo Bay; and the south-westerly boundary is adjacent to the San Rafael Canal; all of which limits direct access to Point San Rafael Road. Although the western and north-western boundaries of the District are comprised of other developed properties (residential and non-residential), neither Point San Pedro Road or that portion of Third Street within the boundaries of the District would typically be used by these properties as their primary access and certainly not as a direct connection to Highway 101 or the rest of the City.

In review of these facts, it was determined that while the landscape improvements may be visually appealing to the occasional motorist and visitor to the area or the State Park, such benefits are not quantifiable and are considered neither special or general benefit. However, it has also recognized that median islands are constructed for traffic mitigation reasons and as such, there is a measurable general benefit to the public at large and to properties outside the District afforded by the physical existence of these medians, but that benefit is not related to nor extends to the enhancement of those medians by the landscaping within those medians. Therefore, it has been determined that the general benefit to the public at large and properties outside the District is limited to those costs related to and associated with the repair, replacement, rehabilitation and maintenance of the physical median structure and traffic control devices (i.e. curbs, gutters, retaining walls, signage, striping and pavement), but not the actual landscape improvements. Furthermore, it has been determined that only about ten percent 10% of these costs are consider a general benefit to the public at large and properties outside the District.

In addition to the general benefit to properties outside the District and to the public at large noted above, it is reasonable to conclude that the physical medians also provide a general benefit to properties in the District. However, it must also be recognized that these medians were originally constructed and facilitated by the development and planned development of the properties within the District and would otherwise not have been necessary or required for traffic mitigation, and as such these physical medians certainly provide more than just a general benefit to those properties which routinely access Point San Pedro Road and Third Street and these medians, landscaped or not, clearly provide a direct and special benefit to those properties.

Based on the preceding discussion, it has been determined that the general benefit from the medians is limited to those costs related to and associated with the repair, replacement, rehabilitation and maintenance of the physical median structure and traffic control devices within or associated with the medians and not the proposed landscape improvements and amenities themselves. However, it is also recognized that not all costs associated with the renovation and maintenance of these physical medians are considered a general benefit, and although the City and County intend to fund the initial cost of the repair, replacement and rehabilitation of the median islands (curbs, gutters, retaining walls, signage, striping and pavement) in connection with the construction and installation of the landscape improvements, the need for such repairs, replacements, or rehabilitation and the ongoing maintenance



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**METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES**

of those median islands shall be addressed as part of the ongoing maintenance budgets, which will be addressed as a combination of City, County and assessment funding.

Special Benefits

The proposed Point San Pedro Road Median landscaping will expand and extend the aesthetic presentation of each property within the District by providing enhanced level of landscaping that is directly associated with each property and development along Point San Pedro Road/Third Street. The proposed landscape improvements will provide a physical extension of each private property's front yard or business frontage and creates an aesthetic continuity and cohesion between the various residential and non-residential properties within the District that could not be accomplished individually. These landscape improvements will create both a visual and physical local beautification and unification of the properties that will directly and proportionately benefit the properties to be assessed. The location and extent of the improvements in relationship to each of the properties in the proposed District clearly makes these improvements a direct and special benefit to these parcels. It has therefore been determined that the proposed improvements and the related cost and expenses to construct and maintain these landscape improvements (excluding those general benefit costs noted above) are entirely special benefits to the properties within the boundaries of the proposed District and the net annual cost to fund such improvements shall be proportionately shared by those properties receiving such special benefits.

**METHOD OF ASSESSMENT**

The method of apportionment (method of assessment) developed for this District is based on the premise that each of the property to be assessed receives a direct and special benefit from the improvements to be financed by the District assessments.

The total assessment amount for each parcel in the District shall consist of two parts: Each parcel's proportional share of the annual bond debt service that will be established each fiscal year, based on the amount of 1915 Act Bonds issued for the District ("Debt Service - Assessment"); and the parcel's proportional share of additional funding for operation & maintenance and other incidental expenses which have not been financed through the bond issuance ("Non-Bonded-Assessments") that will be collected in annual installments pursuant to the 1972 Act. The combined Debt Service Assessment and Non-Bonded Assessment for each parcel represent the parcel's Maximum Annual Assessment and obligation for the District. Once Bonds are issued, the Debt Service Obligation for a parcel will not change even if the land use of the property changes, and their portion of the annual debt service will be calculated based on the established debt service schedule for the bonds (fixed lien amount). The amount that may be collected for the non-bonded projects and incidental expenses shall not exceed the revenues that maybe levied at the approved Maximum Assessment Rate established in this Report (including the allowable annual inflationary adjustment), less the debt service payment. This calculation will establish the Non-Bonded Assessment Rate for that fiscal year.

The proportionate share and benefit for Non-Bonded Projects are calculated annually for each parcel based on current parcel development. The bonded debt service obligation for each parcel is based on the unpaid lien established at the time the bonds are issued. Parcels that have prepaid or paid off their full assessment lien (bonded obligation) are no longer levied for the Debt Service Assessment, but will continue to pay their proportionate share of the Non-Bonded Assessment at the assessment rate established each fiscal year and the method of apportionment described herein.

**PART D**  
**METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES**

Equivalent Benefit Units

The method of apportionment for this District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel’s actual land use or proposed development. All costs associated with the improvements are distributed among the parcels based upon a calculation of the proportional special benefit received by each parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the use and relative characteristics of each property as compared to other parcels that benefit from those specific improvements.

The Equivalent Benefit Unit (“EBU”) method of assessment apportionment establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of the basic unit.

For the purposes of this Engineer's Report and proportional annual assessment obligation, an EBU is the quantum of benefit derived from the funded improvements, programs and services by a single-family residential parcel (residential unit). Thus, the "benchmark" property (the single-family residential parcel/unit) derives one (1.0) EBU of benefit. All other land uses are proportionately weighted (assigned an EBU) based on an assessment formula that equates the property’s specific development to that of the benchmark property (single-family residential unit). This proportional weighting may be based on several factors that may include, but are not limited to: the various land uses associated with properties in the District; the estimated daily trips generated associated with these land uses; and the relative size (units or acreage) of each parcel. The following provides a discussion and summary of the EBU calculation and determination of proportional special benefit applicable to the various properties and land uses in the District.

<b>Equivalent Benefit Unit Summary</b>	
<b>Total O&amp;M Equivalent Benefit Units</b>	
Paid Public Property EBU for O&M	44.44
Total EBU Assessed on Tax Rolls for O&M	3,100.48
<b>Total Equivalent Benefit Units (“EBU”) for O&amp;M</b>	<b>3,144.92</b>
<b>Total Debt Service Equivalent Benefit Units</b>	
Prepaid Public Property EBU for Debt Service	44.44
Prepaid Cash Collection EBU for Debt Service	354.40
Total EBU Applied to Tax Roll for Debt Service	2,746.10
<b>Total Equivalent Benefit Units (“EBU”) for Debt Service</b>	<b>3,144.94</b>

**Trip Generation Factors**

Utilizing trip generation data outlined by the Institute of Transportation Engineers Informational Report (“ITEIR”), Seventh Edition; an initial (baseline) benefit comparison (trip generation ratio) can be established between the various types of land use classifications that are associated with the parcels in this District. While this data provides an overall comparison of typical traffic flow generated by

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**METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES**

different types of land uses and is certainly a reflection of the direct exposure the property owners, residents, tenants, and patrons of those properties would typically have to the median landscaping, as noted above, trip generation is only one indicator considered in developing each property's proportional benefits. The following table summarizes the average daily weekday trip generation data outlined in the ITEIR and provides a trip ratio using the average trips generated by single-family residential as the base unit:

Land Use	Average Daily	
	Trips	Trip Ratio
Single Family Residential	9.57	1.0
Multi-Family Residential	6.72	0.7
Non-Residential (General Commercial Use)	44.32	4.6

**Development Density Factors**

Single-family residential properties comprise almost ninety percent (90%) of the parcels within the District (2,727 parcels), with a median development density of approximately three and half (3.5) units per acre, representing approximately forty-nine percent (49%) of the total acreage of the parcels to be assessed. While the specific acreage of an individual residential parcel is not a relevant factor for establishing proportional benefit within this land use (the proportional special benefit to each single-family residential property is considered the same regardless of the size of the parcel), the average number of single-family residential units developed per acre, provides another proportional comparison (nexus) to other land uses including multi-family residential properties, developed non-residential properties and vacant-undeveloped properties. If such properties were developed as single-family residential developments rather than as multi-family residential or non-residential, their proportional benefit would have been between three and four units per acre.

**Equivalent Benefit Units by Land Use**

Utilizing a combination of trip ratio data, development densities and other property specific factors such as acreage; number of residential units; and development status (developed versus vacant) a fair and reasonable representation of each parcel's proportional special benefit and Equivalent Benefit Unit (EBU) can be established and ultimately each parcel's proportional share of the net cost to provide the improvements (assessment amount).

The following outlines the EBU calculations to be applied to each of the various land use classifications identified for this District:

**Single-Family Residential Property**

A single-family residential property is defined as any lot or property identified by the Marin County Assessor's Office with a residential land use or known by the City to have a residential land use that has been developed or may be developed as a single-family dwelling unit. This land use includes all developed single-family residential detached homes, mobile homes, condominiums/townhouses, residential estates, single-family residential attached homes on separate parcels and subdivided single-family residential lots within an approved residential subdivision whether that parcel is developed or vacant. For purposes of establishing equivalent benefit units for all other land uses in this District, the single-family residential land use is designated as the basic unit of assessment and shall be assigned 1.000 EBU per parcel (unit).

Single-family residential properties that are comprised of two or more individual parcels, but are in actuality a single lot (cannot be developed independently) are identified as either Bifurcated lots

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**METHOD OF APPORTIONMENT OF ASSESSMENT & ALLOWABLE INCREASES**

and/or Contiguous lots and shall collectively be treated and assessed as one single-family residential property.

- A Bifurcated lot is defined as one residential lot split into two or more separate parcels by a tax rate area code. For purposes of calculating the assessment obligation, Bifurcated parcels are treated as one residential property, and the entire assessment obligation is apportioned to only one of the parcels (the un-assessed parcel would be identified as exempt).
- A Contiguous lot is defined as two or more adjacent residential parcels with the same owner that together may only be developed as one residential lot due to certain development restrictions such as zoning or topography. For purposes of calculating the assessment obligation, parcels identified as Contiguous properties are treated as one residential property, and the entire assessment obligation is apportioned to only one of the parcels (the un-assessed parcel or parcels would be identified as exempt).

**Multi-Family Residential Property**

A multi-family residential property is defined as a fully subdivided residential parcel that has more than one residential unit developed on the parcel. (This land use includes apartments, duplexes, triplexes, etc., but does not include condominiums and town-homes which are typically assigned individual Assessor's Parcel Numbers and designated as single-family residential property). This multi-family residential property land use designation may also include properties identified by the County Assessor's Office as mixed use property for which there is more than one residential unit (known number of residential units) associated with the property and for which the parcel's primary use is residential, but may also include a non-residential component or unit.

Although multi-family residential properties receive similar special benefits to that of single-family residential property and an appropriate and comparative calculation of proportional special benefits is reasonably reflected by the parcel's total number of residential units, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that multi-family units impact public infrastructure at reduced levels compared to a single-family residence, which is reflective of their reduced structure size, development density and trip generation. Furthermore, as the density (number of units per parcel) increase, the average number of vehicular trips generated, tend to decline because the population density per unit tend to decrease (largely because of reduced unit sizes). Based collectively on these considerations, it has been determined that an appropriate weighting of the proportional special benefit per unit for multi-family residential properties as compared to a single-family residential is best represented by the following sliding scale: 0.750 EBU per unit for the first 5 units; plus 0.625 EBU per unit for units 6 through 25; plus 0.500 EBU per unit for units 26 through 50; plus 0.375 EBU per unit for units 51 through 100; plus 0.250 EBU per unit for units 101 and greater.

**Developed Non-Residential Property (Commercial/Industrial):**

This land use is defined as a developed property with structures or facilities that are used or may be used for commercial or industrial purposes, whether those structures or facilities are occupied or not. This land use designation includes all developed commercial/industrial properties (such as commercial retail; food services; banks; shopping centers; recreational facilities; office buildings; professional buildings; service centers; warehousing and manufacturing); and properties with specific commercial or recreational use, including but not limited to golf courses, marinas and quarries. Based on the trip generation information, these non-residential properties generate approximately 4.6 times more traffic activity than a single-family residential property; and using the median density of single-family residential properties of 3.5 units per acre as an indicator of the potential residential development per acre, non-residential properties would reasonably be assigned 4.00 EBU per Acre.

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Although an apportionment of 4.00 EBU per acre is an appropriate representation of the proportional; special benefit for most non-residential properties, because commercial/industrial parcels typically represent a separate and independent commercial enterprise or business, it has been determined that the proportional special benefit for any individual non-residential parcel is at least equal to that of a single-family residential property. Therefore, a non-residential parcel that is less than one-quarter of an acre in size shall be assigned 1.00 EBU (minimum EBU). Likewise, it is reasonable to conclude that the special benefit to a non-residential parcel does not proportionately increase as the acreage of that parcel increases. Therefore, non-residential Property is assigned EBU on a decreasing scale, with 4.00 EBU for the first four (4) acres; 3.00 EBU per Acre for the next four (4) acres (acreage between 4 and 8 acres); 2.00 EBU per Acre for the following four (4) acres (acreage between 8 and 12 acres), 1.00 EBU per Acre for the next four (4) acres (acreage between 12 and 16 acres), and 0.00 for acreage above sixteen (16) acres. The tiered EBU assignment reflects the expected decreased benefit derived by the property from the improvements in relation to the property's increase in size, as well as account for decreased development density (such as parking areas, private landscaped areas, outdoor storage, areas with development restrictions etc.) over larger properties. Therefore, a maximum number of assessable acres (benefiting acres) for any given land use has been limited to sixteen (16) acres. Thus, for any one non-residential Property the maximum EBU assigned would be 40.0 EBU

Lastly, for commercial properties consisting of large private recreational areas, such as golf properties, the acreage of outdoor recreation space (such as the golf course itself) will be excluded from the calculation of assessable acreage and the acreage will be limited to the clubhouse area. For mixed-used property (consisting of both residential and non-residential components), the non-residential EBU assignment discussed in the preceding paragraph will be applied for parcels with less than three (3) residential units, as these properties are assumed to function primarily as non-residential property, and the multi-family property EBU assignment (discussed in multi-family residential property section), will be applied for mixed-use properties with three (3) or more residential units as these property are reasonably assumed to be primarily used for residential purposes.

**Private Institutional Property**

Private institutional properties include those properties identified by the Marin County Assessor's Office or known by the City to be developed properties used for private institutional purposes, such as churches, hospitals, etc. Similar to non-residential properties, the special benefits these properties receive from the improvements are equated to the residential based upon parcel size (net-acreage), however, it is reasonable to conclude that private institutional properties receive less proportional special benefit from the improvements than typical non-residential properties. This conclusion is based on the fewer weekly trip generations and general lower average density of development per acre. Similar to non-residential properties, the maximum number of assessable acres (benefiting acres) for any given parcel has been limited to sixteen (16) acres. Private Institutional Property will be assigned 2.00 EBU for the first four (4) acres with a minimum of 1.00 EBU assignment; 1.50 EBU per Acre for the next four (4) acres (acreage between 4 and 8 acres); 1.00 EBU per Acre for the following four (4) acres (acreage between 8 and 12 acres), 0.50 EBU per Acre for the next four (4) acres (acreage between 12 and 16 acres), and 0.00 for acreage above sixteen (16) acres. Thus, for private institutional properties the maximum EBU assigned to any one parcel is 20.0 EBU.

**Developed Public Properties (Public Institutions)**

Non-Exempt Public properties are defined as any property identified by the Marin County Assessor's Office which is owned by a public entity and which is not designated as an open space,

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common area, utility, and/or right-of-way property. Non-exempt public properties include, but are not limited to, schools, fire stations, etc.

While these developed public properties still generate traffic along the improvement roads, they can reasonably be expected to benefit to a lesser extent than other developed properties. Public schools in particular consist of large open space/recreational area, with only a portion of the property actually consisting of structures. To account for the reduced development density and/or reduced direct trip generation associated with these properties as well as the use of such properties by the general public, the proportional special benefit assigned to this property type is 1.00 EBU per Acre (with a maximum of 16.0 acres assessed).

Most parcels identified as non-exempt public properties are also identified by the County Assessor's Office as non-taxable and the proposed assessments for such properties cannot generally be collected on the tax rolls. Therefore, the proportional capital projects assessment obligation calculate for each of these properties will be prepaid by contributions from the City and County in proportion to the cost sharing agreement identified in the MOU. In addition, the City and County have agreed to contribute funds for some of the costs associated with the annual operation and maintenance the improvements of which a portion is for the calculated annual assessments for these non-exempt public properties.

#### **Vacant-Undeveloped Property**

Vacant-undeveloped properties are defined as any property identified by the Marin County Assessor's Office as vacant property with no structural improvements associated with a parcel or known by the City to be vacant, which may be developed for either residential or non-residential use. All vacant-undeveloped land uses are equated to the residential property based upon parcel size (net-acreage). Since the properties are not developed, their special benefit from the improvements is clearly less than that of developed properties and it has been determined that the proportional special benefit to such properties compared to other property uses is reflected by an assignment of 0.5 EBU per acre or fraction thereof, with a minimum of 1.0 EBU per parcel and a maximum of 8.0 EBU per parcel (utilizing the same 16.0 acreage maximum applied to other land uses).

A parcel that is solely considered a parking lot (no commercial structure) that may be used by the general public at no charge is not considered a developed non-residential property, but shall be classified as vacant property.

#### **Exempt Property**

Pursuant to the California Constitution Article XIID non-taxable properties (government owned) are not exempt from the assessments unless they derive no special benefit. This land use identifies parcels that for various reasons, it has been determined that the parcel does not and will not receive special benefits from District improvements. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, or other publicly-owned or utility-owned land that serves the community or general public and are not considered or classified as developed public properties;
- Parcels of land that are privately owned, but cannot be developed independently from an adjacent property or is part of a shared interest with other properties, such as common areas, sliver parcels, bifurcated lots or properties with very restrictive development potential or use.

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Therefore these parcels shall be exempt from assessment and are assigned 0.00 EBU. However, these properties shall be reviewed annually by the assessment engineer to confirm the parcel’s use and/or development status has not changed.

A summary list of the various land use classifications discussed in the preceding paragraphs and their corresponding EBU calculations are shown in the following table.

Land Use	Equivalent Benefit Unit Formula
<b>Single Family Residential</b>	1.000 EBU per Dwelling Unit or Parcel
<b>Multi-Family Residential</b>	0.750 EBU per Unit for first 5 units (units 1 through 5) 0.625 EBU per Unit for next 20 units (units 6 through 25) 0.500 EBU per Unit for next 25 units (units 26 through 50) 0.375 EBU per Unit for next 50 units (units 51 through 100) 0.250 EBU per Unit for remaining units (units 101 and greater)
<b>Private Institutional</b>	2.000 EBU per Acre for first 4 acres (minimum 1.0 EBU per parcel) 1.500 EBU per Acre for next 4 acres (between 4 and 8 acres) 1.000 EBU per Acre for next 4 acres (between 8 and 12 acres) 0.500 EBU per Acre for next 4 acres (between 12 and 16 acres) 0.000 EBU for remaining Acres (acreage greater than 16 acres)
<b>Developed Non-Residential</b>	4.000 EBU per Acre for first 4 acres (minimum 1.0 EBU per parcel) 3.000 EBU per Acre for next 4 acres (between 4 and 8 acres) 2.000 EBU per Acre for next 4 acres (between 8 and 12 acres) 1.500 EBU per Acre for next 4 acres (between 12 and 16 acres) 0.000 EBU for remaining Acres (acreage greater than 16 acres)
<b>Vacant/Undeveloped</b>	0.500 EBU per Acre (minimum 1.0 EBU per parcel (maximum 16.0 assessed acres)
<b>Public Agency Property</b>	1.000 EBU per Acre (maximum 16.0 assessed acres)

A summary table of the total proportional EBU and assessment revenue for the various land use classifications represented above, is included in Part V (Assessment Roll).

**Assessment Calculations**

Applying the method of apportionment outlined in Part D of this Report and the budget estimates above results in the following calculation of assessments:

Debt Service Assessment (Not Prepaid):

$$2,728.81 \times 52.78/\text{EBU's} = \$144,026.59$$

Non-Bonded Assessment:

$$3,127.64 \times 47.01/\text{EBU} = \$147,030.12$$

Therefore, a single benefit unit or the Annual Assessment Rate (Applicable to a typical Single-family Dwelling Unit) would be:

$$\$52.78 + \$47.01 = \$99.78(1) \text{ per EBU}$$

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- (1) To account for normal inflationary increases in the cost of goods and services related to the operation of the improvements and District, the combined annual assessment rate (debt service rate plus non-bonded rate) includes an annual adjustment that is equal to the percentage increase the Consumer Price Index (San Francisco/Oakland Urban Area) or three percent (3%), whichever is greater, and results in a maximum rate of \$99.78 for Fiscal Year 2020/2021. The City Council proposes to levy and adopt an assessment rate of \$99.78 for fiscal year 2020/2021.

Since the formation of the District two events have occurred which could trigger the Assessment Diagram to be altered. The first is actually a series of events where individual property owners have requested merging of two individual assessor’s parcels. The second is the re-subdivision of the Village at Loch Lomond (Assessment Nos. 545, 546, 547, 548, 549, and 2629). While these events have been recognized in prior annual reports, the Assessment Diagrams have not been updated. This report includes Appendix C-1 and C-2, which provide information on the parcels that have been merged and the re-subdivision of the Village at Loch Lomond.

**Merged Lots:**

The following have been merged or modified (see Parts C and D for more information):

Former Special Assessment No	New Assessor’s Parcel No (APN)	Updated Special Assessment No
3, 4	008-010-58	3M
18, 19, 20	008-010-57	18M
64, 65	009-042-21	65M
172, 173	014-111-34	172M
212, 213	014-172-19	212M
235	015-241-21	235M
239, 240	015-241-22	239M
351, 352	016-031-41	351M
383, 419	016-041-96	383M
421, 430	016-041-95	421M
433, 434	016-041-97	433M
569	016-091-63	569M
616, 617	016-111-29	616M
630, 632	016-111-30	630M
740, 742	016-142-25	740M
788	016-161-55	788M
912, 915	016-201-22	912M
944, 946	016-241-22	944M
947, 948	016-241-17	947M
955, 957	016-242-32	955M
1082, 1083	016-302-31	1082M
1088, 1089	016-302-32	1088M
1166, 1171	017-181-45	1166M
1219, 1227	184-043-18	1219M
1336, 1337	184-143-07	1336M
1341, 1344	184-144-12	1341M
1385, 1392	184-152-38	1385M
1386, 1391	184-152-37	1386M
2559, 2566, 2567	186-112-23	2559M



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Former Special Assessment No	New Assessor's Parcel No (APN)	Updated Special Assessment No
2580, 2581	186-121-37	2580M
2625, 2641	186-142-37	2625M
2657, 2682	186-153-71	2657M

**Village at Loch Lomond (subsequent subdivisions)**

The following parcels were created by the subdivision of the Village at Loch Lomond map:

New Special Assessment No	New Assessor's Parcel No (APN)
545-09	016-070-09
545-10	016-070-10
545-12	016-070-12
545-13	016-070-13
545-14	016-070-14
545-15	016-070-15
545-16	016-070-16
545-17	016-070-17
545-18	016-070-18
545-19	016-070-19
545-20	016-070-20
545-21	016-070-21
545-22	016-070-22
549-01	016-341-01
549-02	016-341-02
549-03	016-341-03
549-04	016-341-04
549-05	016-341-05
549-06	016-341-06
549-07	016-341-07
549-08	016-341-08
549-09	016-341-09
549-10	016-341-10
549-11	016-341-11
549-12	016-341-12
549-13	016-341-13
549-14	016-341-14
549-15	016-341-15
549-16	016-341-16
549-17	016-341-17
549-18	016-341-18
549-19	016-341-19
549-20	016-341-20
549-21	016-341-21
549-22	016-341-22
549-23	016-341-23

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New Special Assessment No	New Assessor's Parcel No (APN)
549-24	016-341-24
549-25	016-341-25
549-26	016-341-26
549-27	016-341-27
549-28	016-341-28
549-29	016-341-29
549-30	016-341-30
549-31	016-341-31
549-32	016-341-32
549-33	016-341-33
549-34	016-341-34
549-35	016-341-35
549-36	016-341-36
549-37	016-341-37
549-38	016-341-38
549-39	016-341-39
549-40	016-341-40
549-41	016-341-41
549-42	016-341-42
549-43	016-341-43
549-44	016-341-44
549-45	016-341-45
549-46	016-341-46
549-47	016-341-47
549-48	016-341-48
549-49	016-341-49
549-50	016-341-50
549-51	016-341-51
549-52	016-341-52
549-53	016-341-53
549-54	016-341-54
549-55	016-341-55
549-56	016-341-56
549-57	016-341-57
549-58	016-341-58
549-59	016-341-59
549-60	016-341-60
549-61	016-341-61
549-62	016-341-62
549-63	016-341-63
549-64	016-341-64
549-65	016-341-65
549-66	016-341-66
549-67	016-341-67

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New Special Assessment No	New Assessor's Parcel No (APN)
549-68	016-341-68
549-69	016-341-69
549-70	016-341-70
549-71	016-341-71
549-72	016-341-72
549-73	016-341-73
549-74	016-341-74
549-75	016-341-75
549-76	016-341-76
549-77	016-341-77
549-78	016-341-78
549-79	016-341-79
549-80	016-341-80
549-81	016-341-81
549-82	016-341-82
549-83	016-341-83
549-84	016-341-84
549-85	016-341-85
549-86	016-341-86
549-87	016-341-87
549-88	016-341-88
549-89	016-341-89
549-90	016-341-90
549-91	016-341-91
549-92	016-341-92

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1	008-010-04		6 HARBOR VIEW CT	SAN RAFAEL	CA	94901
2	008-010-05		10 HARBOR VIEW CT	SAN RAFAEL	CA	94901
3M	008-010-58		1616 CHIQUITA DR	MINDEN	NV	89423-8027
5	008-010-14		7 HARBOR VIEW CT	SAN RAFAEL	CA	94901
6	008-010-16		40 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4206
7	008-010-19		12 CREST RD	NORWALK	CT	06853-1207
8	008-010-20		44 MOORING RD	SAN RAFAEL	CA	94901-3515
9	008-010-21		42 MOORING RD	SAN RAFAEL	CA	94901
10	008-010-22		38 MOORING RD	SAN RAFAEL	CA	94901-3515
11	008-010-26		16 MOORING RD	SAN RAFAEL	CA	94901
12	008-010-27		12 MOORING RD	SAN RAFAEL	CA	94901
13	008-010-28		PO BOX 2088	SONOMA	CA	95476-2088
14	008-010-31		11 MOORING RD	SAN RAFAEL	CA	94901
15	008-010-34		40 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4206

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
16	008-010-35		241 COLEMAN DR	SAN RAFAEL	CA	94901
17	008-010-36		1 HARBOR VIEW CT	SAN RAFAEL	CA	94901
18M	008-010-57		PO BOX 5	FOREST KNOLLS	CA	94933
21	008-010-43		60 MOORING RD	SAN RAFAEL	CA	94901
22	008-010-45		38 MOORING RD	SAN RAFAEL	CA	94901-3515
23	008-010-46		9200 TUSCANY OAKS CT	GRANITE BAY	CA	95746-8849
24	008-010-47		38 MILLER AVE #325	MILL VALLEY	CA	94941-1927
25	008-010-48		18 MOORING RD	SAN RAFAEL	CA	94901
26	008-010-49		26 MOORING RD	SAN RAFAEL	CA	94901
27	008-010-50		24 MOORING RD	SAN RAFAEL	CA	94901
28	008-010-51		11 HARBOR VIEW CT	SAN RAFAEL	CA	94901
29	008-010-52		15 HARBOR VIEW CT	SAN RAFAEL	CA	94901
30	008-010-53		12 HARBOR VIEW CT	SAN RAFAEL	CA	94901
31	008-010-55		54 MOORING RD	SAN RAFAEL	CA	94901
32	008-010-56		56 MOORING RD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
33	008-140-01		4 POINT SAN PEDRO ROAD #	SAN RAFAEL	CA	94901
34	008-140-02		352 KNIGHT DR	SAN RAFAEL	CA	94901
35	008-140-03		PO BOX 575	LINCOLN	CA	95648
36	008-140-04		4 POINT SAN PEDRO RD APT 6	SAN RAFAEL	CA	94901-4290
37	008-140-05		16 MANDERLY RD	SAN RAFAEL	CA	94901-2448
38	008-140-06		4 POINT SAN PEDRO RD - 8	SAN RAFAEL	CA	94901
39	009-031-09		24 SUMMIT AVE	SAN RAFAEL	CA	94901
40	009-031-11		24 SUMMIT AVE	SAN RAFAEL	CA	94901
41	009-031-12		24 SUMMIT AVE	SAN RAFAEL	CA	94901-2411
42	009-031-13		24 SUMMIT AVE	SAN RAFAEL	CA	94901
43	009-031-14		24 SUMMIT AVE	SAN RAFAEL	CA	94901
44	009-041-03		38 MILLER AVE #298	MILL VALLEY	CA	94941-1927
45	009-041-04		133 MISSION ST	SANTA CRUZ	CA	95060
46	009-041-06		7 SEA WAY	SAN RAFAEL	CA	94901
47	009-041-07		11 SEA WAY	SAN RAFAEL	CA	94901
48	009-041-08		21 SEA WAY	SAN RAFAEL	CA	94901-2408
49	009-042-01		15 SUMMIT AVE	SAN RAFAEL	CA	94901-2410
50	009-042-02		306 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2433

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
51	009-042-03		310 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
52	009-042-07		16 MARINA WAY	SAN RAFAEL	CA	94901
53	009-042-08		PO BOX 517	STINSON BEACH	CA	94970
54	009-042-09		24 SEA WAY	SAN RAFAEL	CA	94901-2409
55	009-042-10		30 SEA WAY	SAN RAFAEL	CA	94901
56	009-042-11		36 SEA WAY	SAN RAFAEL	CA	94901
57	009-042-12		42 SEA WAY	SAN RAFAEL	CA	94901
58	009-042-13		PO BOX 3245	SAN RAFAEL	CA	94912
59	009-042-14		16 MARINA WAY	SAN RAFAEL	CA	94901
60	009-042-15		11 MARINA WAY	SAN RAFAEL	CA	94901
61	009-042-16		5 MARINA WAY	SAN RAFAEL	CA	94901
62	009-042-17		316 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2433
63	009-042-18		320 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2433
65M	009-042-21		12 SEA WAY	SAN RAFAEL	CA	94901
66	009-051-01		PO BOX 151246	SAN RAFAEL	CA	94915

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
67	009-051-02		48 SUMMIT AVE	SAN RAFAEL	CA	94901
68	009-051-03		67 SUMMIT AVE	SAN RAFAEL	CA	94901
69	009-051-04		71 SUMMIT AVE	SAN RAFAEL	CA	94901
70	009-051-05		75 SUMMIT AVE	SAN RAFAEL	CA	94901
71	009-051-06		83 SUMMIT AVE	SAN RAFAEL	CA	94901
72	009-051-07		65 SUMMIT AVE	SAN RAFAEL	CA	94901
73	009-051-08		44 SUMMIT AVE	SAN RAFAEL	CA	94901
74	009-052-01		48 SEA WAY	SAN RAFAEL	CA	94901
75	009-052-02		54 SEA WAY	SAN RAFAEL	CA	94901
76	009-052-03		66 SEA WAY	SAN RAFAEL	CA	94901-2409
77	009-052-04		72 SEA WAY	SAN RAFAEL	CA	94901
78	009-052-05		78 SEA WAY	SAN RAFAEL	CA	94901
79	009-052-06		333 N CANAL ST	CHICAGO	IL	60606
80	009-052-07		90 SEA WAY	SAN RAFAEL	CA	94901
81	009-052-08		16 MARINA WAY	SAN RAFAEL	CA	94901
82	009-052-09		83 SUMMIT AVE	SAN RAFAEL	CA	94901
83	009-052-10		79 SUMMIT AVE	SAN RAFAEL	CA	94901-2437



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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
84	009-052-11		75 SUMMIT AVE	SAN RAFAEL	CA	94901
85	009-052-12		71 SUMMIT AVE	SAN RAFAEL	CA	94901
86	009-052-13		67 SUMMIT AVE	SAN RAFAEL	CA	94901
87	009-052-14		65 SUMMIT AVE	SAN RAFAEL	CA	94901
88	009-052-15		55 SUMMIT AVE	SAN RAFAEL	CA	94901
89	009-052-16		49 SUMMIT AVE	SAN RAFAEL	CA	94901
90	009-061-01		18 PORTO BELLO DR	SAN RAFAEL	CA	94901
91	009-061-02		20 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
92	009-061-03		PO BOX 37	KENTFIELD	CA	94914
93	009-061-04		24 PORTO BELLO DR	SAN RAFAEL	CA	94901
94	009-061-05		26 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
95	009-061-06		28 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
96	009-061-07		30 PORTO BELLO DR	SAN RAFAEL	CA	94901
97	009-061-08		22 PARNASSUS AVE	SAN FRANCISCO	CA	94117
98	009-061-09		247 CRESCENT RD	SAN ANSELMO	CA	94960

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
99	009-061-10		36 PORTO BELLO DR	SAN RAFAEL	CA	94901
100	009-061-11		409 T AVE	ANACORTES	WA	98221-1632
101	009-061-12		40 PORTO BELLO DR	SAN RAFAEL	CA	94901
102	009-061-13		42 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
103	009-061-14		44 PORTO BELLO DR	SAN RAFAEL	CA	94901
104	009-061-15		46 PORTO BELLO DR	SAN RAFAEL	CA	94901
105	009-061-16		48 PORTO BELLO DR	SAN RAFAEL	CA	94901
106	009-061-17		50 PORTO BELLO DR	SAN RAFAEL	CA	94901
107	009-061-18		52 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
108	009-061-19		47 MAYWOOD WAY	SAN RAFAEL	CA	94901
109	009-061-20		56 PORTO BELLO DR	SAN RAFAEL	CA	94901-4227
110	009-061-21		618 GARNET CT	VACAVILLE	CA	95688
111	009-061-22		2631 CARMEL DR	SAN BRUNO	CA	94066
112	009-061-23		39 PORTO BELLO DR	SAN RAFAEL	CA	94901
113	009-061-24		37 PORTO BELLO DR	SAN RAFAEL	CA	94901
114	009-061-25		61 PORTO BELLO DR	SAN RAFAEL	CA	94901
115	009-061-26		63 PORTO BELLO DR	SAN RAFAEL	CA	94901
116	009-061-27		247 CRESCENT RD	SAN ANSELMO	CA	94960-2744
117	009-061-28	29 PORTO BELLO DR	SAN RAFAEL	CA	94901	
118	009-061-29	7 PORTO BELLO DR	SAN RAFAEL	CA	94901	

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
119	009-061-30		9 PORTO BELLO DR	SAN RAFAEL	CA	94901
120	009-061-31		25 PORTO BELLO DR	SAN RAFAEL	CA	94901
121	009-061-32		23 PORTO BELLO DR	SAN RAFAEL	CA	94901-4225
122	009-061-33		11 PORTO BELLO DR	SAN RAFAEL	CA	94901
123	009-061-34		15 PORTO BELLO DR	SAN RAFAEL	CA	94901
124	009-181-01		8 ROYAL CT	SAN RAFAEL	CA	94901
125	009-181-02		12 ROYAL CT	SAN RAFAEL	CA	94901
126	009-181-03		24 ROYAL CT	SAN RAFAEL	CA	94901
127	009-181-04		PO BOX 7138	CORTE MADERA	CA	94976-7138
128	009-181-05		180 4TH AVE APT 2	SAN FRANCISCO	CA	94118-1347
129	009-181-06		36 ROYAL CT	SAN RAFAEL	CA	94901
130	009-181-07		40 ROYAL CT	SAN RAFAEL	CA	94901
131	009-181-08		44 ROYAL CT	SAN RAFAEL	CA	94901
132	009-181-09		43 ROYAL CT	SAN RAFAEL	CA	94901
133	009-181-10		39 ROYAL CT	SAN RAFAEL	CA	94901
134	009-181-11		369 B THIRD ST #453	SAN RAFAEL	CA	94901
135	009-181-12		31 ROYAL CT	SAN RAFAEL	CA	94901
136	009-181-13	27 ROYAL CT	SAN RAFAEL	CA	94901	

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
137	009-181-14		23 ROYAL CT	SAN RAFAEL	CA	94901
138	009-181-15		19 ROYAL CT	SAN RAFAEL	CA	94901
139	009-181-16		15 ROYAL CT	SAN RAFAEL	CA	94901
140	009-181-17		7 ROYAL CT	SAN RAFAEL	CA	94901
141	009-181-18		3 ROYAL CT	SAN RAFAEL	CA	94901
142	009-181-19		8 ROYAL CT	SAN RAFAEL	CA	94901
143	014-042-05		98 DEER PARK AVE	SAN RAFAEL	CA	94901
144	014-042-06		98 DEER PARK AVE	SAN RAFAEL	CA	94901
145	014-042-17		267 SEA VIEW AVE	SAN RAFAEL	CA	94901
146	014-042-18		267 SEA VIEW AVE	SAN RAFAEL	CA	94901
147	014-042-19		249 SEA VIEW AVE	SAN RAFAEL	CA	94901
148	014-042-20		249 SEA VIEW AVE	SAN RAFAEL	CA	94901
149	014-042-22		55 BRODEA WAY	SAN RAFAEL	CA	94901
150	014-042-26		215 SEA VIEW DR	SAN RAFAEL	CA	94901-2351
151	014-042-27		215 SEA VIEW DR	SAN RAFAEL	CA	94901-2351

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
152	014-072-04		129 PARADISE COVE RD	MALIBU	CA	90265-8129
153	014-072-20		29 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2353
154	014-072-21		164 MONTEGO KY	NOVATO	CA	94949
155	014-072-33		71 W SEAVIEW AVE	SAN RAFAEL	CA	94901
156	014-072-34		71 W SEAVIEW AVE	SAN RAFAEL	CA	94901
157	014-073-05		2 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2362
158	014-073-06		2 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2362
159	014-073-07		40 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2362
160	014-073-08		40 W SEAVIEW AVE	SAN RAFAEL	CA	94901-2362
161	014-073-09		BOX 95569341	SIOUX FALLS	SD	57186
162	014-073-10		BOX 95569341	SIOUX FALLS	SD	57186
163	014-101-09		150 THIRD ST	SAN RAFAEL	CA	94901
164	014-101-11			SAN RAFAEL	CA	94901
165	014-111-01		2 CROWN PT	SAN RAFAEL	CA	94901
166	014-111-02		10 CROWN PT	SAN RAFAEL	CA	94901
167	014-111-03		17 CROWN PT	SAN RAFAEL	CA	94901
168	014-111-14		3 CROWN PT	SAN RAFAEL	CA	94901-2344
169	014-111-15		11 CROWN PT	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
170	014-111-17		12 MISSION AVE	SAN RAFAEL	CA	94901
171	014-111-21		17 CROWN POINT RD	SAN RAFAEL	CA	94901
172M	014-111-34		569 SAN PEDRO CV	SAN RAFAEL	CA	94901
174	014-151-11		980 5TH AVE	SAN RAFAEL	CA	94901-6105
175	014-151-12			SAN RAFAEL	CA	94901
176	014-151-17		980 5TH AVE	SAN RAFAEL	CA	94901-6105
177	014-161-02		42 SANCHEZ ST	SAN FRANCISCO	CA	94114
178	014-161-07		711 GRAND AVE STE 100	SAN RAFAEL	CA	94901
181	014-161-19		8 OWL RIDGE CT	NOVATO	CA	94945
182	014-161-20		711 GRAND AVE STE 250	SAN RAFAEL	CA	94901
183	014-161-21		11 BRENTWOOD DR	SAN RAFAEL	CA	94901
184	014-161-28		711 GRAND AVE UNIT 100	SAN RAFAEL	CA	94901
185	014-161-30		15 MARLIN AVE	MILL VALLEY	CA	94941
186	014-161-32		PO BOX 875	KENTFIELD	CA	94914-0875
187	014-161-33		PO BOX 875	KENTFIELD	CA	94914-0875

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
179M	014-161-34		7 9 THIRD ST	SAN RAFAEL	CA	94901
188	014-171-01		8 MARINA COURT DR	SAN RAFAEL	CA	94901
189	014-171-02		185 E 8TH ST - 14H	NEW YORK	NY	10028-2145
190	014-171-03		18 MARINA COURT DR	SAN RAFAEL	CA	94901
191	014-171-04		22 MARINA COURT DR	SAN RAFAEL	CA	94901
192	014-171-19		10 MARINA COURT DR	SAN RAFAEL	CA	94901
193	014-171-20		42 LINCOLN PARK	SAN ANSELMO	CA	94960
194	014-171-21		42 LINCOLN PARK	SAN ANSELMO	CA	94960
195	014-171-27		4999 HUMMINGBIRD RD	PLEASANTON	CA	94566
196	014-171-28		1582 NUTHATCH LN	SUNNYVALE	CA	94087
197	014-171-29		28 MARINA COURT DR	SAN RAFAEL	CA	94901
198	014-171-30		30 MARINA COURT DR	SAN RAFAEL	CA	94901
199	014-171-32		9 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
200	014-171-33		PO BOX 12829	NEWPORT BEACH	CA	92658
201	014-171-36		40 MARINA COURT DR	SAN RAFAEL	CA	94901
202	014-172-04		17 ALTA VISTA WAY	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
203	014-172-05		29 ALTA VISTA WAY	SAN RAFAEL	CA	94901
204	014-172-06		25 ALTA VISTA WAY	SAN RAFAEL	CA	94901
205	014-172-07		21 ALTA VISTA WAY	SAN RAFAEL	CA	94901
206	014-172-08		31 ALTA VISTA WAY	SAN RAFAEL	CA	94901
207	014-172-09		37 ALTA VISTA WAY	SAN RAFAEL	CA	94901
208	014-172-10		39 ALTA VISTA WAY	SAN RAFAEL	CA	94901
209	014-172-11		78 EMBARCADERO WAY	SAN RAFAEL	CA	94901
210	014-172-12		86 EMBARCADERO WAY	SAN RAFAEL	CA	94901
211	014-172-13		86 EMBARCADERO WAY	SAN RAFAEL	CA	94901
214	014-172-16		1 MARINA COURT DR	SAN RAFAEL	CA	94901
215	014-172-17		49 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
216	014-172-18		11 ALTA VISTA WAY	SAN RAFAEL	CA	94901
212M	014-172-19		41 ALTA VISTA WAY	SAN RAFAEL	CA	94901
217	014-173-01		112 MARINA COURT DR	SAN RAFAEL	CA	94901-3520
218	014-173-02		12 ALTA VISTA WAY	SAN RAFAEL	CA	94901-3517
219	014-173-03		16 ALTA VISTA WAY	SAN RAFAEL	CA	94901



**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
220	014-173-04		24 ALTA VISTA WAY	SAN RAFAEL	CA	94901
221	014-173-05		61 WORTHINGTON LN	SAN RAFAEL	CA	94901
222	014-173-15		36 ALTA VISTA WAY	SAN RAFAEL	CA	94901
223	014-173-16		36 ALTA VISTA WAY	SAN RAFAEL	CA	94901
224	014-173-17		44 ALTA VISTA WAY	SAN RAFAEL	CA	94901
225	014-173-18		32 ALTA VISTA WAY	SAN RAFAEL	CA	94901
226	015-231-12		191 DEER PARK AVE	SAN RAFAEL	CA	94901
227	015-231-13		161 DEER PARK AVE	SAN RAFAEL	CA	94901
228	015-231-18		129 DEER PARK AVE	SAN RAFAEL	CA	94901
229	015-231-19		133 DEER PARK AVE	SAN RAFAEL	CA	94901
230	015-241-01		305 HIGHLAND AVE	SAN RAFAEL	CA	94901
231	015-241-02		411 MARGARITA DR	SAN RAFAEL	CA	94901
232	015-241-03		411 MARGARITA DR	SAN RAFAEL	CA	94901
233	015-241-04		301 HIGHLAND AVE	SAN RAFAEL	CA	94901
234	015-241-05		301 HIGHLAND AVE	SAN RAFAEL	CA	94901
235M	015-241-21		387 MARGARITA DR	SAN RAFAEL	CA	94901
236	015-241-07		387 MARGARITA DR	SAN RAFAEL	CA	94901-2376

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
237	015-241-12		335 HIGHLAND AVE	SAN RAFAEL	CA	94901
238	015-241-14		305 HIGHLAND AVE	SAN RAFAEL	CA	94901
239M	015-241-22		377 MARGARITA DR	SAN RAFAEL	CA	94901
241	015-241-17		PO BOX 470367	SAN FRANCISCO	CA	94147
242	015-241-18		315 HIGHLAND AVE	SAN RAFAEL	CA	94901
243	016-011-01		371 MARGARITA DR	SAN RAFAEL	CA	94901
244	016-011-05		337 MARGARITA DR	SAN RAFAEL	CA	94901
245	016-011-08		431 W BROWN ST	BIRMINGHAM	MI	48009-1456
246	016-011-10		225 MARGARITA DR	SAN RAFAEL	CA	94901-2329
247	016-011-11		205 MARGARITA DR	SAN RAFAEL	CA	94901
248	016-011-12		377 HIGHLAND AVE	SAN RAFAEL	CA	94901
249	016-011-13		375 HIGHLAND AVE	SAN RAFAEL	CA	94901
250	016-011-14		361 HIGHLAND AVE	SAN RAFAEL	CA	94901
251	016-011-15		98 MONTECITO RD	SAN RAFAEL	CA	94901
252	016-011-18		c/o WU HSIU-JEAN	SAN RAFAEL	CA	94915-1418

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
253	016-011-19		851 IRWIN ST STE 104	SAN RAFAEL	CA	94901
254	016-011-20		162 WOLFE GRADE	KENTFIELD	CA	94904-1013
255	016-011-21		575 REDWOOD HWY STE 200	MILL VALLEY	CA	94941
256	016-011-23		337 MARGARITA DR	SAN RAFAEL	CA	94901-2376
257	016-011-24		315 MARGARITA DR	SAN RAFAEL	CA	94901
258	016-011-28		265 MARGARITA DR	SAN RAFAEL	CA	94901
259	016-011-29		255 MARGARITA DR	SAN RAFAEL	CA	94901-2329
260	016-011-30		365 MARGARITA DR	SAN RAFAEL	CA	94901
261	016-012-03		228 MARGARITA DR	SAN RAFAEL	CA	94901
262	016-012-05		6 MORGAN LN	SAN RAFAEL	CA	94901
263	016-012-12		9 MORGAN LN	SAN RAFAEL	CA	94901
264	016-012-13		901 A ST	SAN RAFAEL	CA	94901-3043
265	016-012-14		6 MORGAN LN	SAN RAFAEL	CA	94901
266	016-012-16		9 MADELINE LN	SAN RAFAEL	CA	94901-2324
267	016-012-17		50 MARGARITA DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
268	016-012-18		60 MARGARITA DR	SAN RAFAEL	CA	94901
269	016-012-19		70 MARGARITA DR	SAN RAFAEL	CA	94901
270	016-012-23		142 MARGARITA DR	SAN RAFAEL	CA	94901-2374
271	016-012-26		1601 SECOND ST	SAN RAFAEL	CA	94901
272	016-012-27		80 MARGARITA DR	SAN RAFAEL	CA	94901
273	016-012-32		246 MARGARITA DR	SAN RAFAEL	CA	94901
274	016-012-33		5 MORGAN LN	SAN RAFAEL	CA	94901
275	016-012-34		142 MARGARITA DR	SAN RAFAEL	CA	94901-2374
276	016-012-37		15 MADELINE LN	SAN RAFAEL	CA	94901
277	016-012-38		11 MADELENE LN	SAN RAFAEL	CA	94901
278	016-012-46		136 MARGARITA DR	SAN RAFAEL	CA	94901-2374
279	016-012-54		270 MARGARITA DR	SAN RAFAEL	CA	94901
280	016-012-55		280 MARGARITA DR	SAN RAFAEL	CA	94901
281	016-012-59		1 MORGAN LN	SAN RAFAEL	CA	94901
282	016-012-64		200 MARGARITA DR	SAN RAFAEL	CA	94901
283	016-012-65		1537 4TH ST # - 15	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
284	016-012-67		260 MARGARITA DR	SAN RAFAEL	CA	94901
285	016-012-68		PO BOX 151098	SAN RAFAEL	CA	94915
286	016-021-01		225 HIGHLAND AVE	SAN RAFAEL	CA	94901
287	016-021-02		225 HIGHLAND AVE	SAN RAFAEL	CA	94901-2348
288	016-021-08		340 HIGHLAND AVE	SAN RAFAEL	CA	94901
289	016-021-10		370 HIGHLAND AVE	SAN RAFAEL	CA	94901
290	016-021-11		98 MONTECITO RD	SAN RAFAEL	CA	94901-2378
291	016-021-14		50 FAIRWAY DR	SAN RAFAEL	CA	94901
292	016-021-15		60 FAIRWAY DR	SAN RAFAEL	CA	94901
293	016-021-16		74 FAIRWAY DR	SAN RAFAEL	CA	94901
294	016-021-20		300 SUMMIT AVE	SAN RAFAEL	CA	94901
295	016-021-22		344 SUMMIT AVE	SAN RAFAEL	CA	94901
296	016-021-25		322 HIGHLAND AVE	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
297	016-021-30		340 HIGHLAND AVE	SAN RAFAEL	CA	94901
298	016-021-35		PO BOX 3088	SAN RAFAEL	CA	94912
299	016-021-36		360 SUMMIT AVE	SAN RAFAEL	CA	94901-2343
300	016-021-37		370 SUMMIT AVE	SAN RAFAEL	CA	94901-2343
301	016-021-43		40 FAIRWAY DR	SAN RAFAEL	CA	94901
302	016-021-46		98 MONTECITO RD	SAN RAFAEL	CA	94901
303	016-021-49		46 FAIRWAY DR	SAN RAFAEL	CA	94901
304	016-021-50		32 FAIRWAY DR	SAN RAFAEL	CA	94901
305	016-021-51		59 VICENTE RD	BERKELEY	CA	94705
306	016-021-52		80 FAIRWAY DR	SAN RAFAEL	CA	94901
307	016-021-53		80 FAIRWAY DR	SAN RAFAEL	CA	94901
308	016-021-54		48 FAIRWAY DR	SAN RAFAEL	CA	94901-2314
309	016-021-55		98 MONTECITO RD	SAN RAFAEL	CA	94901
310	016-021-58		250 HIGHLAND AVE	SAN RAFAEL	CA	94901
311	016-021-61		1000 4TH ST	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
312	016-021-64		260 HIGHLAND AVE	SAN RAFAEL	CA	94901
313	016-021-65		28 FAIRWAY DR	SAN RAFAEL	CA	94901
314	016-021-73		209 E LAKE SHORE DR	CHICAGO	IL	60611
315	016-021-74		330 SUMMIT AVE	SAN RAFAEL	CA	94901-2343
316	016-021-75		160 FAIRWAY DR	SAN RAFAEL	CA	94901
317	016-031-01		75 FAIRWAY DR	SAN RAFAEL	CA	94901
318	016-031-02		65 FAIRWAY DR	SAN RAFAEL	CA	94901
319	016-031-03		45 FAIRWAY DR	SAN RAFAEL	CA	94901
320	016-031-04		43 FAIRWAY DR	SAN RAFAEL	CA	94901
321	016-031-05		43 FAIRWAY DR	SAN RAFAEL	CA	94901
322	016-031-06		25 FAIRWAY DR	SAN RAFAEL	CA	94901
323	016-031-07		5 FAIRWAY DR	SAN RAFAEL	CA	94901
324	016-031-08		1 FAIRWAY DR	SAN RAFAEL	CA	94901
325	016-031-09		115 MARGARITA DR	SAN RAFAEL	CA	94901
326	016-031-10		10 MONCADA WAY	SAN RAFAEL	CA	94901
327	016-031-11		20 MONCADA WAY	SAN RAFAEL	CA	94901
328	016-031-12		30 MONCADA WAY	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
329	016-031-13		50 MONCADA WAY	SAN RAFAEL	CA	94901
330	016-031-14		60 MONCADA WAY	SAN RAFAEL	CA	94901
331	016-031-15		13 PARKSIDE WAY	GREENBRAE	CA	94904-1347
332	016-031-16		79 MONCADA WAY	SAN RAFAEL	CA	94901-2332
333	016-031-17		PO BOX 150033	SAN RAFAEL	CA	94915-0033
334	016-031-18		53 MONCADA WAY	SAN RAFAEL	CA	94901
335	016-031-19		41 MONCADA WAY	SAN RAFAEL	CA	94901
336	016-031-20		33 MONCADA WAY	SAN RAFAEL	CA	94901
337	016-031-21		25 MONCADA WAY	SAN RAFAEL	CA	94901
338	016-031-22		17 MONCADA WAY	SAN RAFAEL	CA	94901
339	016-031-23		PO BOX 151098	SAN RAFAEL	CA	94915
340	016-031-25		55 MARGARITA DR	SAN RAFAEL	CA	94901-2359
341	016-031-26		185 MONTECITO RD	SAN RAFAEL	CA	94901
342	016-031-27		175 MONTECITO RD	SAN RAFAEL	CA	94901
343	016-031-28		135 MONTECITO RD	SAN RAFAEL	CA	94901



**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
344	016-031-29		105 MONTECITO RD	SAN RAFAEL	CA	94901
345	016-031-30		50 LUNADA CT	SAN RAFAEL	CA	94901
346	016-031-31		51 LUNADA CT	SAN RAFAEL	CA	94901
347	016-031-32		21 LUNADA CT	SAN RAFAEL	CA	94901
348	016-031-33		230 SUMMIT AVE	SAN RAFAEL	CA	94901-2341
349	016-031-34		252 SUMMIT AVE	SAN RAFAEL	CA	94901
350	016-031-35		1757 UNION ST	SAN FRANCISCO	CA	94123-4447
351M	016-031-41		PO BOX 850	SHERMAN	CT	06784
353	016-031-38		115 FAIRWAY DR	SAN RAFAEL	CA	94901-2373
354	016-031-39		1757 UNION ST	SAN FRANCISCO	CA	94123-4447
355	016-031-40		1757 UNION ST	SAN FRANCISCO	CA	94123-4447
356	016-032-02		3298 PIERCE ST	SAN FRANCISCO	CA	94123
357	016-032-03		10 MADELINE LN	SAN RAFAEL	CA	94901
358	016-032-05		341 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2452
359	016-032-06		PO BOX 13519	ARLINGTON	TX	76094
360	016-032-09		2 MADELINE LN	SAN RAFAEL	CA	94901-2324

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
361	016-032-10		10 MARGARITA DR	SAN RAFAEL	CA	94901
362	016-032-11		6 MARGARITA DR	SAN RAFAEL	CA	94901
363	016-033-01		180 SUMMIT AVE	SAN RAFAEL	CA	94901
364	016-033-02		110 MONTECITO RD	SAN RAFAEL	CA	94901
365	016-033-03		120 MONTECITO RD	SAN RAFAEL	CA	94901
366	016-033-04		150 MONTECITO RD	SAN RAFAEL	CA	94901
367	016-033-05		170 MONTECITO RD	SAN RAFAEL	CA	94901
368	016-033-06		180 MONTECITO RD	SAN RAFAEL	CA	94901
369	016-033-07		15 MARGARITA DR	SAN RAFAEL	CA	94901
370	016-033-15		309 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
371	016-033-16		325 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
372	016-033-17		100 SUMMIT AVE	SAN RAFAEL	CA	94901
373	016-033-18		319 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2432
374	016-033-19		313 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2432
375	016-033-20		7 MARGARITA DR	SAN RAFAEL	CA	94901
376	016-041-01		140 DEER PARK AVE	SAN RAFAEL	CA	94901
377	016-041-02		130 DEER PARK AVE	SAN RAFAEL	CA	94901-2364
378	016-041-03		335 SUMMIT AVE	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
379	016-041-04		ONE MARKET PLAZA	SAN FRANCISCO	CA	94105
380	016-041-05		313 SUMMIT AVE	SAN RAFAEL	CA	94901
381	016-041-06		16 CAMELLIA CT	LARKSPUR	CA	94939
382M	016-041-07		14 ALTAMIRA AVE	KENTFIELD	CA	94904-1407
383M	016-041-96		307 SUMMIT AVE	SAN RAFAEL	CA	94901
384	016-041-10		285 SUMMIT AVE	SAN RAFAEL	CA	94901-2340
385	016-041-11		255 SUMMIT AVE	SAN RAFAEL	CA	94901
386	016-041-12		1757 UNION ST	SAN FRANCISCO	CA	94123-4447
387	016-041-13		85 MONTECITO RD	SAN RAFAEL	CA	94901
388	016-041-16		12 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901-2346
389	016-041-17		22 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901-2346
390	016-041-20		33 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901-2345
391	016-041-21		15 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
392	016-041-22		190 SEA VIEW AVE	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
393	016-041-23		204 SEA VIEW AVE	SAN RAFAEL	CA	94901
394	016-041-24		222 SEA VIEW DR	SAN RAFAEL	CA	94901
395	016-041-25		240 SEA VIEW AVE	SAN RAFAEL	CA	94901
396	016-041-26		250 SEA VIEW AVE	SAN RAFAEL	CA	94901
397	016-041-27		290 SEA VIEW AVE	SAN RAFAEL	CA	94901
398	016-041-28		110 DEER PARK AVE	SAN RAFAEL	CA	94901
399	016-041-29		8911 LAKEWOOD DR #22A	WINDSOR	CA	95492
400	016-041-31		283 SUMMIT AVE	SAN RAFAEL	CA	94901-2340
401	016-041-33		275 SUMMIT AVE	SAN RAFAEL	CA	94901
402	016-041-34		265 SUMMIT AVE	SAN RAFAEL	CA	94901-2340
403	016-041-46		36 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
404	016-041-51		16 CAMELLIA CT	LARKSPUR	CA	94939
405	016-041-52		43 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
406	016-041-61		49 MONTECITO RD	SAN RAFAEL	CA	94901
407	016-041-62		59 MONTECITO RD	SAN RAFAEL	CA	94901
408	016-041-63		65 MONTECITO RD	SAN RAFAEL	CA	94901
409	016-041-64		75 MONTECITO RD	SAN RAFAEL	CA	94901
410	016-041-65		30 EL PORTAL	SAUSALITO	CA	94965
411	016-041-67		3000 CALIFORNIA ST 3RD FL	SAN FRANCISCO	CA	94115
412	016-041-68		65 MONTECITO RD	SAN RAFAEL	CA	94901
413	016-041-69		75 MONTECITO RD	SAN RAFAEL	CA	94901
414	016-041-70		34 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
415	016-041-72		51 MONTECITO RD	SAN RAFAEL	CA	94901
416	016-041-73		6088 SUNOL BLVD STE 111	PLEASANTON	CA	94566
417	016-041-74		14 ALTAMIRA AVE	KENTFIELD	CA	94904-1407
418	016-041-75		14 ALTAMIRA AVE	KENTFIELD	CA	94904-1407
420	016-041-77		98 MONTECITO RD	SAN RAFAEL	CA	94901
421M	016-041-95		80 MONTECITO RD	SAN RAFAEL	CA	94901
422	016-041-79		84 MONTECITO RD	SAN RAFAEL	CA	94901
423	016-041-80		90 MONTECITO RD	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
424	016-041-81		94 MONTECITO RD	SAN RAFAEL	CA	94901
425	016-041-82		243 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2430
426	016-041-83		105 SUMMIT AVE	SAN RAFAEL	CA	94901
427	016-041-84		75 INVERNESS DR	SAN RAFAEL	CA	94901
428	016-041-85		247 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2430
429	016-041-86		251 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2430
431	016-041-88		14 ALTAMIRA AVE	KENTFIELD	CA	94904-1407
432	016-041-89		313 SUMMIT AVE	SAN RAFAEL	CA	94901
433M	016-041-97		305 SUMMIT AVE	SAN RAFAEL	CA	94901-2371
435	016-041-93		295 SUMMIT AVE	SAN RAFAEL	CA	94901
436	016-041-94		36 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
437	016-051-05		PO BOX 151560	SAN RAFAEL	CA	94915
438	016-051-06		1301 ANDERSEN DR	SAN RAFAEL	CA	94901
439	016-052-02		160 SEAVIEW DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
440	016-052-03		170 SEA VIEW AVE	SAN RAFAEL	CA	94901
441	016-052-04		170 SEA VIEW AVE	SAN RAFAEL	CA	94901
442	016-052-05		9 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
443	016-052-06		7 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901-2345
444	016-052-07		5 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
445	016-052-08		123 MARINA BLVD	SAN RAFAEL	CA	94901
446	016-052-09		115 MARINA BLVD	SAN RAFAEL	CA	94901
447	016-052-13		37 E MISSION AVE	SAN RAFAEL	CA	94901
448	016-052-15		80 SEA VIEW DR	SAN RAFAEL	CA	94901-2349
449	016-052-18		109 MARINA BLVD	SAN RAFAEL	CA	94901
450	016-052-20		111 MARINA BLVD	SAN RAFAEL	CA	94901
451	016-052-21		35 E MISSION AVE	SAN RAFAEL	CA	94901
452	016-052-22		66 SEA VIEW DR	SAN RAFAEL	CA	94901-2349
453	016-052-23		PO BOX 151613	SAN RAFAEL	CA	94915-1613
454	016-052-24		PO BOX 151613	SAN RAFAEL	CA	94915-1613
455	016-052-25		1 SCHIRADO PL	SAN RAFAEL	CA	94901

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LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
456	016-052-26		49 E MISSION AVE	SAN RAFAEL	CA	94901
457	016-052-27		45 E MISSION AVE	SAN RAFAEL	CA	94901
458	016-052-28		7075 VIA GUADALUPE	RANCHO SANTA FE	CA	92067
459	016-052-29		90 SEA VIEW AVE	SAN RAFAEL	CA	94901
460	016-053-01		8 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
461	016-053-02		45 MONTECITO RD	SAN RAFAEL	CA	94901
462	016-053-03		41 MONTECITO RD	SAN RAFAEL	CA	94901
463	016-053-06		31 MONTECITO RD	SAN RAFAEL	CA	94901
464	016-053-07		30821 VIA CONQUISTA	SAN JUAN CAPISTRANO	CA	92675
465	016-053-08		4 PIGEON HOLLOW RD	SAN RAFAEL	CA	94901
466	016-053-09		145 MARINA BLVD	SAN RAFAEL	CA	94901
467	016-053-10		151 MARINA BLVD	SAN RAFAEL	CA	94901
468	016-053-12		PO BOX 10216	SAN RAFAEL	CA	94912



**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
469	016-054-02		116 TUNNEL RD	BERKELEY	CA	94705
470	016-054-08		20 MONTECITO RD	SAN RAFAEL	CA	94901
471	016-054-10		40 MONTECITO RD	SAN RAFAEL	CA	94901
472	016-054-12		221 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
473	016-054-13		30 MONTECITO RD	SAN RAFAEL	CA	94901
474	016-054-14		2 MONTECITO RD	SAN RAFAEL	CA	94901
475	016-054-15		2 MONTECITO RD	SAN RAFAEL	CA	94901
476	016-054-16		116 TUNNEL RD	BERKELEY	CA	94705
477	016-054-17		29 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
478	016-054-18		46 MONTECITO RD	SAN RAFAEL	CA	94901
479	016-054-19		50 MONTECITO RD	SAN RAFAEL	CA	94901
480	016-054-24		20 MONTECITO RD	SAN RAFAEL	CA	94901
481	016-054-25		10 MONTECITO RD	SAN RAFAEL	CA	94901
482	016-061-01		50 ALTA VISTA WAY	SAN RAFAEL	CA	94901-3517
483	016-062-01		43 ALTA VISTA WAY	SAN RAFAEL	CA	94901
484	016-062-02		45 ALTA VISTA WAY	SAN RAFAEL	CA	94901
485	016-062-03		65 ALTA VISTA WAY	SAN RAFAEL	CA	94901
486	016-064-01		77 MARINA BLVD	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
487	016-064-02		73 MARINA BLVD	SAN RAFAEL	CA	94901
488	016-064-03		1601 SECOND ST	SAN RAFAEL	CA	94901
489	016-064-04		2830 HALO DR	SPARKS	NV	89436-7137
490	016-064-08		1321 THIRD ST	SAN RAFAEL	CA	94901
491	016-064-09		4 E MISSION AVE	SAN RAFAEL	CA	94901
492	016-064-10		2 ALTA VISTA WAY	SAN RAFAEL	CA	94901
493	016-064-13		102 MARINA COURT DR	SAN RAFAEL	CA	94901
494	016-064-14		53 MARINA BLVD	SAN RAFAEL	CA	94901
495	016-064-15		45 MARINA BLVD	SAN RAFAEL	CA	94901
496	016-064-16		41 MARINA BLVD	SAN RAFAEL	CA	94901
497	016-064-17		37 MARINA BLVD	SAN RAFAEL	CA	94901-4216
498	016-064-18		25 MARINA BLVD	SAN RAFAEL	CA	94901
499	016-064-19		21 MARINA BLVD	SAN RAFAEL	CA	94901
500	016-064-20		17 MARINA BLVD	SAN RAFAEL	CA	94901-4216
501	016-064-21		15 MARINA BLVD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
502	016-064-22		9 MARINA BLVD	SAN RAFAEL	CA	94901
503	016-064-23		85 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
504	016-064-24		81 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
505	016-064-25		77 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
506	016-064-26		65 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
507	016-064-27		65 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
508	016-064-28		57 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
509	016-064-29		53 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
510	016-064-30		49 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
511	016-064-31		93 MARINA COURT DR	SAN RAFAEL	CA	94901-5608
512	016-064-32		93 MARINA COURT DR	SAN RAFAEL	CA	94901-5608
513	016-064-33		28 DELLWOOD CT	SAN RAFAEL	CA	94901
514	016-064-34		29 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
515	016-064-35		17 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
516	016-064-36		17 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
517	016-064-37		13 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4205
518	016-064-38		48 MARINA COURT DR	SAN RAFAEL	CA	94901
519	016-064-39		50 MARINA COURT DR	SAN RAFAEL	CA	94901

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
520	016-064-40	[REDACTED]	52 MARINA COURT DR	SAN RAFAEL	CA	94901
521	016-064-41		324 LA TIERRA BUENA	DANVILLE	CA	94526-2523
522	016-064-42		56 MARINA COURT DR	SAN RAFAEL	CA	94901
523	016-064-43		58 MARINA COURT DR	SAN RAFAEL	CA	94901
524	016-064-44		415 MISSION AVE APT 1	SAN RAFAEL	CA	94901-3455
525	016-064-45		62 MARINA COURT DR	SAN RAFAEL	CA	94901
526	016-064-46		64 MARINA COURT DR	SAN RAFAEL	CA	94901
527	016-064-47		PO BOX 200	VINEBURG	CA	95487-0200
528	016-064-48		68 MARINA COURT DR	SAN RAFAEL	CA	94901
529	016-064-49		70 MARINA COURT DR	SAN RAFAEL	CA	94901
530	016-064-50		76 MARINA COURT DR	SAN RAFAEL	CA	94901-3519
531	016-064-51		76 MARINA COURT DR	SAN RAFAEL	CA	94901-3519
532	016-064-52		78 MARINA COURT DR	SAN RAFAEL	CA	94901
533	016-064-53		80 MARINA COURT DR APT 302	SAN RAFAEL	CA	94901
534	016-064-54		82 MARINA COURT DR	SAN RAFAEL	CA	94901
535	016-064-55		84 MARINA COURT DR	SAN RAFAEL	CA	94901
536	016-064-56		85 MARINA COURT DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
537	016-064-57		87 MARINA COURT DR	SAN RAFAEL	CA	94901
538	016-064-58		93 MARINA COURT DR	SAN RAFAEL	CA	94901-5608
539	016-064-59		97 MARINA COURT DR	SAN RAFAEL	CA	94901
540	016-064-60		99 MARINA COURT DR	SAN RAFAEL	CA	94901
541	016-064-61		100 MARINA COURT DR	SAN RAFAEL	CA	94901
542	016-064-68		7664 FRENCH LN	SEBASTOPOL	CA	95472
543	016-064-69		57 MARINA BLVD	SAN RAFAEL	CA	94901
544	016-064-70		108 MARINA COURT DR	SAN RAFAEL	CA	94901
550	016-091-12		5 LOCHNESS LN	SAN RAFAEL	CA	94901
551	016-091-13		86 MANDERLY RD	SAN RAFAEL	CA	94901
552	016-091-14		90 MANDERLY RD	SAN RAFAEL	CA	94901
553	016-091-15		10 TWEED TER	SAN RAFAEL	CA	94901
554	016-091-16		16 TWEED TER	SAN RAFAEL	CA	94901
555	016-091-17		20 TWEED TER	SAN RAFAEL	CA	94901
556	016-091-18		26 TWEED TER	SAN RAFAEL	CA	94901
557	016-091-23		23 TWEED TER	SAN RAFAEL	CA	94901

**PART E  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
558	016-091-25		15 TWEED TER	SAN RAFAEL	CA	94901
559	016-091-26		7 TWEED TER	SAN RAFAEL	CA	94901
560	016-091-27		11 TWEED TER	SAN RAFAEL	CA	94901
561	016-091-34		29 LOCHNESS LN	SAN RAFAEL	CA	94901
562	016-091-35		29 LOCHNESS LN	SAN RAFAEL	CA	94901
563	016-091-36		15 LOCHNESS LN	SAN RAFAEL	CA	94901
564	016-091-37		9 LOCHNESS LN	SAN RAFAEL	CA	94901
565	016-091-38		5318 E 2ND ST #557	LONG BEACH	CA	90803-5324
566	016-091-39		40 TWEED TER	SAN RAFAEL	CA	94901
567	016-091-40		34 TWEED TER	SAN RAFAEL	CA	94901
568	016-091-41		35 TWEED TER	SAN RAFAEL	CA	94901-2435
569M	016-091-63		1000 FOURTH ST #880	SAN RAFAEL	CA	94901
570	016-091-47		43 LOCHNESS LN	SAN RAFAEL	CA	94901
571	016-091-48		PO BOX 10608	SAN RAFAEL	CA	94912

**PART E  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
572	016-091-50		29 LOCHNESS LN	SAN RAFAEL	CA	94901
573	016-091-51		29 LOCHNESS LN	SAN RAFAEL	CA	94901
574	016-091-52		27 TWEED TER	SAN RAFAEL	CA	94901-2435
575	016-091-54		19 TWEED TER	SAN RAFAEL	CA	94901
576	016-091-55		15 TWEED TER	SAN RAFAEL	CA	94901
577	016-091-58		31 TWEED TER	SAN RAFAEL	CA	94901
578	016-091-60		PO BOX 785	NICASIO	CA	94946
580	016-091-62		48 TWEED TER	SAN RAFAEL	CA	94901
581	016-092-01		85 MANDERLY RD	SAN RAFAEL	CA	94901
582	016-092-02		1783 LAS GALLINAS AVE	SAN RAFAEL	CA	94903-1805
583	016-093-01		16 LOCHNESS LN	SAN RAFAEL	CA	94901
584	016-093-02		80 MANDERLY RD	SAN RAFAEL	CA	94901
585	016-093-04			CORTE MADERA	CA	94925

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
586	016-093-05		12 LOCHNESS LN	SAN RAFAEL	CA	94901
587	016-094-01		52 LOCHNESS LN	SAN RAFAEL	CA	94901
588	016-094-02		169 VALLEY RD	COS COB	CT	06807
589	016-094-04		44 LOCHNESS LN	SAN RAFAEL	CA	94901
590	016-094-05		PO BOX 223	ROSS	CA	94957
591	016-101-12		50 LAS CASAS DR	SAN RAFAEL	CA	94901
592	016-101-13		56 LAS CASAS DR	SAN RAFAEL	CA	94901-2357
593	016-101-15		99 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
594	016-101-16		99 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
595	016-101-23		57 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2319
596	016-101-28		75 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2319
597	016-101-30		67 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
598	016-101-32		63 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
599	016-101-33		71 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
600	016-101-34		60 LAS CASAS DR	SAN RAFAEL	CA	94901
601	016-101-35			SAN RAFAEL	CA	94901
602	016-101-36		44 LAS CASAS DR	SAN RAFAEL	CA	94901
603	016-102-02		61 LAS CASAS DR	SAN RAFAEL	CA	94901



**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
604	016-102-03		55 LAS CASAS DR	SAN RAFAEL	CA	94901
605	016-102-04		49 LAS CASAS DR	SAN RAFAEL	CA	94901-2358
606	016-102-05		720 PENNY ROYAL LN	SAN RAFAEL	CA	94903-2328
607	016-102-06		71 BALBOA AVE	SAN RAFAEL	CA	94901-2355
608	016-102-07		136 CAPTAINS COVE DR	SAN RAFAEL	CA	94903-2254
609	016-102-09		54 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
610	016-102-10		PO BOX 5268	LARKSPUR	CA	94977
611	016-102-12		54 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
612	016-102-13		48 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2320
613	016-102-16		62 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
614	016-102-17		62 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
615	016-102-18		66 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2320
616M	016-111-29		PO BOX 9187	SAN RAFAEL	CA	94912
618	016-111-04		PO BOX 151054	SAN RAFAEL	CA	94915
619	016-111-07		20 DORIAN WAY	SAN RAFAEL	CA	94901
620	016-111-08		28 DORIAN WAY	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
621	016-111-09		32 DORIAN WAY	SAN RAFAEL	CA	94901-2406
622	016-111-10		CORTE MADERA	CA	94925	
623	016-111-11		40 DORIAN WAY	SAN RAFAEL	CA	94901
624	016-111-14		52 DORIAN WAY	SAN RAFAEL	CA	94901-2406
625	016-111-15		56 DORIAN WAY	SAN RAFAEL	CA	94901
626	016-111-16		44 DORIAN WAY	SAN RAFAEL	CA	94901
627	016-111-18		50 DORIAN WAY	SAN RAFAEL	CA	94901
628	016-111-19		110 LOCH LOMOND DR	SAN RAFAEL	CA	94901
629	016-111-24		33 INVERNESS DR	SAN RAFAEL	CA	94901
630M	016-111-30		41 INVERNESS DR	SAN RAFAEL	CA	94901
631	016-111-26		37 INVERNESS DR	SAN RAFAEL	CA	94901
633	016-111-28		16 DORIAN WAY	SAN RAFAEL	CA	94901
634	016-112-01		110 LOCHINVAR RD	SAN RAFAEL	CA	94901
635	016-112-02		114 LOCHINVAR RD	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
636	016-112-03		4 INVERNESS DR	SAN RAFAEL	CA	94901
637	016-112-04		8 INVERNESS DR	SAN RAFAEL	CA	94901
638	016-112-05		14 INVERNESS DR	SAN RAFAEL	CA	94901
639	016-112-06		20 INVERNESS DR	SAN RAFAEL	CA	94901
640	016-112-07		20 INVERNESS DR	SAN RAFAEL	CA	94901
641	016-112-09		36 INVERNESS DR	SAN RAFAEL	CA	94901
642	016-112-11		6915 STEAMBOAT WAY	SACRAMENTO	CA	958312515
643	016-112-16		44 INVERNESS DR	SAN RAFAEL	CA	94901
644	016-112-17		44 INVERNESS DR	SAN RAFAEL	CA	94901
645	016-113-01		100 SMITH RANCH RD STE - 325	SAN RAFAEL	CA	94903
646	016-113-02		41 DORIAN WAY	SAN RAFAEL	CA	94901
647	016-113-03		956 WILMINGTON WAY	EMERALD HILLS	CA	94062-4036
648	016-113-04		35 DORIAN WAY	SAN RAFAEL	CA	94901
649	016-113-05		29 DORIAN WAY	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
650	016-113-06		PO BOX 150629	SAN RAFAEL	CA	94915-0629
651	016-113-07		100 THORNDALE DR UNIT 462	SAN RAFAEL	CA	94903
652	016-113-11		9 INVERNESS DR	SAN RAFAEL	CA	94901
653	016-113-12		5 INVERNESS DR	SAN RAFAEL	CA	94901-2417
654	016-113-13		132 LOCHINVAR RD	SAN RAFAEL	CA	94901
655	016-113-14		5 DORIAN WAY	SAN RAFAEL	CA	94901
656	016-113-15		15 INVERNESS DR	SAN RAFAEL	CA	94901
657	016-113-20		11 DORIAN WAY	SAN RAFAEL	CA	94901
658	016-114-01		141 KINROSS DR	SAN RAFAEL	CA	94901
659	016-121-04		59 MANDERLY RD	SAN RAFAEL	CA	94901
660	016-121-06		45 MANDERLY RD	SAN RAFAEL	CA	94901
661	016-121-07		PO BOX 252	SAN ANSELMO	CA	94979
662	016-121-08		73 MANDERLY RD	SAN RAFAEL	CA	94901
663	016-121-10		69 MANDERLY RD	SAN RAFAEL	CA	94901
664	016-121-11		65 MANDERLY RD	SAN RAFAEL	CA	94901
665	016-121-12		51 MANDERLY RD	SAN RAFAEL	CA	94901
666	016-121-17		77 MANDERLY RD	SAN RAFAEL	CA	94901
667	016-121-18		81 MANDERLY RD	SAN RAFAEL	CA	94901-2451

**PART E  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
668	016-122-01		72 LOCHINVAR RD	SAN RAFAEL	CA	94901
669	016-122-02		76 LOCHINVAR RD	SAN RAFAEL	CA	94901
670	016-122-03		80 LOCHINVAR RD	SAN RAFAEL	CA	94901
671	016-122-04		40 MANDERLY RD	SAN RAFAEL	CA	94901
672	016-122-05		50 MANDERLY RD	SAN RAFAEL	CA	94901
673	016-122-06		58 MANDERLY RD	SAN RAFAEL	CA	94901
674	016-122-07		62 MANDERLY RD	SAN RAFAEL	CA	94901
675	016-122-08		66 MANDERLY RD	SAN RAFAEL	CA	94901
676	016-122-09		72 MANDERLY RD	SAN RAFAEL	CA	94901-2459
677	016-122-11		76 MANDERLY RD	SAN RAFAEL	CA	94901
678	016-131-02		15 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2319
679	016-131-03		9 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
680	016-131-04		31 BALBOA AVE	SAN RAFAEL	CA	94901
681	016-131-09			SAN RAFAEL	CA	94901
682	016-131-10		21 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2319

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
683	016-131-11		9 BALBOA AVE	SAN RAFAEL	CA	94901
684	016-131-13		CORTE MADERA	CA	94925	
685	016-131-14		35 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
686	016-132-01		42 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901-2320
687	016-132-02		59 BALBOA AVE	SAN RAFAEL	CA	94901
688	016-132-03		53 BALBOA AVE	SAN RAFAEL	CA	94901
689	016-132-04		49 BALBOA AVE	SAN RAFAEL	CA	94901-2355
690	016-132-09		26 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
691	016-132-10		32 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
692	016-132-11		36 JUNIPERO SERRA AVE	SAN RAFAEL	CA	94901
693	016-132-13		11355 W OLYMPIC BLVD STE 300	LOS ANGELES	CA	90064-1632
694	016-132-14		41 BALBOA AVE	SAN RAFAEL	CA	94901
695	016-132-15		27 RACQUET CLUB DR	SAN RAFAEL	CA	94901
696	016-133-01		66 BALBOA AVE	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
697	016-133-02		37 LAS CASAS DR	SAN RAFAEL	CA	94901
698	016-133-03		29 LAS CASAS DR	SAN RAFAEL	CA	94901-2321
699	016-133-04		23 LAS CASAS DR	SAN RAFAEL	CA	94901-2321
700	016-133-05		15 LAS CASAS DR	SAN RAFAEL	CA	94901
701	016-133-06		50 BALBOA AVE	SAN RAFAEL	CA	94901
702	016-133-07		54 BALBOA AVE	SAN RAFAEL	CA	94901
703	016-133-08		578 FAIR AVE	PETALUMA	CA	94952
704	016-134-02		4 LAS CASAS DR	SAN RAFAEL	CA	94901-2322
705	016-134-03		10 LAS CASAS DR	SAN RAFAEL	CA	94901
706	016-134-04		14 LAS CASAS DR	SAN RAFAEL	CA	94901
707	016-134-05		20 LAS CASAS DR	SAN RAFAEL	CA	94901
708	016-134-06		26 LAS CASAS DR	SAN RAFAEL	CA	94901
709	016-134-07		32 LAS CASAS DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
710	016-134-09		38 LAS CASAS DR	SAN RAFAEL	CA	94901
711	016-134-12		78 ARGUELLO CIR	SAN RAFAEL	CA	94901
712	016-141-01		127 LOCHINVAR RD	SAN RAFAEL	CA	94901
713	016-141-02		123 LOCHINVAR RD	SAN RAFAEL	CA	94901
714	016-141-03		119 LOCHINVAR RD	SAN RAFAEL	CA	94901
715	016-141-04		115 LOCHINVAR RD	SAN RAFAEL	CA	94901
716	016-141-05		111 LOCHINVAR RD	SAN RAFAEL	CA	94901
717	016-141-09		138 KINROSS DR	SAN RAFAEL	CA	94901
718	016-141-10		112 KINROSS DR	SAN RAFAEL	CA	94901
719	016-141-11		116 KINROSS DR	SAN RAFAEL	CA	94901
720	016-141-12		120 KINROSS DR	SAN RAFAEL	CA	94901
721	016-141-13		124 KINROSS DR	SAN RAFAEL	CA	94901
722	016-141-14		128 KINROSS DR	SAN RAFAEL	CA	94901
723	016-141-15		134 KINROSS DR	SAN RAFAEL	CA	94901
724	016-141-18		109 LOCHINVAR RD	SAN RAFAEL	CA	94901



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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
725	016-141-21		25 MANDERLY RD	SAN RAFAEL	CA	94901
726	016-141-22		29 MANDERLY RD	SAN RAFAEL	CA	94901
727	016-141-24		33 MANDERLY RD	SAN RAFAEL	CA	94901
728	016-142-03		103 KINROSS DR	SAN RAFAEL	CA	94901
729	016-142-04		15 MANDERLY RD	SAN RAFAEL	CA	94901
730	016-142-05		131 KINROSS DR	SAN RAFAEL	CA	94901
731	016-142-11		139 KINROSS DR	SAN RAFAEL	CA	94901
732	016-142-12		137 KINROSS DR	SAN RAFAEL	CA	94901
733	016-142-13		135 LOCHINVAR RD	SAN RAFAEL	CA	94901
734	016-142-15		107 KINROSS DR	SAN RAFAEL	CA	94901
735	016-142-16		111 KINROSS DR	SAN RAFAEL	CA	94901
736	016-142-17		282 RIVIERA DR	SAN RAFAEL	CA	94901
737	016-142-18		PO BOX 151238	SAN RAFAEL	CA	94915
738	016-142-19		123 KINROSS DR	SAN RAFAEL	CA	94901
739	016-142-20		125 KINROSS DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
740M	016-142-25		127 KINROSS DR	SAN RAFAEL	CA	94901-2442
741	016-142-23		129 KINROSS DR	SAN RAFAEL	CA	94901-2442
743	016-151-01		42 LOCHINVAR RD	SAN RAFAEL	CA	94901
744	016-151-03		50 LOCHINVAR RD	SAN RAFAEL	CA	94901
745	016-151-04		54 LOCHINVAR RD	SAN RAFAEL	CA	94901
746	016-151-05		185 WILSON RD	ALAMO	CA	94507
747	016-151-06		62 LOCHINVAR RD	SAN RAFAEL	CA	94901
748	016-151-07		4 DUNFRIES TER	SAN RAFAEL	CA	94901
749	016-151-08		42 LOCHINVAR RD	SAN RAFAEL	CA	94901-2477
750	016-152-01		32 MANDERLY RD	SAN RAFAEL	CA	94901
751	016-152-02		79 LOCHINVAR RD	SAN RAFAEL	CA	94901-2446
752	016-152-03		75 LOCHINVAR RD	SAN RAFAEL	CA	94901
753	016-152-04		71 LOCHINVAR RD	SAN RAFAEL	CA	94901
754	016-152-05		67 LOCHINVAR RD	SAN RAFAEL	CA	94901
755	016-152-06		63 LOCHINVAR RD	SAN RAFAEL	CA	94901-2446
756	016-152-07		59 LOCHINVAR RD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
757	016-152-08		55 LOCHINVAR RD	SAN RAFAEL	CA	94901
758	016-152-09		51 LOCHINVAR RD	SAN RAFAEL	CA	94901
759	016-152-10		45 LOCHINVAR RD	SAN RAFAEL	CA	94901
760	016-152-13		22 KINROSS DR	SAN RAFAEL	CA	94901
761	016-152-14		26 KINROSS DR	SAN RAFAEL	CA	94901
762	016-152-15		30 KINROSS DR	SAN RAFAEL	CA	94901
763	016-152-16		34 KINROSS DR	SAN RAFAEL	CA	94901
764	016-152-17		38 KINROSS DR	SAN RAFAEL	CA	94901
765	016-152-18		44 KINROSS DR	SAN RAFAEL	CA	94901
766	016-152-19		48 KINROSS DR	SAN RAFAEL	CA	94901
767	016-152-20		52 KINROSS DR	SAN RAFAEL	CA	94901
768	016-152-21		28 MANDERLY RD	SAN RAFAEL	CA	94901
769	016-152-22		16 KINROSS DR	SAN RAFAEL	CA	94901
770	016-152-23		10 KINROSS DR	SAN RAFAEL	CA	94901
771	016-153-01		44 LOCKSLY LN	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
772	016-153-02		48 LOCKSLY LN	SAN RAFAEL	CA	94901
773	016-153-03		210 GOSSAGE WAY	PETALUMA	CA	94952-1944
774	016-153-04		56 LOCKSLY LN	SAN RAFAEL	CA	94901
775	016-153-05		60 LOCKSLY LN	SAN RAFAEL	CA	94901
776	016-153-06		16 MANDERLY RD	SAN RAFAEL	CA	94901
777	016-153-07		51 KINROSS DR	SAN RAFAEL	CA	94901
778	016-153-08		5010 GEARY BLVD #1	SAN FRANCISCO	CA	94118
779	016-153-09		43 KINROSS DR	SAN RAFAEL	CA	94901
780	016-153-10		39 KINROSS DR	SAN RAFAEL	CA	94901
781	016-153-11		35 KINROSS DR	SAN RAFAEL	CA	94901
782	016-154-04		1034 SEQUOIA AVE	MILLBRAE	CA	94030
783	016-154-05		275 LOS RANCHITOS RD APT 214	SAN RAFAEL	CA	94903-3679
784	016-154-06		47 LOCKSLY LN	SAN RAFAEL	CA	94901-2426
785	016-154-07		43 LOCKSLY LN	SAN RAFAEL	CA	94901
786	016-154-08		4 MANDERLY RD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
787	016-161-01		11 MANDERLY RD	SAN RAFAEL	CA	94901
788M	016-161-55		9 MANDERLY RD	SAN RAFAEL	CA	94901
789	016-161-07		8 BALBOA AVE	SAN RAFAEL	CA	94901
790	016-161-15		14 ARGUELLO CIR	SAN RAFAEL	CA	94901
791	016-161-16		18 ARGUELLO CIR	SAN RAFAEL	CA	94901
792	016-161-17		22 ARGUELLO CIR	SAN RAFAEL	CA	94901
793	016-161-18		26 ARGUELLO CIR	SAN RAFAEL	CA	94901-2402
794	016-161-19		80 LOCHINVAR RD	SAN RAFAEL	CA	94901
795	016-161-20		34 ARGUELLO CIR	SAN RAFAEL	CA	94901
796	016-161-21		38 ARGUELLO CIR	SAN RAFAEL	CA	94901
797	016-161-22		44 ARGUELLO CIR	SAN RAFAEL	CA	94901
798	016-161-27		62 ARGUELLO CIR	SAN RAFAEL	CA	94901
799	016-161-28		66 ARGUELLO CIR	SAN RAFAEL	CA	94901
800	016-161-29		70 ARGUELLO CIR	SAN RAFAEL	CA	94901
801	016-161-34			SAN RAFAEL	CA	94901
802	016-161-36			SAN RAFAEL	CA	94901
803	016-161-39		275 WORTHINGTON ST - 1	SPRING VALLEY	CA	91977
805	016-161-42		10 ARGUELLO CIR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
806	016-161-46			SAN RAFAEL	CA	94901
807	016-161-48		50 ARGUELLO CIR	SAN RAFAEL	CA	94901
808	016-161-49		46 ARGUELLO CIR	SAN RAFAEL	CA	94901
809	016-161-50		74 ARGUELLO CIR	SAN RAFAEL	CA	94901
810	016-161-51		18 BALBOA AVE	SAN RAFAEL	CA	94901
811	016-161-52		54 ARGUELLO CIR	SAN RAFAEL	CA	94901
812	016-161-53		58 ARGUELLO CIR	SAN RAFAEL	CA	94901
813	016-161-54		6 ARGUELLO CIR	SAN RAFAEL	CA	94901-2402
814	016-162-01		7 BALBOA AVE	SAN RAFAEL	CA	94901
815	016-162-02		7 BALBOA AVE	SAN RAFAEL	CA	94901
816	016-163-01		75 ARGUELLO CIR	SAN RAFAEL	CA	94901
817	016-163-02		71 ARGUELLO CIR	SAN RAFAEL	CA	94901
818	016-163-03		67 ARGUELLO CIR	SAN RAFAEL	CA	94901
819	016-163-04		63 ARGUELLO CIR	SAN RAFAEL	CA	94901
820	016-163-05		59 ARGUELLO CIR	SAN RAFAEL	CA	94901
821	016-163-06		55 ARGUELLO CIR	SAN RAFAEL	CA	94901-2401

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
822	016-163-07		27 DUNFRIES TER	SAN RAFAEL	CA	94901-2415
823	016-163-08		39 ARGUELLO CIR	SAN RAFAEL	CA	94901
824	016-163-09		31 ARGUELLO CIR	SAN RAFAEL	CA	94901
825	016-163-10		25 ARGUELLO CIR	SAN RAFAEL	CA	94901
826	016-163-11		19 ARGUELLO CIR	SAN RAFAEL	CA	94901
827	016-163-12		15 ARGUELLO CIR	SAN RAFAEL	CA	94901
828	016-163-13		9 ARGUELLO CIR	SAN RAFAEL	CA	94901
829	016-172-01		1730 KEARNY ST APT D-3	SAN FRANCISCO	CA	94133
830	016-172-02		110 LOCH LOMOND DR	SAN RAFAEL	CA	94901
831	016-173-01		5 LOCHINVAR RD	SAN RAFAEL	CA	94901
832	016-173-02		3 LOCKSLY LN	SAN RAFAEL	CA	94901
833	016-173-03		5 LOCKSLY LN	SAN RAFAEL	CA	94901-2426
834	016-173-04		7 LOCKSLY LN	SAN RAFAEL	CA	94901
835	016-173-05		11 LOCKSLY LN	SAN RAFAEL	CA	94901
836	016-173-06		13 LOCKSLY LN	SAN RAFAEL	CA	94901-2426

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
837	016-173-07		15 LOCKSLY LN	SAN RAFAEL	CA	94901
838	016-173-08		17 LOCKSLY LN	SAN RAFAEL	CA	94901
839	016-173-09		19 LOCKSLY LN	SAN RAFAEL	CA	94901
840	016-173-10		10 CULLODEN PARK RD	SAN RAFAEL	CA	94901
841	016-173-11		838 SANSOME ST	SAN FRANCISCO	CA	94111
842	016-173-12		31 LOCKSLY LN	SAN RAFAEL	CA	94901
843	016-173-13		35 LOCKSLY LN	SAN RAFAEL	CA	94901
844	016-173-14		39 LOCKSLY LN	SAN RAFAEL	CA	94901
845	016-173-15		PO BOX 151560	SAN RAFAEL	CA	94915-1560
846	016-174-01		35 LOCHINVAR RD	SAN RAFAEL	CA	94901
847	016-174-02		4 LOCKSLY LN	SAN RAFAEL	CA	94901
848	016-174-03		6 LOCKSLY LN	SAN RAFAEL	CA	94901
849	016-174-04		8 LOCKSLY LN	SAN RAFAEL	CA	94901
850	016-174-05		12 LOCKSLY LN	SAN RAFAEL	CA	94901
851	016-174-06		16 LOCKSLY LN	SAN RAFAEL	CA	94901-2427
852	016-174-07		20 LOCKSLY LN	SAN RAFAEL	CA	94901
853	016-174-08		24 LOCKSLY LN	SAN RAFAEL	CA	94901



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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
854	016-174-09		28 LOCKSLY LN	SAN RAFAEL	CA	94901
855	016-174-10		32 LOCKSLY LN	SAN RAFAEL	CA	94901
856	016-174-11		36 LOCKSLY LN	SAN RAFAEL	CA	94901-2427
857	016-174-12		40 LOCKSLY LN	SAN RAFAEL	CA	94901
858	016-174-13		31 KINROSS DR	SAN RAFAEL	CA	94901
859	016-174-14		27 KINROSS DR	SAN RAFAEL	CA	94901
860	016-174-15		23 KINROSS DR	SAN RAFAEL	CA	94901
861	016-174-16		19 KINROSS DR	SAN RAFAEL	CA	94901
862	016-174-17		15 KINROSS DR	SAN RAFAEL	CA	94901
863	016-174-18		11 KINROSS DR	SAN RAFAEL	CA	94901
864	016-174-19		7 KINROSS DR	SAN RAFAEL	CA	94901
865	016-174-20		39 LOCHINVAR RD	SAN RAFAEL	CA	94901-2445
866	016-175-01		38 LOCHINVAR RD	SAN RAFAEL	CA	94901
867	016-175-02		34 LOCHINVAR RD	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
868	016-175-03		30 LOCHINVAR RD	SAN RAFAEL	CA	94901
869	016-181-01		7 DUNFRIES TER	SAN RAFAEL	CA	94901
870	016-181-02		11 DUNFRIES TER	SAN RAFAEL	CA	94901
871	016-181-06		27 DUNFRIES TER	SAN RAFAEL	CA	94901-2477
872	016-181-10		15 DUNFRIES TER	SAN RAFAEL	CA	94901
873	016-181-12		PO BOX 151374	SAN RAFAEL	CA	94915-1374
874	016-181-15		36 LOCHNESS LN	SAN RAFAEL	CA	94901
875	016-181-16		32 LOCHNESS LN	SAN RAFAEL	CA	94901
876	016-181-17		28 LOCHNESS LN	SAN RAFAEL	CA	94901
877	016-181-18		24 LOCHNESS LN	SAN RAFAEL	CA	94901
878	016-181-19		20 LOCHNESS LN	SAN RAFAEL	CA	94901
879	016-181-20		110 LOCH LOMOND DR	SAN RAFAEL	CA	94901
880	016-181-21		33 DUNFRIES TER	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
881	016-181-22	[REDACTED]	37 DUNFRIES TER	SAN RAFAEL	CA	94901
882	016-181-23		PO BOX 255	CORTE MADERA	CA	94976
883	016-181-25		19 DUNFRIES TER	SAN RAFAEL	CA	94901
884	016-182-01		10 DUNFRIES TER	SAN RAFAEL	CA	94901
885	016-182-02		18 DUNFRIES TER	SAN RAFAEL	CA	94901
886	016-182-03		24 DUNFRIES TER	SAN RAFAEL	CA	94901
887	016-182-04		28 DUNFRIES TER	SAN RAFAEL	CA	94901
888	016-182-05		32 DUNFRIES TER	SAN RAFAEL	CA	94901
889	016-182-06		36 DUNFRIES TER	SAN RAFAEL	CA	94901
890	016-182-07		414 CEDAR HILL DR	SAN RAFAEL	CA	94903
891	016-182-08		15 ALLENSBY LN	SAN RAFAEL	CA	94901
892	016-182-10		38 LOCHINVAR RD	SAN RAFAEL	CA	94901
893	016-183-01		2841 SACRAMENTO ST #303	SAN FRANCISCO	CA	94115
894	016-183-02		12 ALLENSBY LN	SAN RAFAEL	CA	94901
895	016-191-09		45 DUNFRIES TER	SAN RAFAEL	CA	94901

**PART E  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
896	016-191-10		49 DUNFRIES TER	SAN RAFAEL	CA	94901
897	016-191-13		61 DUNFRIES TER	SAN RAFAEL	CA	94901-2415
898	016-191-14		65 DUNFRIES TER	SAN RAFAEL	CA	94901
899	016-191-15		69 DUNFRIES TER	SAN RAFAEL	CA	94901
900	016-191-16		75 DUNFRIES TER	SAN RAFAEL	CA	94901
901	016-191-17		70 DUNFRIES TER	SAN RAFAEL	CA	94901
902	016-191-18		66 DUNFRIES TER	SAN RAFAEL	CA	94901
903	016-191-19		PO BOX 2202	SAN RAFAEL	CA	94912
904	016-191-20		56 DUNFRIES TER	SAN RAFAEL	CA	94901
905	016-191-21		212 MISSION DR	PETALUMA	CA	94952-5282
906	016-191-22		57 DUMFRIES TER	SAN RAFAEL	CA	94901
907	016-191-24		53 DUNFRIES TER	SAN RAFAEL	CA	94901
908	016-201-01		6 ALLENSBY LN	SAN RAFAEL	CA	94901
909	016-201-02		2 ALLENSBY LN	SAN RAFAEL	CA	94901
910	016-201-03		PO BOX 3477	SAN RAFAEL	CA	94912
911	016-201-13		29 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
912M	016-201-22		33 BONNIE BANKS WAY	SAN RAFAEL	CA	94901

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**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
913	016-201-15	[REDACTED]	35 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
914	016-201-16		37 BONNIE BANKS WAY	SAN RAFAEL	CA	94901-2438
916	016-201-20		15 BAYVIEW DR	SAN RAFAEL	CA	94901
917	016-201-21		41 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
918	016-202-01		11 ALLENSBY LN	SAN RAFAEL	CA	94901
919	016-202-02		7 ALLENSBY LN	SAN RAFAEL	CA	94901
920	016-202-03		9 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
921	016-203-01		8 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
922	016-203-08		16 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
923	016-203-09		110 LOCH LOMOND DR	SAN RAFAEL	CA	94901
924	016-203-10		30772 LA BRISE	LAGUNA NIGUEL	CA	92677
925	016-203-11		24 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
926	016-203-12		28 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
927	016-203-13		32 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
928	016-203-14		36 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
929	016-203-15	40 BONNIE BANKS WAY	SAN RAFAEL	CA	94901-2414	

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**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
930	016-203-16		44 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
931	016-203-18		12 BONNIE BANKS WAY	SAN RAFAEL	CA	94901
932	016-213-03		47 BELLEVUE AVE	SAN RAFAEL	CA	94901
933	016-213-05		35 BELLEVUE AVE	SAN RAFAEL	CA	94901
934	016-213-06		29 BELLEVUE AVE	SAN RAFAEL	CA	94901
935	016-213-07		5155 BURNHAM RANCH RD	SANTA ROSA	CA	95404
936	016-213-08		47 FILBERT AVE	SAUSALITO	CA	94965
937	016-213-09		47 FILBERT AVE	SAUSALITO	CA	94965
938	016-213-12		222 RUSH LANDING RD	NOVATO	CA	94945-2469
939	016-213-13			SAN RAFAEL	CA	94901
940	016-213-14		45 BELLEVUE AVE	SAN RAFAEL	CA	94901
941	016-213-15		35 BELLEVUE AVE	SAN RAFAEL	CA	94901
942	016-231-05			SAN RAFAEL	CA	94901
943	016-241-06		61 BELLEVUE AVE	SAN RAFAEL	CA	94901

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**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
944M	016-241-22		75 BELLEVUE AVE	SAN RAFAEL	CA	94901
945	016-241-09		61 ALLSTON WAY	SAN FRANCISCO	CA	94127-1101
947M	016-241-23		53 BELLEVUE AVE	SAN RAFAEL	CA	94901
949	016-241-21		55 BELLEVUE AVE	SAN RAFAEL	CA	94901
950	016-242-08		2170 SUTTER ST	SAN FRANCISCO	CA	94115
951	016-242-09		2170 SUTTER ST	SAN FRANCISCO	CA	94115-3120
952	016-242-12		2170 SUTTER ST	SAN FRANCISCO	CA	94115-3120
953	016-242-13		2170 SUTTER ST	SAN FRANCISCO	CA	94115
954	016-242-23		357 BAY WAY	SAN RAFAEL	CA	94901
955M	016-242-32		569 SAN PEDRO CV	SAN RAFAEL	CA	94901
956	016-242-25		357 BAY WAY	SAN RAFAEL	CA	94901
958	016-242-27		48 BELLEVUE AVE	SAN RAFAEL	CA	94901
959	016-242-28		52 BELLEVUE AVE	SAN RAFAEL	CA	94901
960	016-242-30		PO BOX 118	ROSS	CA	94957-0118
961	016-242-31		349 BAY WAY	SAN RAFAEL	CA	94901
962	016-261-02		200 BAY WAY	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
963	016-261-03		1100 LARKSPUR LANDING CIR	LARKSPUR	CA	94939
964	016-261-05		200 BAY WAY	SAN RAFAEL	CA	94901
965	016-261-06		1100 LARKSPUR LANDING CIR	LARKSPUR	CA	94939
966	016-261-09			SAN RAFAEL	CA	94901
967	016-261-10		200 BAY WAY	SAN RAFAEL	CA	94901
968	016-261-11		400 BAY WAY	SAN RAFAEL	CA	94901
969	016-271-10		2170 SUTTER ST	SAN FRANCISCO	CA	94115-3120
970	016-271-11		2170 SUTTER ST	SAN FRANCISCO	CA	94115-3120
971	016-271-16		400 BAY WAY	SAN RAFAEL	CA	94901
972	016-281-01		22 MARINA BLVD	SAN RAFAEL	CA	94901
973	016-281-02		32 MARINA BLVD	SAN RAFAEL	CA	94901
974	016-281-03		54 MARINA BLVD	SAN RAFAEL	CA	94901
975	016-281-04		58 MARINA BLVD	SAN RAFAEL	CA	94901
976	016-281-05		62 MARINA BLVD	SAN RAFAEL	CA	94901
977	016-281-06		66 MARINA BLVD	SAN RAFAEL	CA	94901-4223
978	016-281-07		70 MARINA BLVD	SAN RAFAEL	CA	94901
979	016-281-08		74 MARINA BLVD	SAN RAFAEL	CA	94901



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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
980	016-281-09		78 MARINA BLVD	SAN RAFAEL	CA	94901
981	016-281-10		PO BOX 2872	SAN ANSELMO	CA	94979
982	016-281-11		88 MARINA BLVD	SAN RAFAEL	CA	94901
983	016-281-12		100 MARINA BLVD	SAN RAFAEL	CA	94901
984	016-281-13		110 MARINA BLVD	SAN RAFAEL	CA	94901
985	016-281-14		122 MARINA BLVD	SAN RAFAEL	CA	94901
986	016-281-15		130 MARINA BLVD	SAN RAFAEL	CA	94901-4219
987	016-281-16		136 MARINA BLVD	SAN RAFAEL	CA	94901
988	016-281-17		1201 ANDERSON DRIVE #J	SAN RAFAEL	CA	94901-4219
989	016-281-18		1401 FOUNTAINGROVE PKWY	SANTA ROSA	CA	95403
990	016-281-19		41 LOMALINDA RD	SAN RAFAEL	CA	94901
991	016-281-20		35 LOMA LINDA RD	SAN RAFAEL	CA	94901
992	016-281-21		51 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
993	016-281-22		47 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
994	016-281-23		43 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
995	016-281-24		39 LA CRESCENTA WAY	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
996	016-281-25		35 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
997	016-281-26		31 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
998	016-281-27		27 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
999	016-281-28		23 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1000	016-281-29		19 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1001	016-281-30		15 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1002	016-281-31		9 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1003	016-281-32		5 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1004	016-282-01		8 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1005	016-282-02		18 LA CRESCENTA WAY	SAN RAFAEL	CA	94901-4213
1006	016-282-03		14684 KNOPF CT	MORGAN HILL	CA	95037-9606
1007	016-282-04		44 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1008	016-282-05		50 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1009	016-282-06		27 LOMA LINDA RD	SAN RAFAEL	CA	94901
1010	016-282-07		23 LOMA LINDA RD	SAN RAFAEL	CA	94901-4214
1011	016-282-08		19 LOMA LINDA RD	SAN RAFAEL	CA	94901
1012	016-283-01		218 MALACHITE	HERCULES	CA	94547-1665
1013	016-283-02		8 LOMA LINDA RD	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1014	016-283-03		12 LOMA LINDA RD	SAN RAFAEL	CA	94901
1015	016-283-04		16 LOMA LINDA RD	SAN RAFAEL	CA	94901
1016	016-283-05		828 VIA CASITAS	GREENBRAE	CA	94904
1017	016-283-06		24 LOMA LINDA RD	SAN RAFAEL	CA	94901
1018	016-283-07		28 LOMA LINDA RD	SAN RAFAEL	CA	94901-4215
1019	016-283-08		32 LOMA LINDA RD	SAN RAFAEL	CA	94901
1020	016-283-09		36 LOMA LINDA RD	SAN RAFAEL	CA	94901
1021	016-283-10		40 LOMA LINDA RD	SAN RAFAEL	CA	94901
1022	016-283-11		44 LOMA LINDA RD	SAN RAFAEL	CA	94901
1023	016-291-06		5523 DRY CREEK RD	HEALDSBURG	CA	95448
1024	016-291-07		532 SAN PEDRO CV	SAN RAFAEL	CA	94901
1025	016-291-08		534 SAN PEDRO CV	SAN RAFAEL	CA	94901
1026	016-291-09		535 SAN PEDRO CV	SAN RAFAEL	CA	94901
1027	016-291-10		533 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1028	016-291-11	546 SAN PEDRO CV	SAN RAFAEL	CA	94901	

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1029	016-291-12		544 SAN PEDRO CV	SAN RAFAEL	CA	94901
1030	016-291-13		542 SAN PEDRO CV	SAN RAFAEL	CA	94901
1031	016-291-14		540 SAN PEDRO CV	SAN RAFAEL	CA	94901
1032	016-291-16		571 SAN PEDRO CV	SAN RAFAEL	CA	94901
1033	016-291-17		569 SAN PEDRO CV	SAN RAFAEL	CA	94901
1034	016-291-18		567 SAN PEDRO CV	SAN RAFAEL	CA	94901
1035	016-291-19		565 SAN PEDRO CV	SAN RAFAEL	CA	94901
1036	016-291-20		563 SAN PEDRO CV	SAN RAFAEL	CA	94901
1037	016-291-21		561 SAN PEDRO CV	SAN RAFAEL	CA	94901
1038	016-291-22		PO BOX 3004	SAN RAFAEL	CA	94912
1039	016-291-23		223 CEDAR ELM TER	WESTLAKE	TX	76262
1040	016-291-24		583 SAN PEDRO CV	SAN RAFAEL	CA	94901
1041	016-291-25		581 SAN PEDRO CV	SAN RAFAEL	CA	94901
1042	016-291-29		23901 CALABASAS RD #1010	CALABASAS	CA	91302
1043	016-291-40		504 SAN PEDRO CV	SAN RAFAEL	CA	94901-2434
1044	016-291-41		506 SAN PEDRO CV	SAN RAFAEL	CA	94901
1045	016-291-43		502 SAN PEDRO CV	SAN RAFAEL	CA	94901-2434

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1046	016-291-46	[REDACTED]	6600 HUNTER DR	ROHNERT PARK	CA	94928
1047	016-291-52		510 SAN PEDRO CV	SAN RAFAEL	CA	94901
1048	016-291-54		508 SAN PEDRO CV	SAN RAFAEL	CA	94901
1049	016-301-01		20 BAY WAY	SAN RAFAEL	CA	94901
1050	016-301-02		26 BAY WAY	SAN RAFAEL	CA	94901
1051	016-301-03		32 BAY WAY	SAN RAFAEL	CA	94901
1052	016-301-04		40 BAY WAY	SAN RAFAEL	CA	94901
1053	016-301-05		50 BAY WAY	SAN RAFAEL	CA	94901
1054	016-301-06		60 BAY WAY	SAN RAFAEL	CA	94901
1055	016-301-07		70 BAY WAY	SAN RAFAEL	CA	94901
1056	016-301-08		18 WILSON CT	SAN RAFAEL	CA	94901
1057	016-301-09		90 BAY WAY	SAN RAFAEL	CA	94901
1058	016-301-10		6 BAY CT	SAN RAFAEL	CA	94901
1059	016-301-11		10 BAY CT	SAN RAFAEL	CA	94901
1060	016-301-12	9 BAY CT	SAN RAFAEL	CA	94901	

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1061	016-301-13		5 BAY CT	SAN RAFAEL	CA	94901
1062	016-301-14		1 BAY CT	SAN RAFAEL	CA	94901
1063	016-301-15		110 BAY WAY	SAN RAFAEL	CA	94901
1064	016-301-16		120 BAY WAY	SAN RAFAEL	CA	94901
1065	016-301-17		2 BAY WAY	SAN RAFAEL	CA	94901
1066	016-301-18		2 BAY WAY	SAN RAFAEL	CA	94901
1067	016-301-19		4 BAY WAY	SAN RAFAEL	CA	94901
1068	016-301-20		4 BAY WAY	SAN RAFAEL	CA	94901
1069	016-301-22		10 BAY WAY	SAN RAFAEL	CA	94901
1070	016-301-23		4 BAY WAY	SAN RAFAEL	CA	94901
1071	016-302-01		77 MARK DR STE 25	SAN RAFAEL	CA	94903-2268
1072	016-302-02		111 BAY WAY	SAN RAFAEL	CA	94901
1073	016-302-03		105 BAY WAY	SAN RAFAEL	CA	94901
1074	016-302-04		105 BAY WAY	SAN RAFAEL	CA	94901
1075	016-302-05		PO BOX 3562	SAN RAFAEL	CA	94912
1076	016-302-06		PO BOX 3562	SAN RAFAEL	CA	94912
1077	016-302-07		91 BAY WAY	SAN RAFAEL	CA	94901-2474
1078	016-302-08		81 BAY WAY	SAN RAFAEL	CA	94901-2474

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1079	016-302-09		71 BAY WAY	SAN RAFAEL	CA	94901
1080	016-302-10		833 N SAN MATEO DR	SAN MATEO	CA	94401
1081	016-302-11		833 N SAN MATEO DR	SAN MATEO	CA	94401
1082M	016-302-31		57 BAY WAY	SAN RAFAEL	CA	94901
1084	016-302-14		51 BAY WAY	SAN RAFAEL	CA	94901-2474
1085	016-302-15		41 BAY WAY	SAN RAFAEL	CA	94901
1086	016-302-20		31 BAY WAY	SAN RAFAEL	CA	94901
1087	016-302-21		21 BAY WAY	SAN RAFAEL	CA	94901
1088M	016-302-32		15 BAY WAY	SAN RAFAEL	CA	94901
1090	016-302-24		9 BAY WAY	SAN RAFAEL	CA	94901
1091	016-302-25		9 BAY WAY	SAN RAFAEL	CA	94901
1092	016-302-26		9 BAY WAY	SAN RAFAEL	CA	94901
1093	016-302-27		2430 CHESTNUT ST	SAN FRANCISCO	CA	94123
1094	016-302-28		2430 CHESTNUT ST	SAN FRANCISCO	CA	94123
1095	016-302-29		37 BAY WAY	SAN RAFAEL	CA	94901
1096	016-302-30		33 BAY WAY	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1097	016-310-01		501 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1098	016-310-02		503 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1099	016-310-03		505 SAN PEDRO CV	SAN RAFAEL	CA	94901
1100	016-310-04		507 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
1101	016-310-05		509 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1102	016-310-06		511 SAN PEDRO CV	SAN RAFAEL	CA	94901
1103	016-310-07		513 SAN PEDRO CV	SAN RAFAEL	CA	94901
1104	016-310-08		515 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1105	016-310-09		517 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1106	016-310-10		519 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1107	016-310-11		521 PT SAN PEDRO CV	SAN RAFAEL	CA	94901
1108	016-310-12		39 MAPLEWOOD DR	SAN RAFAEL	CA	94901



**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1109	016-310-13		525 SAN PEDRO CV	SAN RAFAEL	CA	94901
1110	016-310-14		529 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1111	016-310-15		526 SAN PEDRO CV	SAN RAFAEL	CA	94901
1112	016-310-18		520 SAN PEDRO CV	SAN RAFAEL	CA	94901
1113	016-310-19		572 SAN PEDRO CV	SAN RAFAEL	CA	94901-2434
1114	016-310-20		574 SAN PEDRO CV	SAN RAFAEL	CA	94901
1115	016-310-24		6600 HUNTER DR	ROHNERT PARK	CA	94928
1116	016-310-25		6600 HUNTER DR	ROHNERT PARK	CA	94928
1117	016-310-26		6600 HUNTER DR	ROHNERT PARK	CA	94928
1118	016-310-27		6600 HUNTER DR	ROHNERT PARK	CA	94928
1119	016-310-28		529 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1120	016-310-29		529 SAN PEDRO CV	SAN RAFAEL	CA	94901-2478
1121	016-310-30		6600 HUNTER DR	ROHNERT PARK	CA	94928

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1122	016-310-31		6600 HUNTER DR	ROHNERT PARK	CA	94928
1123	016-310-32		6600 HUNTER DR	ROHNERT PARK	CA	94928
1124	016-310-33		2525 GARDEN TRACT RD	RICHMOND	CA	94801-1005
1125	016-310-34		576 SAN PEDRO CV	SAN RAFAEL	CA	94901
1153	016-330-12		84 LAS CASAS DR UNIT 1	SAN RAFAEL	CA	94901
1154	016-330-13		84 LAS CASAS DR UNIT 2	SAN RAFAEL	CA	94901
1155	016-330-14		84 LAS CASAS DR UNIT 3	SAN RAFAEL	CA	94901
1156	017-181-01		559 SIXTH ST	SAN FRANCISCO	CA	94103
1157	017-181-08		2430 CHESTNUT ST	SAN FRANCISCO	CA	94123
1158	017-181-09		4 AQUA VISTA DR	SAN RAFAEL	CA	94901
1159	017-181-10		11 AQUA VISTA DR	SAN RAFAEL	CA	94901
1160	017-181-11		17 AQUA VISTA DR	SAN RAFAEL	CA	94901
1161	017-181-12		23 AQUA VISTA DR	SAN RAFAEL	CA	94901
1162	017-181-16		20 AQUA VISTA DR	SAN RAFAEL	CA	94901
1163	017-181-34		559 SIXTH ST	SAN FRANCISCO	CA	94103
1164	017-181-35		3501 CLAY ST	SAN FRANCISCO	CA	94118
1165	017-181-36		110 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4200

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip	
1166M	017-181-45		120 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4200	
1167	017-181-39		110 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-4200	
1168	017-181-40		12 AQUA VISTA DR	SAN RAFAEL	CA	94901-4207	
1169	017-181-41		16 AQUA VISTA DR	SAN RAFAEL	CA	94901	
1170	017-181-42		24 AQUA VISTA DR	SAN RAFAEL	CA	94901	
1172	017-181-44		2430 CHESTNUT ST	SAN FRANCISCO	CA	94123	
1173	184-010-09		1000 PT SAN PEDRO RD	SAN RAFAEL	CA	94901	
1174	184-010-15		1000 PT SAN PEDRO RD	SAN RAFAEL	CA	94901	
1175	184-010-16		1000 PT SAN PEDRO RD	SAN RAFAEL	CA	94901	
1176	184-010-49			SAN RAFAEL	CA	94901	
1177	184-010-50			SAN RAFAEL	CA	94901	
1178	184-010-51			1000 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-8312
1179	184-010-52			1000 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
1180	184-010-53				SAN RAFAEL	CA	94901
1181	184-020-03			150 PELICAN WAY	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1182	184-020-04		150 PELICAN WAY	SAN RAFAEL	CA	94901
1183	184-020-05		150 PELICAN WAY	SAN RAFAEL	CA	94901
1184	184-020-06		1000 4TH ST STE 875	SAN RAFAEL	CA	94901-3142
1185	184-020-07		185 RIVIERA DR	SAN RAFAEL	CA	94901
1186	184-030-01		150 PINE ST	SAN ANSELMO	CA	94960
1187	184-030-04		1820 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
1188	184-030-05		1820 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
1189	184-030-16			SAN RAFAEL	CA	94901
1190	184-030-17			SAN RAFAEL	CA	94901
1191	184-041-01		157 RIVIERA DR	SAN RAFAEL	CA	94901
1192	184-041-02		4 LAGOON PL	SAN RAFAEL	CA	94901-1521
1193	184-041-03		14020 38TH AVE NE	SEATTLE	WA	98125-3802
1194	184-041-04		12 LAGOON PL	SAN RAFAEL	CA	94901-1521
1195	184-041-05		16 LAGOON PL	SAN RAFAEL	CA	94901-1521
1196	184-041-06		15 LAGOON PL	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1197	184-041-07		11 LAGOON PL	SAN RAFAEL	CA	94901
1198	184-041-08		7 LAGOON PL	SAN RAFAEL	CA	94901
1199	184-041-09		PO BOX 502	LARKSPUR	CA	94977
1200	184-041-12		43 LAGOON RD	SAN RAFAEL	CA	94901
1201	184-041-13		1 PHANTOM FARM RD	CAPE ELIZABETH	ME	04107-2939
1202	184-041-14		1966 LOMBARD ST	SAN FRANCISCO	CA	94123
1203	184-041-15		31 LAGOON RD	SAN RAFAEL	CA	94901
1204	184-041-16		27 LAGOON RD	SAN RAFAEL	CA	94901
1205	184-041-17		23 LAGOON RD	SAN RAFAEL	CA	94901-1522
1206	184-041-18		19 LAGOON RD	SAN RAFAEL	CA	94901-1522
1207	184-041-20		47 LAGOON RD	SAN RAFAEL	CA	94901
1208	184-041-21		147 RIVIERA DR	SAN RAFAEL	CA	94901-1565
1209	184-042-01		48 LAGOON RD	SAN RAFAEL	CA	94901
1210	184-042-02			SAN RAFAEL	CA	94901
1211	184-042-03			SAN RAFAEL	CA	94901
1212	184-042-04			SAN RAFAEL	CA	94901
1213	184-042-05		SAN RAFAEL	CA	94901	

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1214	184-043-01		15 SAN MARCOS PL	SAN RAFAEL	CA	94901
1215	184-043-02		19 SAN MARCOS PL	SAN RAFAEL	CA	94901
1216	184-043-03		23 SAN MARCOS PL	SAN RAFAEL	CA	94901
1217	184-043-04		PO BOX 10004	SAN RAFAEL	CA	94912
1218	184-043-05		PO BOX 10004	SAN RAFAEL	CA	94912
1219M	184-043-18		24 SAN MARCOS PL	SAN RAFAEL	CA	94901
1220	184-043-07		20 SAN MARCOS PL	SAN RAFAEL	CA	94901
1221	184-043-08		14 SAN MARCOS PL	SAN RAFAEL	CA	94901
1222	184-043-09		PO BOX 9125	SAN RAFAEL	CA	94912-9125
1223	184-043-10		156 RIVIERA DR	SAN RAFAEL	CA	94901
1224	184-043-11		152 RIVIERA DR	SAN RAFAEL	CA	94901
1225	184-043-12		148 RIVIERA DR	SAN RAFAEL	CA	94901
1226	184-043-13		144 RIVIERA DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1228	184-043-16	[REDACTED]	140 RIVIERA DR	SAN RAFAEL	CA	94901
1229	184-043-17		140 RIVIERA DR	SAN RAFAEL	CA	94901
1230	184-051-01		199 RIVIERA DR	SAN RAFAEL	CA	94901
1231	184-051-02		195 RIVIERA DR	SAN RAFAEL	CA	94901
1232	184-051-03		191 RIVIERA DR	SAN RAFAEL	CA	94901-9492
1233	184-051-04		1450 GRAND AVE	SAN RAFAEL	CA	94901-2235
1234	184-051-05		171 RIVIERA DR	SAN RAFAEL	CA	94901
1235	184-051-06		167 RIVIERA DR	SAN RAFAEL	CA	94901
1236	184-051-07		163 RIVIERA DR	SAN RAFAEL	CA	94901
1237	184-052-01		200 RIVIERA DR	SAN RAFAEL	CA	94901
1238	184-052-02		190 RIVIERA DR	SAN RAFAEL	CA	94901
1239	184-052-03		186 RIVIERA DR	SAN RAFAEL	CA	94901
1240	184-052-04		170 RIVIERA DR	SAN RAFAEL	CA	94901
1241	184-052-05		166 RIVIERA DR	SAN RAFAEL	CA	94901
1242	184-052-06		7 SAN MARCOS PL	SAN RAFAEL	CA	94901
1243	184-052-07		11 SAN MARCOS PL	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1244	184-121-01		3 SAN MARINO CT	SAN RAFAEL	CA	94901-1535
1245	184-121-02		5 SAN MARINO CT	SAN RAFAEL	CA	94901
1246	184-121-03		7 SAN MARINO CT	SAN RAFAEL	CA	94901
1247	184-121-04		8 SAN MARINO CT	SAN RAFAEL	CA	94901
1248	184-121-05		6 SAN MARINO CT	SAN RAFAEL	CA	94901
1249	184-121-06		4 SAN MARINO CT	SAN RAFAEL	CA	94901
1250	184-121-07		2 SAN MARINO CT	SAN RAFAEL	CA	94901-1534
1251	184-131-01		175 BISCAYNE DR	SAN RAFAEL	CA	94901
1252	184-131-02		443 RIVIERA DR	SAN RAFAEL	CA	94901
1253	184-131-03		439 RIVIERA DR	SAN RAFAEL	CA	94901
1254	184-131-04		435 RIVIERA DR	SAN RAFAEL	CA	94901
1255	184-131-05		431 RIVIERA DR	SAN RAFAEL	CA	94901
1256	184-131-06		427 RIVIERA DR	SAN RAFAEL	CA	94901
1257	184-131-07		PO BOX 675	CORTE MADERA	CA	94976
1258	184-131-08		4 HERITAGE DR	SAN RAFAEL	CA	94901
1259	184-131-09		415 RIVIERA DR	SAN RAFAEL	CA	94901



**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1260	184-132-01			SAN RAFAEL	CA	94901
1261	184-132-02			SAN RAFAEL	CA	94901
1262	184-132-05		PO BOX 600	SAN RAFAEL	CA	94915-0600
1263	184-132-06		PO BOX 600	SAN RAFAEL	CA	94915-0600
1264	184-132-09		432 RIVIERA DR	SAN RAFAEL	CA	94901
1265	184-132-10		436 RIVIERA DR	SAN RAFAEL	CA	94901
1266	184-132-11		2 RIVIERA MNR	SAN RAFAEL	CA	94901-1559
1267	184-132-12		6 RIVIERA MNR	SAN RAFAEL	CA	94901
1268	184-132-13		10 RIVIERA MNR	SAN RAFAEL	CA	94901
1269	184-132-14		14 RIVIERA MNR	SAN RAFAEL	CA	94901
1270	184-132-15		24 BISCAYNE CT	SAN RAFAEL	CA	94901
1271	184-132-16		28 BISCAYNE CT	SAN RAFAEL	CA	94901
1272	184-132-17		31 BISCAYNE CT	SAN RAFAEL	CA	94901-1597
1273	184-132-18		29 BISCAYNE CT	SAN RAFAEL	CA	94901
1274	184-132-19		25 BISCAYNE CT	SAN RAFAEL	CA	94901

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1275	184-132-20		21 BISCAYNE CT	SAN RAFAEL	CA	94901
1276	184-132-21		17 BISCAYNE CT	SAN RAFAEL	CA	94901
1277	184-132-22		13 BISCAYNE CT	SAN RAFAEL	CA	94901
1278	184-132-23		9 BISCAYNE CT	SAN RAFAEL	CA	94901-1597
1279	184-132-24		7 BISCAYNE CT	SAN RAFAEL	CA	94901
1280	184-132-25		5 BISCAYNE CT	SAN RAFAEL	CA	94901
1281	184-132-26		3 BISCAYNE CT	SAN RAFAEL	CA	94901
1282	184-132-27		1 BISCAYNE CT	SAN RAFAEL	CA	94901
1283	184-132-28		428 RIVIERA DR	SAN RAFAEL	CA	94901
1284	184-133-01		328 PABLO TER	PONTE VEDRA BEACH	FL	32082-1809
1285	184-133-02		9 RIVIERA MNR	SAN RAFAEL	CA	94901
1286	184-133-03		5 RIVIERA MANOR DR	SAN RAFAEL	CA	94901
1287	184-133-04		*	SAN RAFAEL	CA	
1288	184-133-05		2 BISCAYNE CT	SAN RAFAEL	CA	94901
1289	184-133-06		452 RIVIERA DR	SAN RAFAEL	CA	94901
1290	184-141-01		361 RIVIERA DR	SAN RAFAEL	CA	94901
1291	184-141-02		369 RIVIERA DR	SAN RAFAEL	CA	94901
1292	184-141-03		373 RIVIERA DR	SAN RAFAEL	CA	94901

**PART E  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1293	184-141-04		381 RIVIERA DR	SAN RAFAEL	CA	94901-1528
1294	184-141-05		389 RIVIERA DR	SAN RAFAEL	CA	94901
1295	184-141-06		369 B THIRD ST	SAN RAFAEL	CA	94901
1296	184-141-07		407 RIVIERA DR	SAN RAFAEL	CA	94901
1297	184-141-08		411 RIVIERA DR	SAN RAFAEL	CA	94901
1298	184-141-09		415 RIVIERA DR	SAN RAFAEL	CA	94901
1299	184-142-01		364 RIVIERA DR	SAN RAFAEL	CA	94901
1300	184-142-02		368 RIVIERA DR	SAN RAFAEL	CA	94901
1301	184-142-03		372 RIVIERA DR	SAN RAFAEL	CA	94901
1302	184-142-04		376 RIVIERA DR	SAN RAFAEL	CA	94901
1303	184-142-05		374 RIVIERA DR	SAN RAFAEL	CA	94901
1304	184-142-06		380 RIVIERA DR	SAN RAFAEL	CA	94901
1305	184-142-07		384 RIVIERA DR	SAN RAFAEL	CA	94901
1306	184-142-08		388 RIVIERA DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1307	184-142-09		396 RIVIERA DR	SAN RAFAEL	CA	94901
1308	184-142-10		400 RIVIERA DR	SAN RAFAEL	CA	94901
1309	184-142-11		404 RIVIERA DR	SAN RAFAEL	CA	94901
1310	184-142-12		408 RIVIERA DR	SAN RAFAEL	CA	94901
1311	184-142-13		412 RIVIERA DR	SAN RAFAEL	CA	94901
1312	184-142-14		416 RIVIERA DR	SAN RAFAEL	CA	94901-1581
1313	184-142-15		420 RIVIERA DR	SAN RAFAEL	CA	94901
1314	184-142-16		424 RIVIERA DR	SAN RAFAEL	CA	94901
1315	184-142-17		173 SAN MARINO DR	SAN RAFAEL	CA	94901-1537
1316	184-142-18		177 SAN MARINO DR	SAN RAFAEL	CA	94901
1317	184-142-19		205 SAN MARINO DR	SAN RAFAEL	CA	94901
1318	184-142-20		209 SAN MARINO DR	SAN RAFAEL	CA	94901
1319	184-142-21		625 DU BOIS ST STE F	SAN RAFAEL	CA	94901-3944
1320	184-142-22		221 SAN MARINO DR	SAN RAFAEL	CA	94901
1321	184-142-23		217 SAN MARINO DR	SAN RAFAEL	CA	94901
1322	184-142-24		213 SAN MARINO DR	SAN RAFAEL	CA	94901
1323	184-142-25		201 SAN MARINO DR	SAN RAFAEL	CA	94901
1324	184-142-26		114 LA ALONDRA CT	SAN RAFAEL	CA	94903

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1325	184-142-27		193 SAN MARINO DR	SAN RAFAEL	CA	94901
1326	184-142-28		189 SAN MARINO DR	SAN RAFAEL	CA	94901
1327	184-142-29		26 NARRAGANSETT CV	SAN RAFAEL	CA	94901
1328	184-142-30		181 SAN MARINO DR	SAN RAFAEL	CA	94901
1329	184-142-31		169 SAN MARINO DR	SAN RAFAEL	CA	94901
1330	184-142-32		165 SAN MARINO DR	SAN RAFAEL	CA	94901
1331	184-142-33		PO BOX 6536	SAN RAFAEL	CA	94903-0536
1332	184-143-01			SAN RAFAEL	CA	94901
1333	184-143-02		216 SAN MARINO DR	SAN RAFAEL	CA	94901-1582
1334	184-143-03		212 SAN MARINO DR	SAN RAFAEL	CA	94901-1582
1335	184-143-04		208 SAN MARINO DR	SAN RAFAEL	CA	94901
1336M	184-143-07		200 SAN MARINO DR	SAN RAFAEL	CA	94901
1338	184-144-01		192 SAN MARINO DR	SAN RAFAEL	CA	94901
1339	184-144-03		184 SAN MARINO DR	SAN RAFAEL	CA	94901
1340	184-144-04		176 SAN MARINO DR	SAN RAFAEL	CA	94901
1341M	184-144-12		168 SAN MARINO DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1342	184-144-06		164 SAN MARINO DR	SAN RAFAEL	CA	94901
1343	184-144-07		164 SAN MARINO DR	SAN RAFAEL	CA	94901
1345	184-144-10		192 SAN MARINO DR	SAN RAFAEL	CA	94901
1346	184-144-11		188 SAN MARINO DR	SAN RAFAEL	CA	94901
1347	184-151-01		157 SAN MARINO DR	SAN RAFAEL	CA	94901
1348	184-151-02		153 SAN MARINO DR	SAN RAFAEL	CA	94901
1349	184-151-03		145 SAN MARINO DR	SAN RAFAEL	CA	94901
1350	184-151-04		141 SAN MARINO DR	SAN RAFAEL	CA	94901
1351	184-151-05		137 SAN MARINO DR	SAN RAFAEL	CA	94901
1352	184-151-06		133 SAN MARINO DR	SAN RAFAEL	CA	94901
1353	184-151-07		1 HOME CAMPUS	DES MOINES	IA	50328-4603
1354	184-151-08		125 SAN MARINO DR	SAN RAFAEL	CA	94901
1355	184-151-09		121 SAN MARINO DR	SAN RAFAEL	CA	94901
1356	184-151-10		117 SAN MARINO DR	SAN RAFAEL	CA	94901
1357	184-151-11		113 SAN MARINO DR	SAN RAFAEL	CA	94901
1358	184-151-12		109 SAN MARINO DR	SAN RAFAEL	CA	94901-1537

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1359	184-151-13		105 SAN MARINO DR	SAN RAFAEL	CA	94901
1360	184-151-14		101 SAN MARINO DR	SAN RAFAEL	CA	94901-1537
1361	184-151-15		97 SAN MARINO DR	SAN RAFAEL	CA	94901
1362	184-151-16		93 SAN MARINO DR	SAN RAFAEL	CA	94901
1363	184-151-17		89 SAN MARINO DR	SAN RAFAEL	CA	94901
1364	184-151-18		85 SAN MARINO DR	SAN RAFAEL	CA	94901
1365	184-151-19		PO BOX 210545	SAN FRANCISCO	CA	94121
1366	184-151-22		71 SAN MARINO DR	SAN RAFAEL	CA	94901
1367	184-151-23		67 SAN MARINO DR	SAN RAFAEL	CA	94901
1368	184-151-24		63 SAN MARINO DR	SAN RAFAEL	CA	94901-1558
1369	184-151-26		79 SAN MARINO DR	SAN RAFAEL	CA	94901
1370	184-151-27		75 SAN MARINO DR	SAN RAFAEL	CA	94901
1371	184-152-01		14 SAILMAKER CT	SAN RAFAEL	CA	94903
1372	184-152-02		653 ARBOLEDA DR	LOS ALTOS	CA	94024
1373	184-152-03		70 SAN MARINO DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1374	184-152-04		74 SAN MARINO DR	SAN RAFAEL	CA	94901
1375	184-152-05		80 SAN MARINO DR	SAN RAFAEL	CA	94901
1376	184-152-06		86 SAN MARINO DR	SAN RAFAEL	CA	94901
1377	184-152-07		48 SAN MARINO DR	SAN RAFAEL	CA	94901
1378	184-152-08		94 SAN MARINO DR	SAN RAFAEL	CA	94901
1379	184-152-09		98 SAN MARINO DR	SAN RAFAEL	CA	94901-1557
1380	184-152-10		106 SAN MARINO DR	SAN RAFAEL	CA	94901
1381	184-152-11		114 SAN MARINO DR	SAN RAFAEL	CA	94901
1382	184-152-13		550 CLEARVIEW HTS	PETALUMA	CA	94952
1383	184-152-15		100 LINCOLN VILLAGE CIR	LARKSPUR	CA	94939
1384	184-152-16		PO BOX 3515	SAN RAFAEL	CA	94912
1385M	184-152-38		140 SAN MARINO DR	SAN RAFAEL	CA	94901
1386M	184-152-37		152 SAN MARINO DR	SAN RAFAEL	CA	94901
1387	184-152-21		156 SAN MARINO DR	SAN RAFAEL	CA	94901-1538
1388	184-152-22		160 SAN MARINO DR	SAN RAFAEL	CA	94901-1538
1389	184-152-23		160 SAN MARINO DR	SAN RAFAEL	CA	94901-1538
1390	184-152-24		156 SAN MARINO DR	SAN RAFAEL	CA	94901-1538
1393	184-152-29		100 LINCOLN VILLAGE CIR	LARKSPUR	CA	94939
1394	184-152-31		550 CLEARVIEW HTS	PETALUMA	CA	94952



**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1395	184-152-33		118 SAN MARINO DR	SAN RAFAEL	CA	94901
1396	184-152-34		148 SAN MARINO DR	SAN RAFAEL	CA	94901
1397	184-152-35		144 SAN MARINO DR	SAN RAFAEL	CA	94901
1398	184-152-36		126 SAN MARINO DR	SAN RAFAEL	CA	94901
1399	184-161-01		249 RIVIERA DR	SAN RAFAEL	CA	94901
1400	184-161-02		245 RIVIERA DR	SAN RAFAEL	CA	94901
1401	184-161-03		241 RIVIERA DR	SAN RAFAEL	CA	94901
1402	184-161-04		239 RIVIERA DR	SAN RAFAEL	CA	94901-1515
1403	184-161-05		235 RIVIERA DR	SAN RAFAEL	CA	94901
1404	184-161-06		231 RIVIERA DR	SAN RAFAEL	CA	94901
1405	184-161-07		604 PARKHAVEN CT	PLEASANT HILL	CA	94523
1406	184-161-08		219 RIVIERA DR	SAN RAFAEL	CA	94901
1407	184-161-09		215 RIVIERA DR	SAN RAFAEL	CA	94901
1408	184-161-10		211 RIVIERA DR	SAN RAFAEL	CA	94901
1409	184-161-11		207 RIVIERA DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1410	184-161-12	[REDACTED]	203 RIVIERA DR	SAN RAFAEL	CA	94901
1411	184-162-01		55 SAN MARINO DR	SAN RAFAEL	CA	94901-1558
1412	184-162-02		14 MADERA AVE	SAN ANSELMO	CA	94960
1413	184-162-03		43 SAN MARINO DR	SAN RAFAEL	CA	94901
1414	184-162-04		39 SAN MARINO DR	SAN RAFAEL	CA	94901-1535
1415	184-162-05		31 SAN MARINO DR	SAN RAFAEL	CA	94901
1416	184-162-06		27 SAN MARINO DR	SAN RAFAEL	CA	94901
1417	184-162-07		19 SAN MARINO DR	SAN RAFAEL	CA	94901
1418	184-162-08		15 SAN MARINO DR	SAN RAFAEL	CA	94901
1419	184-162-09		11 SAN MARINO DR	SAN RAFAEL	CA	94901
1420	184-162-10		137 ROBIN HOOD DR	SAN RAFAEL	CA	94901
1421	184-162-11		3 SAN MARINO DR	SAN RAFAEL	CA	94901
1422	184-162-12		95 CORTE PLACIDA	GREENBRAE	CA	94904
1423	184-162-13		236 RIVIERA DR	SAN RAFAEL	CA	94901
1424	184-162-14		190 KNOLLWOOD DR	SAN RAFAEL	CA	94901-1520
1425	184-162-15		12 MILANO PL	SAN RAFAEL	CA	94901
1426	184-162-16		28 WILLIAMS ST	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1427	184-162-17		35 SAN MARINO DR	SAN RAFAEL	CA	94901
1428	184-162-18		7 SAN MARINO PL	SAN RAFAEL	CA	94901
1429	184-162-19		67 WHARF CIR	SAN RAFAEL	CA	94901
1430	184-162-20		12 SAN MARINO PL	SAN RAFAEL	CA	94901
1431	184-162-21		13767 E CHARTER OAK DR	SCOTTSDALE	AZ	85259-2322
1432	184-163-01		204 RIVIERA DR	SAN RAFAEL	CA	94901
1433	184-163-02		208 RIVIERA DR	SAN RAFAEL	CA	94901
1434	184-163-03		212 RIVIERA DR	SAN RAFAEL	CA	94901
1435	184-163-04		216 RIVIERA DR	SAN RAFAEL	CA	94901
1436	184-163-05		220 RIVIERA DR	SAN RAFAEL	CA	94901
1437	184-163-06		224 RIVIERA DR	SAN RAFAEL	CA	94901
1438	184-163-07		6 SAN MARINO DR	SAN RAFAEL	CA	94901
1439	184-163-08		12 SAN MARINO DR	SAN RAFAEL	CA	94901-1536
1440	184-163-09		16 SAN MARINO DR	SAN RAFAEL	CA	94901
1441	184-163-10		20 SAN MARINO DR	SAN RAFAEL	CA	94901
1442	184-163-11	24 SAN MARINO DR	SAN RAFAEL	CA	94901	

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1443	184-163-12	[REDACTED]	28 SAN MARINO DR	SAN RAFAEL	CA	94901
1444	184-163-13		216 EL PRADO AVE	SAN RAFAEL	CA	94903
1445	184-163-14		4 VIA MONTEBELLO	SAN RAFAEL	CA	94901
1446	184-164-02		48 SAN MARINO DR	SAN RAFAEL	CA	94901
1447	184-164-03		54 SAN MARINO DR	SAN RAFAEL	CA	94901
1448	184-164-04		22 TAFT CT	NOVATO	CA	94947
1449	184-164-10		44 SAN MARINO DR	SAN RAFAEL	CA	94901
1450	184-164-11			CORTE MADERA	CA	94925
1451	184-171-01		353 RIVIERA DR	SAN RAFAEL	CA	94901
1452	184-171-02		349 RIVIERA DR	SAN RAFAEL	CA	94901
1453	184-171-03		345 RIVIERA DR	SAN RAFAEL	CA	94901
1454	184-171-04		341 RIVIERA DR	SAN RAFAEL	CA	94901
1455	184-171-05		332 PINE ST STE 750	SAN FRANCISCO	CA	94104
1456	184-171-06		335 RIVIERA DR	SAN RAFAEL	CA	94901
1457	184-171-07		315 RIVIERA DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1458	184-171-08	[REDACTED]	309 RIVIERA DR	SAN RAFAEL	CA	94901
1459	184-171-09		305 RIVIERA DR	SAN RAFAEL	CA	94901
1460	184-171-10		1301 ANDERSEN DR	SAN RAFAEL	CA	94901
1461	184-171-11		16 SAN MARINO DR	SAN RAFAEL	CA	94901
1462	184-171-12		291 RIVIERA DR	SAN RAFAEL	CA	94901
1463	184-171-13		281 RIVIERA DR	SAN RAFAEL	CA	94901
1464	184-171-14		279 RIVIERA DR	SAN RAFAEL	CA	94901
1465	184-171-15		271 RIVIERA DR	SAN RAFAEL	CA	94901-1515
1466	184-171-16		28 SAN MARINO DR	SAN RAFAEL	CA	94901
1467	184-171-17		294 29TH ST	SAN FRANCISCO	CA	94131
1468	184-171-18		253 RIVIERA DR	SAN RAFAEL	CA	94901-1515
1469	184-172-01		15 MILANO PL	SAN RAFAEL	CA	94901
1470	184-172-02		235 RIVIERA DR	SAN RAFAEL	CA	94901
1471	184-172-03		7 MILANO PL	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1472	184-172-04		244 RIVIERA DR	SAN RAFAEL	CA	94901
1473	184-172-05		248 RIVIERA DR	SAN RAFAEL	CA	94901
1474	184-172-06		252 RIVIERA DR	SAN RAFAEL	CA	94901
1475	184-172-07		256 RIVIERA DR	SAN RAFAEL	CA	94901
1476	184-172-08		266 RIVIERA DR	SAN RAFAEL	CA	94901
1477	184-172-09		274 RIVIERA DR	SAN RAFAEL	CA	94901-1556
1478	184-172-10		282 RIVIERA DR	SAN RAFAEL	CA	94901
1479	184-172-11		290 RIVIERA DR	SAN RAFAEL	CA	94901
1480	184-172-12		369 B ST STE #372	SAN RAFAEL	CA	94901
1481	184-172-13		4 RIVIERA PL	SAN RAFAEL	CA	94901
1482	184-172-14		8 RIVIERA PL	SAN RAFAEL	CA	94901
1483	184-172-15		12 RIVIERA PL	SAN RAFAEL	CA	94901
1484	184-172-16		16 RIVIERA PL	SAN RAFAEL	CA	94901
1485	184-172-17		11 RIVIERA PL	SAN RAFAEL	CA	94901
1486	184-172-18		7 RIVIERA PL	SAN RAFAEL	CA	94901

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LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1487	184-172-19		3 RIVIERA PL	SAN RAFAEL	CA	94901
1488	184-172-22		312 RIVIERA DR	SAN RAFAEL	CA	94901
1489	184-172-23		316 RIVIERA DR	SAN RAFAEL	CA	94901-1529
1490	184-172-24		5 TRAILS END	OLD SAYBROOK	CT	06475
1491	184-172-25		324 RIVIERA DR	SAN RAFAEL	CA	94901
1492	184-172-26		PO BOX 2672	DEL MAR	CA	92014
1493	184-172-27		332 RIVIERA DR	SAN RAFAEL	CA	94901
1494	184-172-28		853 TAMAL[PAIS AVE # B-208	NOVATO	CA	94945
1495	184-172-29		340 RIVIERA DR	SAN RAFAEL	CA	94901
1496	184-172-30		344 RIVIERA DR	SAN RAFAEL	CA	94901
1497	184-172-31		348 RIVIERA DR	SAN RAFAEL	CA	94901
1498	184-172-32		352 RIVIERA DR	SAN RAFAEL	CA	94901-1529
1499	184-172-33		356 RIVIERA DR	SAN RAFAEL	CA	94901
1500	184-172-34		360 RIVIERA DR	SAN RAFAEL	CA	94901
1501	184-172-35		46 DIGITAL DR SUITE 1	NOVATO	CA	94949
1502	184-180-01		10 MC NEAR DR	SAN RAFAEL	CA	94901
1503	184-180-02		92 BISCAYNE DR	SAN RAFAEL	CA	94901
1504	184-180-03		90 BISCAYNE DR	SAN RAFAEL	CA	94901

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1505	184-180-04		88 BISCAYNE DR	SAN RAFAEL	CA	94901
1506	184-180-05		86 BISCAYNE DR	SAN RAFAEL	CA	94901
1507	184-180-06		84 BISCAYNE DR	SAN RAFAEL	CA	94901
1508	184-180-07		106 MARCO LN	VACAVILLE	CA	95688-2129
1509	184-180-08		113 SAN MARINO DR	SAN RAFAEL	CA	94901
1510	184-180-09		78 BISCAYNE DR	SAN RAFAEL	CA	94901
1511	184-180-10		76 BISCAYNE DR	SAN RAFAEL	CA	94901
1512	184-180-11		74 BISCAYNE DR	SAN RAFAEL	CA	94901
1513	184-180-12		140 ESCANYO WAY	PORTOLA VALLEY	CA	94028
1514	184-180-13		PO BOX 953	CARMEL	CA	93921
1515	184-180-14		88 BISCAYNE DR	SAN RAFAEL	CA	94901
1516	184-190-01		223 BISCAYNE DR	SAN RAFAEL	CA	94901
1517	184-190-02		221 BISCAYNE DR	SAN RAFAEL	CA	94901
1518	184-190-03		219 BISCAYNE DR	SAN RAFAEL	CA	94901
1519	184-190-04		217 BISCAYNE DR	SAN RAFAEL	CA	94901
1520	184-190-05		215 BISCAYNE DR	SAN RAFAEL	CA	94901-1510
1521	184-190-06		211 BISCAYNE DR	SAN RAFAEL	CA	94901



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**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1522	184-190-07		205 BISCAYNE DR	SAN RAFAEL	CA	94901-1510
1523	184-190-08		117 WOODLAND AVE	SAN ANSELMO	CA	94960
1524	184-190-09		199 BISCAYNE DR	SAN RAFAEL	CA	94901
1525	184-190-10		256 ESPERANZA AVE	TIBURON	CA	94920
1526	184-190-11		195 BISCAYNE DR	SAN RAFAEL	CA	94901
1527	184-190-12		193 BISCAYNE DR	SAN RAFAEL	CA	94901-1508
1528	184-190-13		187 BISCAYNE DR	SAN RAFAEL	CA	94901-1508
1529	184-190-14		185 BISCAYNE DR	SAN RAFAEL	CA	94901
1530	184-190-15		183 BISCAYNE DR	SAN RAFAEL	CA	94901
1531	184-190-16		181 BISCAYNE DR	SAN RAFAEL	CA	94901
1532	184-200-01		12 GREENSIDE WAY	SAN RAFAEL	CA	94901
1533	184-200-02		144 RIVIERA DR	SAN RAFAEL	CA	94901
1534	184-200-03		44 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1535	184-200-04		40 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1536	184-200-05		3732 HAPPY VLY	LAFAYETTE	CA	94549
1537	184-200-06		11 SULGRAVE LN	SAN RAFAEL	CA	94901
1538	184-200-07		15 SULGRAVE LN	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1539	184-200-08		19 SULGRAVE LN	SAN RAFAEL	CA	94901-1542
1540	184-200-09		23 SULGRAVE LN	SAN RAFAEL	CA	94901
1541	184-200-10		2150 DRAKE DR	OAKLAND	CA	94611-2611
1542	184-200-11		35 SULGRAVE LN	SAN RAFAEL	CA	94901
1543	184-200-12		39 SULGRAVE LN	SAN RAFAEL	CA	94901
1544	184-200-13		43 SULGRAVE LN	SAN RAFAEL	CA	94901
1545	184-200-14		47 SULGRAVE LN	SAN RAFAEL	CA	94901-1542
1546	184-200-15		51 SULGRAVE LN	SAN RAFAEL	CA	94901
1547	184-200-16		55 SULGRAVE LN	SAN RAFAEL	CA	94901
1548	184-200-17		59 SULGRAVE LN	SAN RAFAEL	CA	94901
1549	184-200-18		355 EUCLID AVE APT 104	SAN FRANCISCO	CA	94118-2768
1550	184-200-19		239 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1551	184-200-20		235 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1552	184-200-21		231 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1553	184-200-22		227 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1554	184-200-23		194 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1555	184-200-24		906 N HUMMINGBIRDLN	SAN MATEO	CA	94402

**PART E  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1556	184-200-25		48 GREENSIDE WAY	SAN RAFAEL	CA	94901
1557	184-200-26		40 GREENSIDE WAY	SAN RAFAEL	CA	94901
1558	184-200-27		373 SAUSALITO BLVD	SAUSALITO	CA	94965-2326
1559	184-200-28		32 GREENSIDE WAY	SAN RAFAEL	CA	94901
1560	184-200-29		43 MCNEAR DR	SAN RAFAEL	CA	94901
1561	184-200-30		24 GREENSIDE WAY	SAN RAFAEL	CA	94901
1562	184-200-31		1001 BRIDGEWAY	SAUSALITO	CA	94965
1563	184-210-01		150 PELICAN WAY	SAN RAFAEL	CA	94901
1564	184-220-01		41 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1565	184-220-02		43 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1566	184-220-03		45 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1567	184-220-04		47 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1568	184-220-05		101 KNOLLWOOD DR #35	SAN RAFAEL	CA	94901
1569	184-220-06		103 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1570	184-220-07		105 KNOLLWOOD DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1571	184-220-08		59 MCNEAR DR	SAN RAFAEL	CA	94901
1572	184-220-09		109 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1573	184-220-10		501 VIA CASITAS - 723	GREENBRAE	CA	94904
1574	184-220-11		235 RIVIERA DR	SAN RAFAEL	CA	94901
1575	184-220-12		23 LA CRESCENTA WAY	SAN RAFAEL	CA	94901
1576	184-220-13		7 GREENSIDE WAY	SAN RAFAEL	CA	94901
1577	184-220-14		9 GREENSIDE WAY	SAN RAFAEL	CA	94901
1578	184-220-15		139 ANDRE DR	ARROYO GRANDE	CA	93420
1579	184-220-16		13 GREENSIDE WAY	SAN RAFAEL	CA	94901
1580	184-220-17		15 GREENSIDE WAY	SAN RAFAEL	CA	94901
1581	184-220-18		31 GREENSIDE WAY	SAN RAFAEL	CA	94901-1514
1582	184-220-19		33 GREENSIDE WAY	SAN RAFAEL	CA	94901-1514
1583	184-220-20		35 GREENSIDE WAY	SAN RAFAEL	CA	94901
1584	184-220-21		37 GREENSIDE WAY	SAN RAFAEL	CA	94901
1585	184-220-22		181 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1586	184-220-23		183 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1587	184-220-24		185 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1588	184-220-25		187 KNOLLWOOD DR	SAN RAFAEL	CA	94901

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1589	184-220-26		191 KNOLLWOOD DR UNIT 56	SAN RAFAEL	CA	94901
1590	184-220-27		193 KNOLLWOOD DR	SAN RAFAEL	CA	94901-1518
1591	184-220-28		5 WOODSIDE WAY	SAN RAFAEL	CA	94901
1592	184-220-29		197 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1593	184-220-30		121 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1594	184-220-31		123 KNOLLWOOD AVE	SAN RAFAEL	CA	94901
1595	184-220-32		125 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1596	184-220-33		127 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1597	184-220-34		129 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1598	184-220-35		131 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1599	184-220-36		133 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1600	184-220-37		135 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1601	184-220-38		342 COLNER CIR	FOLSOM	CA	95630
1602	184-220-39		141 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1603	184-220-40		2541 CARQUINEZ AVE	EL CERRITO	CA	94530
1604	184-220-41		3351 STEAMSIDE CIR #202	PLEASANTON	CA	94588

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1605	184-220-42		147 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1606	184-220-43		149 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1607	184-220-44		151 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1608	184-220-45		161 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1609	184-220-46		163 KNOLLWOOD DR	SAN RAFAEL	CA	94901-1518
1610	184-220-47		165 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1611	184-220-48		167 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1612	184-220-49		171 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1613	184-220-50		173 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1614	184-220-51		175 KNOLLWOOD DR	SAN RAFAEL	CA	94901-1518
1615	184-220-52		177 KNOLLWOOD DR	SAN RAFAEL	CA	94901
1616	184-230-01		4 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1617	184-230-02		8 MARIN BAY PARK CT	SAN RAFAEL	CA	94901-8304
1618	184-230-03		12 MARIN BAY PARK CT	SAN RAFAEL	CA	94901-8304
1619	184-230-04		220 16TH AVE #4	SAN FRANCISCO	CA	94118
1620	184-230-05		20 MARIN BAY CT	SAN RAFAEL	CA	94901
1621	184-230-06		24 MARIN BAY PARK CT	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1622	184-230-07		28 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1623	184-230-08		29751 MONARCH DR	SAN JUAN CAPISTRANO	CA	92675
1624	184-230-09		34 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1625	184-230-10		40 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1626	184-230-11		44 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1627	184-230-12		41 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1628	184-230-13		1101 5TH AVE #170	SAN RAFAEL	CA	94901
1629	184-230-14		29 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1630	184-230-15		99 WOODLAND AVE	SAN RAFAEL	CA	94901
1631	184-230-16		220 NELLEN AVE	CORTE MADERA	CA	94925-1169
1632	184-230-17		6600 HUNTER	ROHNERT PARK	CA	94928
1633	184-230-18		6600 HUNTER	ROHNERT PARK	CA	94928
1634	184-240-02		48 MARIN BAY PARK CT	SAN RAFAEL	CA	94901-8304
1635	184-240-03		56 MARIN BAY PARK CT	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1636	184-240-04		60 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1637	184-240-05		64 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1638	184-240-06		PO BOX 273	TAHOE CITY	CA	96145-0273
1639	184-240-07		72 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1640	184-240-08		67 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1641	184-240-09		63 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1642	184-240-10		59 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1643	184-240-11		55 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1644	184-240-12		47 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1645	184-240-14		44 MARIN BAY PARK CT	SAN RAFAEL	CA	94901
1646	184-240-15		48 MARIN BAY PARK CT	SAN RAFAEL	CA	94901-8304
1647	184-250-01		9 HERITAGE DR	SAN RAFAEL	CA	94901-8309
1648	184-250-02		11 HERITAGE DR	SAN RAFAEL	CA	94901
1649	184-250-03		13 HERITAGE DR	SAN RAFAEL	CA	94901
1650	184-250-04		15 HERITAGE DR	SAN RAFAEL	CA	94901
1651	184-250-05		17 HERITAGE DR	SAN RAFAEL	CA	94901



**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1652	184-250-06		19 HERITAGE DR	SAN RAFAEL	CA	94901-8309
1653	184-250-07		21 HERITAGE DR	SAN RAFAEL	CA	94901
1654	184-250-08		23 HERITAGE DR	SAN RAFAEL	CA	94901-8309
1655	184-250-09		31 HERITAGE DR	SAN RAFAEL	CA	94901-8309
1656	184-250-10		33 HERITAGE DR	SAN RAFAEL	CA	94901
1657	184-250-11		12 CLAREMONT CT	MILLBRAE	CA	94030
1658	184-250-12		37 HERITAGE DR	SAN RAFAEL	CA	94901
1659	184-250-13		41 HERITAGE DR	SAN RAFAEL	CA	94901
1660	184-250-14		20 MAPLEWOOD DR	SAN RAFAEL	CA	94901
1661	184-250-15		45 HERITAGE DR	SAN RAFAEL	CA	94901
1662	184-250-16		133 DOMINGA AVE	FAIRFAX	CA	94930
1663	184-250-17		113 SYCAMORE AVE	LARKSPUR	CA	94939
1664	184-250-18		55 HERITAGE DR	SAN RAFAEL	CA	94901
1665	184-250-19		57 HERITAGE DR	SAN RAFAEL	CA	94901
1666	184-250-20		59 HERITAGE DR	SAN RAFAEL	CA	94901
1667	184-250-21		61 HERITAGE DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1668	184-250-22		63 HERITAGE DR	SAN RAFAEL	CA	94901
1669	184-250-23		65 HERITAGE DR	SAN RAFAEL	CA	94901
1670	184-250-24		67 HERITAGE DR	SAN RAFAEL	CA	94901
1671	184-250-25		71 HERITAGE DR	SAN RAFAEL	CA	94901
1672	184-250-26		73 HERITAGE DR	SAN RAFAEL	CA	94901
1673	184-250-27		75 HERITAGE DR	SAN RAFAEL	CA	94901
1674	184-250-28		77 HERITAGE DR	SAN RAFAEL	CA	94901
1675	184-250-29		76 HERITAGE DR	SAN RAFAEL	CA	94901
1676	184-250-30		74 HERITAGE DR	SAN RAFAEL	CA	94901
1677	184-250-31		72 HERITAGE DR	SAN RAFAEL	CA	94901
1678	184-250-32		70 HERITAGE DR	SAN RAFAEL	CA	94901
1679	184-250-33		66 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1680	184-250-34		64 HERITAGE DR	SAN RAFAEL	CA	94901
1681	184-250-35		62 HERITAGE DR	SAN RAFAEL	CA	94901
1682	184-250-36		60 HERITAGE DR	SAN RAFAEL	CA	94901-8308

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1683	184-250-37		56 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1684	184-250-38		54 HERITAGE DR	SAN RAFAEL	CA	94901
1685	184-250-39		950 NORTHGATE DR STE 203	SAN RAFAEL	CA	949033433
1686	184-250-40		50 HERITAGE DR	SAN RAFAEL	CA	94901
1687	184-250-41		46 HERITAGE DR	SAN RAFAEL	CA	94901
1688	184-250-42		44 HERITAGE DR	SAN RAFAEL	CA	94901
1689	184-250-43		42 HERITAGE DR	SAN RAFAEL	CA	94901
1690	184-250-44		40 HERITAGE DR	SAN RAFAEL	CA	94901
1691	184-250-45		36 HERITAGE DR	SAN RAFAEL	CA	94901
1692	184-250-46		34 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1693	184-250-47		78 BERKELEY AVE	SAN ANSELMO	CA	94960-1449
1694	184-250-48		30 HERITAGE DR	SAN RAFAEL	CA	94901
1695	184-250-49		28 HERITAGE DR	SAN RAFAEL	CA	94901
1696	184-250-50		6 ANGELA AVE	SAN ANSELMO	CA	94960
1697	184-250-51		24 HERITAGE DR	SAN RAFAEL	CA	94901
1698	184-250-52		22 HERITAGE DR	SAN RAFAEL	CA	94901
1699	184-250-53		16 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1700	184-250-54		14 HERITAGE AVE	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1701	184-250-55		118 BRETANO WAY	GREENBRAE	CA	94904
1702	184-250-56		10 HERITAGE DR	SAN RAFAEL	CA	94901
1703	184-250-57		8 HERITAGE DR	SAN RAFAEL	CA	94901
1704	184-250-58		PO BOX 151165	SAN RAFAEL	CA	94915
1705	184-250-59		4 HERITAGE DR	SAN RAFAEL	CA	94901-8308
1706	184-250-60		2 HERITAGE DR	SAN RAFAEL	CA	94901
1707	184-250-62		1700 JACKSON ST	SAN FRANCISCO	CA	94109-2918
1708	184-250-64		1700 JACKSON ST	SAN FRANCISCO	CA	94109-2918
1709	184-260-01		1301 POST ST STE 102	SAN FRANCISCO	CA	94109
1710	184-260-02		1301 POST ST STE 102	SAN FRANCISCO	CA	94109
1711	184-260-04		6 CHAPEL COVE DR	SAN RAFAEL	CA	94901-1548
1712	184-260-05		10 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1713	184-260-06		14 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1714	184-260-07		18 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1715	184-260-08		22 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1716	184-260-09		2460 W 3RD ST STE 225	SANTA ROSA	CA	95401-6410

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1717	184-260-10		30 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1718	184-260-11		34 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1719	184-260-12		2460 W 3RD ST STE 225	SANTA ROSA	CA	95401-6410
1720	184-260-13		38 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1721	184-260-14		35 CHAPEL COVE DR	SAN RAFAEL	CA	94901-1547
1722	184-260-15		3421 STANFORD AVE	DALLAS	TX	75225
1723	184-260-16		29 CHAPEL COVE DR	SAN RAFAEL	CA	94901
1724	184-260-17		4 CHAPEL COVE CT	SAN RAFAEL	CA	94901
1725	184-260-19		12 CHAPEL COVE CT	SAN RAFAEL	CA	94901
1726	184-260-20		16 CHAPEL COVE CT	SAN RAFAEL	CA	94901
1727	184-260-21		8 CHAPEL COVE CT	SAN RAFAEL	CA	94901
1728	184-260-22		12 CHAPEL COVE CT	SAN RAFAEL	CA	94901
1729	185-010-01			CORTE MADERA	CA	94925
1730	185-010-04			CORTE MADERA	CA	94925
1731	185-010-10			SAN RAFAEL	CA	94901
1732	185-010-11			50 LOCKWOOD DR	SAN RAFAEL	CA

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1733	185-010-12		20 LOCKWOOD DR	SAN RAFAEL	CA	94901
1734	185-010-13		45 LOCKWOOD DR	SAN RAFAEL	CA	94901
1735	185-010-14		555 BRYANT ST #347	PALO ALTO	CA	94301
1736	185-010-15		100 LOCKWOOD DR	SAN RAFAEL	CA	94901
1737	185-010-16		75 LOCKWOOD DR	SAN RAFAEL	CA	94901
1738	185-010-17		20 FRIAR TUCK LN	SAN RAFAEL	CA	94901
1739	185-010-18		16 FRIAR TUCK LN	SAN RAFAEL	CA	94901-1408
1740	185-010-19		5 HAZELWOOD LN	SAN RAFAEL	CA	94901
1741	185-010-20		15 FRIAR TUCK LN	SAN RAFAEL	CA	94901
1742	185-020-02			SAN RAFAEL	CA	94901
1743	185-020-03			SAN RAFAEL	CA	94901
1744	185-020-04			SAN RAFAEL	CA	94901
1745	185-030-02		15 MOUNTAIN VIEW AVE	SAN RAFAEL	CA	94901
1746	185-030-04		40 EDGEHILL WAY	SAN FRANCISCO	CA	94127-1004
1747	185-030-05		47 FERNWOOD WAY	SAN RAFAEL	CA	94901-2528

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1748	185-030-06		92 FERNWOOD DR	SAN RAFAEL	CA	94901-1533
1749	185-030-07		43 FERNWOOD WAY	SAN RAFAEL	CA	94901
1750	185-030-08		39 FERNWOOD WAY	SAN RAFAEL	CA	94901
1751	185-030-09		91 FERNWOOD DR	SAN RAFAEL	CA	94901
1752	185-041-01		44 MAIN DR	SAN RAFAEL	CA	94901
1753	185-041-02		11030 BROKEN HILL RD	RENO	NV	89511-9285
1754	185-041-03		86 SURFWOOD CIR	SAN RAFAEL	CA	94901-2516
1755	185-041-04		84 SURFWOOD CIR	SAN RAFAEL	CA	94901-2516
1756	185-041-05		80 SURFWOOD CIR	SAN RAFAEL	CA	94901
1757	185-041-06		76 SURFWOOD CIR	SAN RAFAEL	CA	94901-2516
1758	185-041-07		72 SURFWOOD CIR	SAN RAFAEL	CA	94901
1759	185-041-08		68 SURFWOOD CIR	SAN RAFAEL	CA	94901
1760	185-041-09		64 SURFWOOD CIR	SAN RAFAEL	CA	94901
1761	185-041-10		60 SURFWOOD CIR	SAN RAFAEL	CA	94901
1762	185-041-11		56 SURFWOOD CIR	SAN RAFAEL	CA	94901
1763	185-041-12		52 SURFWOOD CIR	SAN RAFAEL	CA	94901
1764	185-041-13		48 SURFWOOD CIR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1765	185-041-14		44 SURFWOOD CIR	SAN RAFAEL	CA	94901
1766	185-041-15		40 SURFWOOD CIR	SAN RAFAEL	CA	94901
1767	185-041-16		36 SURFWOOD CIR	SAN RAFAEL	CA	94901
1768	185-041-17		77 MARK DR STE 20	SAN RAFAEL	CA	94903-2267
1769	185-041-18		28 SURFWOOD CIR	SAN RAFAEL	CA	94901
1770	185-041-19		24 SURFWOOD CIR	SAN RAFAEL	CA	94901
1771	185-041-20		20 SURFWOOD CIR	SAN RAFAEL	CA	94901
1772	185-041-21		5288 DANIEL DR	ROHNERT PARK	CA	94928
1773	185-041-22		12 SURFWOOD CIR	SAN RAFAEL	CA	94901
1774	185-041-23		8 SURFWOOD CIR	SAN RAFAEL	CA	94901
1775	185-041-24		4 MAIN DR	SAN RAFAEL	CA	94901
1776	185-041-25		12 MAIN DR	SAN RAFAEL	CA	94901
1777	185-041-26		20 MAIN DR	SAN RAFAEL	CA	94901
1778	185-041-27		28 MAIN DR	SAN RAFAEL	CA	94901
1779	185-041-28		1805 VILLAGE EAST DR	PETALUMA	CA	94954



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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1780	185-041-29		94 SURFWOOD CIR	SAN RAFAEL	CA	94901
1781	185-041-32			SAN RAFAEL	CA	94901
1782	185-041-33		1301 ANDERSEN DR	SAN RAFAEL	CA	94901
1783	185-041-34		98 SURFWOOD CIR	SAN RAFAEL	CA	94901
1784	185-041-35		100 SURFWOOD CIR	SAN RAFAEL	CA	94901-2575
1785	185-042-01		93 SURFWOOD CIR	SAN RAFAEL	CA	94901
1786	185-042-02		79 SURFWOOD CIR	SAN RAFAEL	CA	94901-2515
1787	185-042-03		75 SURFWOOD CIR	SAN RAFAEL	CA	94901
1788	185-042-04		71 SURFWOOD CIR	SAN RAFAEL	CA	94901
1789	185-042-05		65 SURFWOOD CIR	SAN RAFAEL	CA	94901
1790	185-042-06		31 SURFWOOD CIR	SAN RAFAEL	CA	94901
1791	185-042-07		27 SURFWOOD CIR	SAN RAFAEL	CA	94901
1792	185-042-08		23 SURFWOOD CIR	SAN RAFAEL	CA	94901
1793	185-042-09		19 SURFWOOD CIR	SAN RAFAEL	CA	94901
1794	185-042-10		15 SURFWOOD CIR	SAN RAFAEL	CA	94901-2515
1795	185-051-01		47 KNIGHT DR	SAN RAFAEL	CA	94901
1796	185-051-02		43 KNIGHT DR	SAN RAFAEL	CA	94901

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LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1797	185-051-03		39 KNIGHT DR	SAN RAFAEL	CA	94901
1798	185-051-04		35 KNIGHT DR	SAN RAFAEL	CA	94901
1799	185-051-05		31 KNIGHT DR	SAN RAFAEL	CA	94901
1800	185-051-06		27 KNIGHT DR	SAN RAFAEL	CA	94901
1801	185-051-07		23 KNIGHT DR	SAN RAFAEL	CA	94901
1802	185-051-08		19 KNIGHT DR	SAN RAFAEL	CA	94901
1803	185-051-09		15 KNIGHT DR	SAN RAFAEL	CA	94901
1804	185-051-10		11 KNIGHT DR	SAN RAFAEL	CA	94901
1805	185-051-11		7 KNIGHT DR	SAN RAFAEL	CA	94901
1806	185-051-12		3 KNIGHT DR	SAN RAFAEL	CA	94901-2530
1807	185-052-02		32 DICKINSON AVE	NYACK	NY	10960
1808	185-052-03		16 ROSEWOOD CT	SAN RAFAEL	CA	94901
1809	185-052-04		12 ROSEWOOD CT	SAN RAFAEL	CA	94901-2536
1810	185-052-05		8 ROSEWOOD CT	SAN RAFAEL	CA	94901
1811	185-052-06		10 FERNWOOD WAY	SAN RAFAEL	CA	94901-2529
1812	185-052-07		4 FERNWOOD WAY	SAN RAFAEL	CA	94901
1813	185-052-08		40 KNIGHT DR	SAN RAFAEL	CA	94901-2542

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1814	185-052-09		86 SAN MARINO DR	SAN RAFAEL	CA	94901
1815	185-052-10		32 KNIGHT DR	SAN RAFAEL	CA	94901
1816	185-052-11		PO BOX 9710	SAN RAFAEL	CA	94912
1817	185-052-12		24 KNIGHT DR	SAN RAFAEL	CA	94901
1818	185-052-13		20 KNIGHT DR	SAN RAFAEL	CA	94901-2542
1819	185-052-14		5 DELLWOOD CT	SAN RAFAEL	CA	94901-2526
1820	185-052-15		27 DUNFRIES TER	SAN RAFAEL	CA	94901
1821	185-052-16		15 DELLWOOD CT	SAN RAFAEL	CA	94901-2526
1822	185-052-17		23 DELLWOOD CT	SAN RAFAEL	CA	94901
1823	185-052-18		23 ROSEWOOD CT	SAN RAFAEL	CA	94901
1824	185-053-01		31 DELLWOOD CT	SAN RAFAEL	CA	94901
1825	185-053-02		32 DELLWOOD CT	SAN RAFAEL	CA	94901
1826	185-053-03		28 DELLWOOD CT	SAN RAFAEL	CA	94901
1827	185-053-04		24 DELLWOOD CT	SAN RAFAEL	CA	94901
1828	185-053-05		27 DUNFRIES TER	SAN RAFAEL	CA	94901

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1829	185-053-06		16 DELLWOOD CT	SAN RAFAEL	CA	94901
1830	185-053-07		4 KNIGHT DR	SAN RAFAEL	CA	94901
1831	185-053-08		362 CLORINDA AVE	SAN RAFAEL	CA	94901
1832	185-053-09		43 DORADO TER	SAN FRANCISCO	CA	94112
1833	185-061-03		30 LOCHINVAR RD	SAN RAFAEL	CA	94901
1834	185-061-04			SAN RAFAEL	CA	94901
1835	185-061-05			SAN RAFAEL	CA	94901
1836	185-061-06			SAN RAFAEL	CA	94901
1837	185-061-07		41 PEACOCK DR	SAN RAFAEL	CA	94901
1838	185-061-08		27 PEACOCK DR	SAN RAFAEL	CA	94901
1839	185-061-09		23 PEACOCK DR	SAN RAFAEL	CA	94901
1840	185-061-10		19 PEACOCK DR	SAN RAFAEL	CA	94901
1841	185-061-11		15 PEACOCK DR	SAN RAFAEL	CA	94901
1842	185-061-12		11 PEACOCK DR	SAN RAFAEL	CA	94901
1843	185-061-13		4 PEACOCK LN	SAN RAFAEL	CA	94901
1844	185-061-14		8 PEACOCK LN	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1845	185-061-15		13 PEACOCK LN	SAN RAFAEL	CA	94901
1846	185-061-16		PO BOX 3252	SAN RAFAEL	CA	94912
1847	185-061-17		7 PEACOCK LN	SAN RAFAEL	CA	94901-1507
1848	185-061-18		3 PEACOCK LN	SAN RAFAEL	CA	94901
1849	185-061-19		13768 ST LEDGER FOREST RD	NEVADA CITY	CA	95959
1850	185-061-20		29 DELLWOOD CT	SAN RAFAEL	CA	94901
1851	185-061-22		1121 AUSTIN WAY	NAPA	CA	94558
1852	185-061-23		33 DELLWOOD CT	SAN RAFAEL	CA	94901
1853	185-062-01		40 PEACOCK DR	SAN RAFAEL	CA	94901
1854	185-062-02		369 B THIRD ST #304	SAN RAFAEL	CA	94901
1855	185-062-03		16 PEACOCK DR	SAN RAFAEL	CA	94901
1856	185-062-04		12 PEACOCK DR	SAN RAFAEL	CA	94901
1857	185-062-05		7 LAGOON RD	SAN RAFAEL	CA	94901
1858	185-062-06		11 LAGOON RD	SAN RAFAEL	CA	94901
1859	185-062-07		15 LAGOON RD	SAN RAFAEL	CA	94901

**PART E  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1860	185-063-01		4 LAGOON RD	SAN RAFAEL	CA	94901
1861	185-071-01		83 KNIGHT DR	SAN RAFAEL	CA	94901
1862	185-071-02		79 KNIGHT DR	SAN RAFAEL	CA	94901
1863	185-071-03		75 KNIGHT DR	SAN RAFAEL	CA	94901
1864	185-071-04		71 KNIGHT DR	SAN RAFAEL	CA	94901
1865	185-071-05		67 KNIGHT DR	SAN RAFAEL	CA	94901-2530
1866	185-071-06		63 KNIGHT DR	SAN RAFAEL	CA	94901
1867	185-071-07		59 KNIGHT DR	SAN RAFAEL	CA	94901
1868	185-071-08		55 KNIGHT DR	SAN RAFAEL	CA	94901
1869	185-071-09		51 KNIGHT DR	SAN RAFAEL	CA	94901
1870	185-071-10		51 KNIGHT DR	SAN RAFAEL	CA	94901
1871	185-071-11		UNKNOWN ADDRESS			
1872	185-072-01		8 ASHWOOD CT	SAN RAFAEL	CA	94901
1873	185-072-02		4 ASHWOOD CT	SAN RAFAEL	CA	94901
1874	185-072-03		72 KNIGHT DR	SAN RAFAEL	CA	94901-2544

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1875	185-072-04		3 TEAKWOOD CT	SAN RAFAEL	CA	94901
1876	185-072-05		7 TEAKWOOD CT	SAN RAFAEL	CA	94901
1877	185-072-06		11 TEAKWOOD CT	SAN RAFAEL	CA	94901
1878	185-072-07		12 TEAKWOOD CT	SAN RAFAEL	CA	94901
1879	185-072-08		8 TEAKWOOD CT	SAN RAFAEL	CA	94901
1880	185-072-09		4 TEAKWOOD CT	SAN RAFAEL	CA	94901
1881	185-072-10		54 KNIGHT DR	SAN RAFAEL	CA	94901
1882	185-072-11		5 FERNWOOD WAY	SAN RAFAEL	CA	94901
1883	185-072-12		9 FERNWOOD WAY	SAN RAFAEL	CA	94901-2528
1884	185-072-13		15 FERNWOOD WAY	SAN RAFAEL	CA	94901
1885	185-072-14		19 FERNWOOD WAY	SAN RAFAEL	CA	94901
1886	185-072-15		23 FERNWOOD WAY	SAN RAFAEL	CA	94901
1887	185-072-16		29 FERNWOOD WAY	SAN RAFAEL	CA	94901
1888	185-072-17		35 FERNWOOD WAY	SAN RAFAEL	CA	94901
1889	185-072-18		200 TAMAL PLZ STE 115	CORTE MADERA	CA	94925

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1890	185-073-01		15 ROSEWOOD CT	SAN RAFAEL	CA	94901
1891	185-073-02		5 ROSEWOOD CT	SAN RAFAEL	CA	94901
1892	185-073-03		20 FERNWOOD WAY	SAN RAFAEL	CA	94901
1893	185-073-04		24 FERNWOOD WAY	SAN RAFAEL	CA	94901-2541
1894	185-073-05		405 RANCHO ARROYO PKWY APT 250	FREMONT	CA	94536-2739
1895	185-073-06		34 FERNWOOD WAY	SAN RAFAEL	CA	94901
1896	185-073-07		200 TAMAL PLZ STE 115	CORTE MADERA	CA	94925
1897	185-081-01		18 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1898	185-081-02		24 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1899	185-081-03		28 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1900	185-081-04		32 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1901	185-081-05		36 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1902	185-082-03		111 KNIGHT DR	SAN RAFAEL	CA	94901
1903	185-082-04		115 KNIGHT DR	SAN RAFAEL	CA	94901-1427
1904	185-082-05		119 KNIGHT DR	SAN RAFAEL	CA	94901-1427
1905	185-082-06		1055 TAYLOR ST	SAN FRANCISCO	CA	94108
1906	185-082-07		121 KNIGHT DR	SAN RAFAEL	CA	94901



**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1907	185-083-01		750 ARLINGTON CIR	NOVATO	CA	94947-4906
1908	185-083-02		8 W CASTLEWOOD DR	SAN RAFAEL	CA	94901
1909	185-083-03		14 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1910	185-084-01		18644 CLARK ST #4	TARZANA	CA	91356
1911	185-084-02		91 KNIGHT DR	SAN RAFAEL	CA	94901
1912	185-085-01		128 KNIGHT DR	SAN RAFAEL	CA	94901
1913	185-085-02		124 KNIGHT DR	SAN RAFAEL	CA	94901
1914	185-085-03		120 KNIGHT DR	SAN RAFAEL	CA	94901
1915	185-085-04		116 KNIGHT DR	SAN RAFAEL	CA	94901
1916	185-085-05		8 SURFWOOD CIR	SAN RAFAEL	CA	94901
1917	185-086-01		98 DEER PARK AVE	SAN RAFAEL	CA	94901
1918	185-086-02		265 HUMBOLDT ST	SAN RAFAEL	CA	94901
1919	185-086-03		104 KNIGHT DR	SAN RAFAEL	CA	94901
1920	185-087-01		12 ASHWOOD CT	SAN RAFAEL	CA	94901
1921	185-087-02		9 ASHWOOD CT	SAN RAFAEL	CA	94901
1922	185-087-03		3 ASHWOOD CT	SAN RAFAEL	CA	94901
1923	185-087-04		90 KNIGHT DR	SAN RAFAEL	CA	94901
1924	185-087-05		8 CASTLEWOOD DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
1925	185-087-06		566 CHESTNUT ST	SAN FRANCISCO	CA	94133-2304
1926	185-091-01		3 DRIFTWOOD CT	SAN RAFAEL	CA	94901
1927	185-092-01		72 COTTONWOOD DR	SAN RAFAEL	CA	94901
1928	185-092-02		76 COTTONWOOD DR	SAN RAFAEL	CA	94901
1929	185-092-03		15 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1930	185-093-01		79 COTTONWOOD DR	SAN RAFAEL	CA	94901
1931	185-093-02		83 COTTONWOOD DR	SAN RAFAEL	CA	94901-1448
1932	185-093-03		27 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1933	185-093-04		35 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1934	185-093-05		39 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1935	185-093-06		43 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1936	185-093-07		47 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1937	185-093-08			CORTE MADERA	CA	94925
1938	185-093-09		51 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1939	185-093-10		55 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1940	185-093-11		59 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1941	185-094-01		56 CASTLEWOOD DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1942	185-094-02		52 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1943	185-094-03		PO BOX 379	COMPTCHE	CA	95427
1944	185-094-04		44 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1945	185-094-05		40 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1946	185-094-06		36 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1947	185-094-07		32 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1948	185-094-08		28 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1949	185-094-09		24 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1950	185-094-10		20 CASTLEWOOD DR	SAN RAFAEL	CA	94901-2525
1951	185-094-11		16 CASTLEWOOD DR	SAN RAFAEL	CA	94901
1952	185-095-01		25 BAYO VISTA WAY	SAN RAFAEL	CA	94901-1619
1953	185-095-02		100 FERNWOOD DR	SAN RAFAEL	CA	94901
1954	185-095-03		96 FERNWOOD DR	SAN RAFAEL	CA	94901
1955	185-101-01		750 LINDARO ST STE 240	SAN RAFAEL	CA	94901
1956	185-101-02		91 PEACOCK DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1957	185-101-03		87 PEACOCK DR	SAN RAFAEL	CA	94901
1958	185-101-04		83 PEACOCK DR	SAN RAFAEL	CA	94901
1959	185-101-05		81 PEACOCK DR	SAN RAFAEL	CA	94901
1960	185-101-06		77 PEACOCK DR	SAN RAFAEL	CA	94901
1961	185-101-07		4 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1962	185-101-08		8 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1963	185-101-09		12 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1964	185-101-10		16 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1965	185-101-11		15 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1966	185-101-12		11 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1967	185-101-13		7 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1968	185-101-14		3 NIGHTINGALE LN	SAN RAFAEL	CA	94901
1969	185-101-15		63 PEACOCK DR	SAN RAFAEL	CA	94901-1550
1970	185-101-16		59 PEACOCK DR	SAN RAFAEL	CA	94901
1971	185-101-17		51 PEACOCK DR	SAN RAFAEL	CA	94901
1972	185-101-18		4 FLAMINGO LN	SAN RAFAEL	CA	94901
1973	185-101-19		8 FLAMINGO LN	SAN RAFAEL	CA	94901
1974	185-101-20		12 FLAMINGO LN	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1975	185-101-21		16 FLAMINGO LN	SAN RAFAEL	CA	94901
1976	185-101-22		11 FLAMINGO LN	SAN RAFAEL	CA	94901
1977	185-101-23		7 FLAMINGO LN	SAN RAFAEL	CA	94901
1978	185-101-24		3 FLAMINGO LN	SAN RAFAEL	CA	94901
1979	185-102-01		90 PEACOCK DR	SAN RAFAEL	CA	94901-1505
1980	185-102-02		80 PEACOCK DR	SAN RAFAEL	CA	94901
1981	185-102-03		76 PEACOCK DR	SAN RAFAEL	CA	94901
1982	185-102-04		294 29TH ST	SAN FRANCISCO	CA	94131
1983	185-102-05		68 PEACOCK DR	SAN RAFAEL	CA	94901
1984	185-102-06		64 PEACOCK DR	SAN RAFAEL	CA	94901
1985	185-102-07		45 EAGLE DR	NOVATO	CA	94949
1986	185-102-08		56 PEACOCK DR	SAN RAFAEL	CA	94901
1987	185-102-09		52 PEACOCK DR	SAN RAFAEL	CA	94901
1988	185-102-10		48 PEACOCK DR	SAN RAFAEL	CA	94901
1989	185-102-11		44 PEACOCK WAY	SAN RAFAEL	CA	94901
1990	185-111-01		114 FERNWOOD DR	SAN RAFAEL	CA	94901
1991	185-111-02		118 FERNWOOD DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
1992	185-111-03		PO BOX 2489	SAN RAFAEL	CA	94912
1993	185-111-04		263 CAMBRIDGE LN	PETALUMA	CA	94952
1994	185-111-05		128 FERNWOOD DR	SAN RAFAEL	CA	94901
1995	185-111-06		132 FERNWOOD DR	SAN RAFAEL	CA	94901
1996	185-111-07		136 FERNWOOD DR	SAN RAFAEL	CA	94901
1997	185-111-08		140 FERNWOOD DR	SAN RAFAEL	CA	94901
1998	185-111-09		150 FERNWOOD DR	SAN RAFAEL	CA	94901
1999	185-111-12		59 MCNEAR DR	SAN RAFAEL	CA	94901
2000	185-111-13		55 MCNEAR DR	SAN RAFAEL	CA	94901
2001	185-111-14		27 DUNFRIES TER	SAN RAFAEL	CA	94901
2002	185-111-15		43 MC NEAR DR	SAN RAFAEL	CA	94901
2003	185-111-16		39 MC NEAR DR	SAN RAFAEL	CA	94901
2004	185-111-17		35 MC NEAR DR	SAN RAFAEL	CA	94901
2005	185-111-18		31 MCNEAR DR	SAN RAFAEL	CA	94901
2006	185-111-19		3642 COPLEY AVE	SAN DIEGO	CA	92116
2007	185-111-20		PO BOX 1807	SAN ANSELMO	CA	94979-1807

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LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2008	185-111-21		19 MCNEAR DR	SAN RAFAEL	CA	94901
2009	185-111-22		22 SEAWOLF PASSAGE	CORTE MADERA	CA	94925
2010	185-111-23		7 MCNEAR DR	SAN RAFAEL	CA	94901-1545
2011	185-111-24		135 PEACOCK DR	SAN RAFAEL	CA	94901
2012	185-111-25		131 PEACOCK DR	SAN RAFAEL	CA	94901
2013	185-111-26		127 PEACOCK DR	SAN RAFAEL	CA	94901
2014	185-111-27		123 PEACOCK DR	SAN RAFAEL	CA	94901
2015	185-111-28		119 PEACOCK DR	SAN RAFAEL	CA	94901
2016	185-111-29		8 CHATEAU PL	SAN RAFAEL	CA	94901
2017	185-111-30		12 CHATEAU PL	SAN RAFAEL	CA	94901-1501
2018	185-111-31		16 CHATEAU PL	SAN RAFAEL	CA	94901
2019	185-111-32		20 CHATEAU PL	SAN RAFAEL	CA	94901
2020	185-111-33		30 CHATEAU PL	SAN RAFAEL	CA	94901
2021	185-111-36		11 CHATEAU PL	SAN RAFAEL	CA	94901
2022	185-111-37		7 CHATEAU PL	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2023	185-111-38		115 PEACOCK DR	SAN RAFAEL	CA	94901
2024	185-111-39		111 PEACOCK DR	SAN RAFAEL	CA	94901
2025	185-111-40		107 PEACOCK DR	SAN RAFAEL	CA	94901
2026	185-111-41		103 PEACOCK DR	SAN RAFAEL	CA	94901
2027	185-111-42		99 PEACOCK DR	SAN RAFAEL	CA	94901-1551
2028	185-111-43		63 MCNEAR DR	SAN RAFAEL	CA	94901-1545
2029	185-111-44		PO BOX 609	CORTE MADERA	CA	94976-0609
2030	185-111-45		15 CHATEAU PL	SAN RAFAEL	CA	94901
2031	185-112-01		98 PEACOCK DR	SAN RAFAEL	CA	94901-1505
2032	185-112-02		62 MANDERLY RD	SAN RAFAEL	CA	94901
2033	185-112-03		116 PEACOCK DR	SAN RAFAEL	CA	94901
2034	185-112-04		120 PEACOCK DR	SAN RAFAEL	CA	94901-1506
2035	185-112-05		124 PEACOCK DR	SAN RAFAEL	CA	94901
2036	185-112-06		128 PEACOCK DR	SAN RAFAEL	CA	94901
2037	185-112-07		132 PEACOCK DR	SAN RAFAEL	CA	94901
2038	185-112-08		1321 THIRD ST	SAN RAFAEL	CA	94901
2039	185-112-09			CORTE MADERA	CA	94925



**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2040	185-121-01			CORTE MADERA	CA	94925
2041	185-121-02		PO BOX 151613	SAN RAFAEL	CA	94915-1613
2042	185-121-03		151 FERNWOOD DR	SAN RAFAEL	CA	94901
2043	185-121-04		149 FERNWOOD DR	SAN RAFAEL	CA	94901-1543
2044	185-121-05		147 FERNWOOD DR	SAN RAFAEL	CA	94901
2045	185-121-06		139 FERNWOOD DR	SAN RAFAEL	CA	94901
2046	185-121-07		135 FERNWOOD DR	SAN RAFAEL	CA	94901
2047	185-121-08		131 FERNWOOD DR	SAN RAFAEL	CA	94901
2048	185-121-09		127 FERNWOOD DR	SAN RAFAEL	CA	94901
2049	185-121-10		123 FERNWOOD DR	SAN RAFAEL	CA	94901
2050	185-121-11		119 FERNWOOD DR	SAN RAFAEL	CA	94901
2051	185-121-12		115 FERNWOOD DR	SAN RAFAEL	CA	94901
2052	185-121-13		143 FERNWOOD DR	SAN RAFAEL	CA	94901
2053	185-121-14			CORTE MADERA	CA	94925
2054	185-131-01		68 COTTONWOOD DR	SAN RAFAEL	CA	94901

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2055	185-131-02		64 COTTONWOOD DR	SAN RAFAEL	CA	94901
2056	185-131-03		60 COTTONWOOD DR	SAN RAFAEL	CA	94901
2057	185-131-04		56 COTTONWOOD DR	SAN RAFAEL	CA	94901
2058	185-131-05		52 COTTONWOOD DR	SAN RAFAEL	CA	94901
2059	185-131-06		48 COTTONWOOD DR	SAN RAFAEL	CA	94901
2060	185-131-07		350 WOODSIDE AVE	MILL VALLEY	CA	94941-3822
2061	185-131-08		40 COTTONWOOD DR	SAN RAFAEL	CA	94901
2062	185-131-09		36 COTTONWOOD DR	SAN RAFAEL	CA	94901
2063	185-131-10		32 COTTONWOOD DR	SAN RAFAEL	CA	94901
2064	185-131-11		28 COTTONWOOD DR	SAN RAFAEL	CA	94901
2065	185-131-12		24 COTTONWOOD DR	SAN RAFAEL	CA	94901
2066	185-131-13		20 COTTONWOOD DR	SAN RAFAEL	CA	94901
2067	185-131-14		16 COTTONWOOD DR	SAN RAFAEL	CA	94901
2068	185-131-15		12 COTTONWOOD DR	SAN RAFAEL	CA	94901
2069	185-132-01		21 COTTONWOOD DR	SAN RAFAEL	CA	94901
2070	185-132-02		25 COTTONWOOD DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2071	185-132-03		29 COTTONWOOD DR	SAN RAFAEL	CA	94901
2072	185-132-04		33 COTTONWOOD DR	SAN RAFAEL	CA	94901
2073	185-132-05		37 COTTONWOOD DR	SAN RAFAEL	CA	94901-1467
2074	185-132-06		43 COTTONWOOD DR	SAN RAFAEL	CA	94901
2075	185-132-07		51 COTTONWOOD DR	SAN RAFAEL	CA	94901
2076	185-132-08		55 COTTONWOOD DR	SAN RAFAEL	CA	94901
2077	185-132-09		59 COTTONWOOD DR	SAN RAFAEL	CA	94901
2078	185-132-10		63 COTTONWOOD DR	SAN RAFAEL	CA	94901
2079	185-132-11		67 COTTONWOOD DR	SAN RAFAEL	CA	94901
2080	185-132-12		PO BOX 6357	SAN RAFAEL	CA	94903-0357
2081	185-132-13		15 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2082	185-132-14		25 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2083	185-132-15		31 DRIFTWOOD CT	SAN RAFAEL	CA	94901-1424
2084	185-132-16		35 DRIFTWOOD CT	SAN RAFAEL	CA	94901-1424
2085	185-132-17		39 DRIFTWOOD CT	SAN RAFAEL	CA	94901-1424
2086	185-132-18		43 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2087	185-132-19		47 DRIFTWOOD CT	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2088	185-132-20		51 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2089	185-132-21		55 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2090	185-133-02		52 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2091	185-133-03		48 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2092	185-133-04		44 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2093	185-133-05		40 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2094	185-133-06		36 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2095	185-133-07		32 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2096	185-133-08		28 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2097	185-133-09		24 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2098	185-133-10		20 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2099	185-133-11		16 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2100	185-133-12		12 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2101	185-133-13		187 GOLDEN HIND PSGE	CORTE MADERA	CA	94925-1912
2102	185-133-14		56 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2103	185-141-01	21 BRENTWOOD DR	SAN RAFAEL	CA	94901	

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2104	185-141-02		12 BRIARWOOD DR	SAN RAFAEL	CA	94901
2105	185-142-01		36 ROBINHOOD DR	SAN RAFAEL	CA	94901
2106	185-142-02		7 BRIARWOOD DR	SAN RAFAEL	CA	94901
2107	185-142-03		11 BRENTWOOD DR	SAN RAFAEL	CA	94901
2108	185-142-04		3 BRENTWOOD DR	SAN RAFAEL	CA	94901
2109	185-142-05		28 ROBINHOOD DR	SAN RAFAEL	CA	94901-1457
2110	185-142-06		32 ROBINHOOD DR	SAN RAFAEL	CA	94901
2111	185-142-07		36 ROBINHOOD DR	SAN RAFAEL	CA	94901
2112	185-142-08		40 ROBINHOOD DR	SAN RAFAEL	CA	94901
2113	185-142-09		PO BOX 150537	SAN RAFAEL	CA	94915
2114	185-142-10		48 ROBINHOOD DR	SAN RAFAEL	CA	94901
2115	185-143-01		47 ROBINHOOD DR	SAN RAFAEL	CA	94901
2116	185-143-02		43 ROBINHOOD DR	SAN RAFAEL	CA	94901
2117	185-143-03		39 ROBINHOOD DR	SAN RAFAEL	CA	94901
2118	185-143-04		35 ROBINHOOD DR	SAN RAFAEL	CA	94901

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**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2119	185-143-05		31 ROBINHOOD DR	SAN RAFAEL	CA	94901
2120	185-143-06		27 ROBINHOOD DR	SAN RAFAEL	CA	94901
2121	185-143-07		23 ROBINHOOD DR	SAN RAFAEL	CA	94901
2122	185-143-08		19 ROBINHOOD DR	SAN RAFAEL	CA	94901
2123	185-143-09		15 ROBINHOOD DR	SAN RAFAEL	CA	94901
2124	185-143-10		9 ROBINHOOD DR	SAN RAFAEL	CA	94901-1417
2125	185-143-11		3 ROBINHOOD DR	SAN RAFAEL	CA	94901
2126	185-143-12		147 KNIGHT DR	SAN RAFAEL	CA	94901
2127	185-143-13		4 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2128	185-143-14		12 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2129	185-143-15		491 PURITAN RD	SWAMPSCOTT	MA	01907-2819
2130	185-143-16		1111 FRANCISCO BLVD E #3	SAN RAFAEL	CA	94901
2131	185-143-17		26 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2132	185-143-18		30 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2133	185-143-19		34 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2134	185-143-20		38 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2135	185-143-21		42 ROLLINGWOOD DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2136	185-143-22		46 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2137	185-143-23		50 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2138	185-143-24		54 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2139	185-143-25		60 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2140	185-144-01		61 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2141	185-144-02		55 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2142	185-144-03		488 MAGNOLIA AVE	LARKSPUR	CA	94939-2057
2143	185-144-04		47 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2144	185-144-05		43 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2145	185-144-06		39 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2146	185-144-07		35 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2147	185-144-08		PO BOX 7337	TAHOE CITY	CA	96145
2148	185-144-09		2483 REMINGTON CT	MERCED	CA	95340-9632
2149	185-144-10		23 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2150	185-144-11		19 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2151	185-144-12		13 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1420
2152	185-144-13		11 ROLLINGWOOD DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2153	185-144-14		7 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2154	185-144-15		3 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2155	185-145-01		177 KNIGHT DR	SAN RAFAEL	CA	94901
2156	185-145-02		15 MARIELE DR	FAIRFAX	CA	94930
2157	185-145-03		7533 DRAPER AVE	LA JOLLA	CA	92037-4802
2158	185-145-04		163 KNIGHT DR	SAN RAFAEL	CA	94901
2159	185-145-05		159 KNIGHT DR	SAN RAFAEL	CA	94901
2160	185-145-06		10 ROBINHOOD DR	SAN RAFAEL	CA	94901
2161	185-145-07		4 BRENTWOOD DR	SAN RAFAEL	CA	94901
2162	185-145-08		10 BRENTWOOD DR	SAN RAFAEL	CA	94901-1405
2163	185-145-09		27001 SHERWOOD RD	WILLITS	CA	95490
2164	185-145-10		18 BRENTWOOD DR	SAN RAFAEL	CA	94901
2165	185-145-11		22 BRENTWOOD DR	SAN RAFAEL	CA	94901
2166	185-146-01		1020 YUBA DR	SANTA ROSA	CA	95407
2167	185-146-02		166 KNIGHT DR	SAN RAFAEL	CA	94901-1428
2168	185-146-03		PO BOX 956	SAN MARTIN	CA	95046-0956



**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2169	185-146-04		158 KNIGHT DR	SAN RAFAEL	CA	94901
2170	185-146-05		152 KNIGHT DR	SAN RAFAEL	CA	94901
2171	185-146-06		148 KNIGHT DR	SAN RAFAEL	CA	94901
2172	185-146-07		144 KNIGHT DR	SAN RAFAEL	CA	94901
2173	185-146-08		138 KNIGHT DR	SAN RAFAEL	CA	94901
2174	185-146-09		255 AZALEA LN	BONNY DOON	CA	95060
2175	185-151-01		92 ROBINHOOD DR	SAN RAFAEL	CA	94901
2176	185-151-02		3 LOCKWOOD DR	SAN RAFAEL	CA	94901
2177	185-152-01		2 LOCKWOOD DR	SAN RAFAEL	CA	94901
2178	185-152-04		74 ROBINHOOD DR	SAN RAFAEL	CA	94901
2179	185-153-01		91 ROBINHOOD DR	SAN RAFAEL	CA	94901
2180	185-153-02		87 ROBINHOOD DR	SAN RAFAEL	CA	94901
2181	185-153-03		83 ROBINHOOD DR	SAN RAFAEL	CA	94901
2182	185-153-04		79 ROBINHOOD DR	SAN RAFAEL	CA	94901-1462
2183	185-153-05		75 ROBINHOOD DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2184	185-153-06		71 ROBINHOOD DR	SAN RAFAEL	CA	94901
2185	185-153-07		115 STETSON AVE	KENTFIELD	CA	94904-1527
2186	185-153-08		3360 CORTE PANORAMA	CARLSBAD	CA	92009
2187	185-153-09		59 ROBINHOOD DR	SAN RAFAEL	CA	94901
2188	185-153-10		55 ROBINHOOD DR	SAN RAFAEL	CA	94901-1460
2189	185-153-11		3 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2190	185-153-12		74 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2191	185-153-13		78 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2192	185-153-14		82 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2193	185-153-15		86 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2194	185-153-16		88 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2195	185-153-17		90 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2196	185-153-18		92 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2197	185-153-19		94 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2198	185-153-20		96 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1452
2199	185-153-21		98 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2200	185-154-01		249 WINDING WAY	SAN FRANCISCO	CA	94112-4428

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2201	185-154-02		85 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2202	185-154-03		89 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2203	185-154-04		91 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2204	185-154-05		94 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1452
2205	185-154-06		95 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2206	185-154-07		99 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2207	185-154-08		24 HEARTWOOD CT	SAN RAFAEL	CA	94901
2208	185-154-11		12 HEARTWOOD CT	SAN RAFAEL	CA	94901-1411
2209	185-154-12		8 HEARTWOOD CT	SAN RAFAEL	CA	94901
2210	185-154-13		4 HEARTWOOD CT	SAN RAFAEL	CA	94901
2211	185-154-14		12 BEECHWOOD CT	SAN RAFAEL	CA	949011468
2212	185-154-15		7 HEARTWOOD CT	SAN RAFAEL	CA	94901
2213	185-154-16		11 HEARTWOOD CT	SAN RAFAEL	CA	94901
2214	185-154-17		15 HEARTWOOD CT	SAN RAFAEL	CA	94901
2215	185-154-18		19 HEARTWOOD CT	SAN RAFAEL	CA	94901
2216	185-154-19		23 HEARTWOOD CT	SAN RAFAEL	CA	94901
2217	185-154-20		27 HEARTWOOD CT	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2218	185-154-21		20 HEARTWOOD CT	SAN RAFAEL	CA	94901
2219	185-154-23		PO BOX 151507	SAN RAFAEL	CA	94915
2220	185-155-01		19 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2221	185-155-02		15 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2222	185-155-03		11 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2223	185-156-01		65 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2224	185-156-02		69 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2225	185-156-03		11 BEECHWOOD CT	SAN RAFAEL	CA	94901-1469
2226	185-156-04		7 BEECHWOOD CT	SAN RAFAEL	CA	94901
2227	185-156-05		12 ASHWOOD CT	SAN RAFAEL	CA	94901
2228	185-156-06		3 BEECHWOOD CT	SAN RAFAEL	CA	94901
2229	185-157-01		24 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2230	185-157-02		20 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2231	185-157-03		16 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2232	185-157-04		52 ROBINHOOD DR	SAN RAFAEL	CA	94901
2233	185-157-05		15 BRIARWOOD DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2234	185-157-06		19 BRIARWOOD DR	SAN RAFAEL	CA	94901-1406
2235	185-157-07		1000 4TH ST STE 875	SAN RAFAEL	CA	94901-3142
2236	185-157-08		27 BRIARWOOD DR	SAN RAFAEL	CA	94901
2237	185-158-01		51 ROBINHOOD DR	SAN RAFAEL	CA	94901
2238	185-158-02		64 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2239	185-161-01		103 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2240	185-161-02		107 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2241	185-161-03		111 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1449
2242	185-161-04		113 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2243	185-161-05		119 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1449
2244	185-161-06		15 MILLWOOD CT	SAN RAFAEL	CA	94901
2245	185-161-07		20 MILLWOOD CT	SAN RAFAEL	CA	94901
2246	185-161-08		16 MILLWOOD CT	SAN RAFAEL	CA	94901
2247	185-161-09		12 MILLWOOD CT	SAN RAFAEL	CA	94901
2248	185-161-10		8 MILLWOOD CT	SAN RAFAEL	CA	94901
2249	185-161-11		7 LINDENWOOD CT	SAN RAFAEL	CA	94901
2250	185-161-12	11 LINDENWOOD CT	SAN RAFAEL	CA	94901	

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2251	185-161-13		15 HAMILTON LN	MILL VALLEY	CA	94941
2252	185-161-14		131 HANKEN DR	KENTFIELD	CA	94904-1513
2253	185-161-15		3 LINDENWOOD CT	SAN RAFAEL	CA	94901
2254	185-161-16		135 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2255	185-161-17		131 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2256	185-161-18		4 MILLWOOD CT	SAN RAFAEL	CA	94901
2257	185-162-01		96 ROBINHOOD DR	SAN RAFAEL	CA	94901
2258	185-162-02		100 ROBINHOOD DR	SAN RAFAEL	CA	94901
2259	185-162-03		104 ROBINHOOD DR	SAN RAFAEL	CA	94901
2260	185-162-04		27 DUNFRIES TER	SAN RAFAEL	CA	94901
2261	185-162-05		112 ROBINHOOD DR	SAN RAFAEL	CA	94901
2262	185-162-06		116 ROBINHOOD DR	SAN RAFAEL	CA	94901
2263	185-162-07		124 ROBINHOOD DR	SAN RAFAEL	CA	94901
2264	185-162-08		5 FRIAR TUCK LN	SAN RAFAEL	CA	94901
2265	185-163-01		133 ROBINHOOD DR	SAN RAFAEL	CA	94901
2266	185-163-02		1711 LAKE VILLAGE DR	MEDFORD	OR	97504

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2267	185-163-03	[REDACTED]	125 ROBINHOOD DR	SAN RAFAEL	CA	94901
2268	185-163-04		121 ROBINHOOD DR	SAN RAFAEL	CA	94901
2269	185-163-05		PO BOX 150162	SAN RAFAEL	CA	94915
2270	185-163-06		113 ROBINHOOD DR	SAN RAFAEL	CA	94901
2271	185-163-07		109 ROBINHOOD DR	SAN RAFAEL	CA	94901
2272	185-163-08		105 ROBINHOOD DR	SAN RAFAEL	CA	94901
2273	185-163-09		1937 BENTON LN	NOVATO	CA	94945-1747
2274	185-163-10		108 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2275	185-163-11		114 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2276	185-163-12		120 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2277	185-163-13		124 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2278	185-163-16		136 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2279	185-163-17		140 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2280	185-163-18		144 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2281	185-163-19		132 ROLLINGWOOD DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2282	185-163-20		128 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1453
2283	185-164-01		95 ROBINHOOD DR	SAN RAFAEL	CA	94901
2284	185-164-02		95 ROBINHOOD DR	SAN RAFAEL	CA	94901
2285	185-171-01		151 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1451
2286	185-171-02		155 ROLLINGWOOD DR	SAN RAFAEL	CA	94901-1451
2287	185-171-03		159 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2288	185-171-04		165 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2289	185-171-05		171 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2290	185-171-06		175 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2291	185-172-01		170 ROBINHOOD DR	SAN RAFAEL	CA	94901
2292	185-172-02		166 ROBINHOOD DR	SAN RAFAEL	CA	94901
2293	185-172-03		162 ROBINHOOD DR	SAN RAFAEL	CA	94901
2294	185-172-04		158 ROBINHOOD DR	SAN RAFAEL	CA	94901
2295	185-172-05		3 HAZELWOOD LN	SAN RAFAEL	CA	94901
2296	185-173-01		161 ROBINHOOD DR	SAN RAFAEL	CA	94901
2297	185-173-02		157 ROBINHOOD DR	SAN RAFAEL	CA	94901
2298	185-173-03		153 ROBINHOOD DR	SAN RAFAEL	CA	94901-1419



**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2299	185-173-04		149 ROBINHOOD DR	SAN RAFAEL	CA	94901
2300	185-173-05		145 ROBINHOOD DR	SAN RAFAEL	CA	94901
2301	185-173-06		141 ROBINHOOD DR	SAN RAFAEL	CA	94901
2302	185-173-07		137 ROBINHOOD DR	SAN RAFAEL	CA	94901
2303	185-173-08		148 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2304	185-173-09		152 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2305	185-173-10		9460 APPALACHIAN DR	SACRAMENTO	CA	95827
2306	185-173-14		170 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2307	185-173-18		166 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2308	185-173-19		160 ROLLINGWOOD DR	SAN RAFAEL	CA	94901
2309	185-174-01		4 HAZELWOOD LN	SAN RAFAEL	CA	94901
2310	185-174-02		144 ROBINHOOD DR	SAN RAFAEL	CA	94901
2311	185-174-03		140 ROBINHOOD DR	SAN RAFAEL	CA	94901-1463
2312	185-174-04		4 FRIAR TUCK LN	SAN RAFAEL	CA	94901
2313	185-191-01		53 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2314	185-191-02		57 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2315	185-192-01		23 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2316	185-192-02		27 MAPLEWOOD DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2317	185-192-03		165 MOUNTAIN MEADOW RD	SANTA ROSA	CA	95404-8550
2318	185-192-04		39 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2319	185-192-05		43 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2320	185-193-01		44 MAPLEWOOD DR	SAN RAFAEL	CA	94901-1471
2321	185-193-02		40 MAPLEWOOD DR	SAN RAFAEL	CA	94901-1471
2322	185-193-03		36 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2323	185-193-04		32 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2324	185-193-05		17 KNOLLTOP CT	NOVATO	CA	94945
2325	185-193-06		31 BRIARWOOD DR	SAN RAFAEL	CA	94901
2326	185-193-07		35 BRIARWOOD DR	SAN RAFAEL	CA	94901
2327	185-193-08		39 BRIARWOOD DR	SAN RAFAEL	CA	94901-1406
2328	185-193-09		43 BRIARWOOD DR	SAN RAFAEL	CA	94901
2329	185-193-10		47 BRIARWOOD DR	SAN RAFAEL	CA	94901
2330	185-193-11		1802 CHELSEA WAY	REDWOOD CITY	CA	94061

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2331	185-193-14		56 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2332	185-193-15		52 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2333	185-193-16		48 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2334	185-193-17		55 BRIARWOOD DR	SAN RAFAEL	CA	94901
2335	185-193-19		59 BRIARWOOD DR	SAN RAFAEL	CA	94901
2336	185-194-01		25 BRENTWOOD DR	SAN RAFAEL	CA	94901
2337	185-194-02		29 BRENTWOOD DR	SAN RAFAEL	CA	94901
2338	185-194-03		33 BRENTWOOD DR	SAN RAFAEL	CA	94901
2339	185-194-04		37 BRENTWOOD DR	SAN RAFAEL	CA	94901
2340	185-194-05		41 BRENTWOOD DR	SAN RAFAEL	CA	94901
2341	185-194-06		45 BRENTWOOD DR	SAN RAFAEL	CA	94901
2342	185-194-07		49 BRENTWOOD DR	SAN RAFAEL	CA	94901
2343	185-194-08		54 BRIARWOOD DR	SAN RAFAEL	CA	94901-1407
2344	185-194-09		50 BRIARWOOD DR	SAN RAFAEL	CA	94901
2345	185-194-10		46 BRIARWOOD DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2346	185-194-11		42 BRIARWOOD DR	SAN RAFAEL	CA	94901
2347	185-194-12		38 BRIARWOOD DR	SAN RAFAEL	CA	94901
2348	185-194-13		6572 BENHAM WAY	SACRAMENTO	CA	95834
2349	185-194-14		30 BRIARWOOD DR	SAN RAFAEL	CA	94901
2350	185-195-01		233 KNIGHT DR	SAN RAFAEL	CA	94901
2351	185-195-02		229 KNIGHT DR	SAN RAFAEL	CA	94901-1429
2352	185-195-03		223 KNIGHT DR	SAN RAFAEL	CA	94901
2353	185-195-04		221 KNIGHT DR	SAN RAFAEL	CA	94901
2354	185-195-05		217 KNIGHT DR	SAN RAFAEL	CA	94901
2355	185-195-06		951 S FAIR OAKS AVE #430	PASADENA	CA	91105-2631
2356	185-195-07		5614 YERBA BUENA RD	SANTA ROSA	CA	95409
2357	185-195-08		1918 LAS GALLINAS AVE	SAN RAFAEL	CA	94903-1740
2358	185-195-09		197 KNIGHT DR	SAN RAFAEL	CA	94901
2359	185-195-10		193 KNIGHT DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2360	185-195-11		187 KNIGHT DR	SAN RAFAEL	CA	94901
2361	185-195-12		181 KNIGHT DR	SAN RAFAEL	CA	94901
2362	185-195-13		26 BRENTWOOD DR	SAN RAFAEL	CA	94901
2363	185-195-14		30 BRENTWOOD DR	SAN RAFAEL	CA	94901
2364	185-195-15		34 BRENTWOOD DR	SAN RAFAEL	CA	94901
2365	185-195-16		38 BRENTWOOD DR	SAN RAFAEL	CA	94901
2366	185-195-17		42 BRENTWOOD DR	SAN RAFAEL	CA	94901
2367	185-195-18		46 BRENTWOOD DR	SAN RAFAEL	CA	94901
2368	185-195-19		50 BRENTWOOD DR	SAN RAFAEL	CA	94901-1405
2369	185-196-01		232 KNIGHT DR	SAN RAFAEL	CA	94901
2370	185-196-02		228 KNIGHT DR	SAN RAFAEL	CA	94901
2371	185-196-03		224 KNIGHT DR	SAN RAFAEL	CA	94901
2372	185-196-06		216 KNIGHT DR	SAN RAFAEL	CA	94901
2373	185-196-07		212 KNIGHT DR	SAN RAFAEL	CA	94901
2374	185-196-08		208 KNIGHT DR	SAN RAFAEL	CA	94901
2375	185-196-09		3 COTTONWOOD DR	SAN RAFAEL	CA	94901
2376	185-196-10		220 KNIGHT DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2377	185-197-01	[REDACTED]	4 COTTONWOOD DR	SAN RAFAEL	CA	94901
2378	185-197-02		188 KNIGHT DR	SAN RAFAEL	CA	94901
2379	185-197-03		182 KNIGHT DR	SAN RAFAEL	CA	94901
2380	185-197-04		176 KNIGHT DR	SAN RAFAEL	CA	94901
2381	185-201-01		15 COTTONWOOD DR	SAN RAFAEL	CA	94901
2382	185-201-02		59 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2383	185-201-04		64 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2384	185-201-06		11 COTTONWOOD DR	SAN RAFAEL	CA	94901
2385	185-201-07		8 FAIRWOOD CT	SAN RAFAEL	CA	94901
2386	185-201-08		12 FAIRWOOD CT	SAN RAFAEL	CA	94901
2387	185-201-09		16 FAIRWOOD CT	SAN RAFAEL	CA	94901
2388	185-201-10		20 FAIRWOOD CT	SAN RAFAEL	CA	94901
2389	185-201-11		24 FAIRWOOD CT	SAN RAFAEL	CA	94901
2390	185-201-12		4993 CANFIELD HILL LN	PETALUMA	CA	94952-3726
2391	185-201-13		21 FAIRWOOD CT	SAN RAFAEL	CA	94901
2392	185-201-14		SAN RAFAEL	CA	94901	

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2393	185-201-15		60 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2394	185-201-16		61 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2395	185-201-17		63 DRIFTWOOD CT	SAN RAFAEL	CA	94901
2396	185-221-01		169 PEACOCK DR	SAN RAFAEL	CA	94901
2397	185-221-02		165 PEACOCK DR	SAN RAFAEL	CA	94901-1553
2398	185-221-03		138 STADIUM AVE	MILL VALLEY	CA	94941-3593
2399	185-221-04		155 PEACOCK DR	SAN RAFAEL	CA	94901
2400	185-221-05		149 PEACOCK DR	SAN RAFAEL	CA	94901
2401	185-221-06		2 MCNEAR DR	SAN RAFAEL	CA	94901
2402	185-221-07		10 MC NEAR DR	SAN RAFAEL	CA	94901
2403	185-221-09		18 MC NEAR DR	SAN RAFAEL	CA	94901
2404	185-221-10		22 MCNEAR DR	SAN RAFAEL	CA	94901
2405	185-221-13		34 MC NEAR DR	SAN RAFAEL	CA	94901
2406	185-221-15		42 MCNEAR DR	SAN RAFAEL	CA	94901-1546
2407	185-221-16		46 MCNEAR DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2408	185-221-17		50 MC NEAR DR	SAN RAFAEL	CA	94901
2409	185-221-18		54 MC NEAR DR	SAN RAFAEL	CA	94901
2410	185-221-19		60 MCNEAR DR	SAN RAFAEL	CA	94901
2411	185-221-20		66 MC NEAR DR	SAN RAFAEL	CA	94901
2412	185-221-21		70 MC NEAR DR	SAN RAFAEL	CA	94901
2413	185-221-22		74 MCNEAR DR	SAN RAFAEL	CA	94901
2414	185-221-23		78 MCNEAR DR	SAN RAFAEL	CA	94901
2415	185-221-25		14 MCNEAR DR	SAN RAFAEL	CA	94901
2416	185-221-28		30 MC NEAR DR	SAN RAFAEL	CA	94901
2417	185-221-30		26 MC NEAR DR	SAN RAFAEL	CA	94901
2418	185-221-31		38 MC NEAR	SAN RAFAEL	CA	94901
2419	185-222-01		172 PEACOCK DR	SAN RAFAEL	CA	94901
2420	185-222-02		168 PEACOCK DR	SAN RAFAEL	CA	94901
2421	185-222-03		164 PEACOCK DR	SAN RAFAEL	CA	94901-1506
2422	185-222-04		160 PEACOCK DR	SAN RAFAEL	CA	94901
2423	185-222-05		156 PEACOCK DR	SAN RAFAEL	CA	94901



**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2424	185-222-06		152 PEACOCK DR	SAN RAFAEL	CA	94901
2425	185-222-07		817 MISSION AVE STE A1	SAN RAFAEL	CA	94901
2426	185-222-08		144 PEACOCK DR	SAN RAFAEL	CA	94901
2427	185-222-09			SAN RAFAEL	CA	94901
2428	185-251-01		27 ALDERWOOD WAY	SAN RAFAEL	CA	94901-1402
2429	185-251-02		23 ALDERWOOD WAY	SAN RAFAEL	CA	94901
2430	185-251-03		89 BRENTWOOD DR	SAN RAFAEL	CA	94901
2431	185-251-04		85 BRENTWOOD DR	SAN RAFAEL	CA	94901-1456
2432	185-251-05		81 BRENTWOOD DR	SAN RAFAEL	CA	94901
2433	185-251-06		77 BRENTWOOD DR	SAN RAFAEL	CA	94901
2434	185-252-01		65 MAPLEWOOD DR	SAN RAFAEL	CA	94901
2435	185-252-02		1812 ARROYO SIERRA CT	SANTA ROSA	CA	95405-7703
2436	185-253-01		63 BRIARWOOD DR	SAN RAFAEL	CA	94901
2437	185-253-02		7897 COCOBAY DR	NAPLES	FL	34108-6510
2438	185-253-03		67 BRIARWOOD DR	SAN RAFAEL	CA	94901
2439	185-253-04		71 BRIARWOOD DR	SAN RAFAEL	CA	94901
2440	185-253-05		75 BRIARWOOD DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2441	185-253-06		73 BRENTWOOD DR	SAN RAFAEL	CA	94901
2442	185-253-07		PO BOX 223	ROSS	CA	94957
2443	185-254-01		7 PADDINGTON CIR	BRONXVILLE	NY	10708
2444	185-254-02		59 BRENTWOOD DR	SAN RAFAEL	CA	94901
2445	185-254-03		70 BRIARWOOD DR	SAN RAFAEL	CA	94901
2446	185-254-04		66 BRIARWOOD DR	SAN RAFAEL	CA	94901
2447	185-254-05		60 BRIARWOOD DR	SAN RAFAEL	CA	94901
2448	185-255-01		54 BRENTWOOD DR	SAN RAFAEL	CA	94901
2449	185-255-02		58 BRENTWOOD DR	SAN RAFAEL	CA	94901
2450	185-255-03		62 BRENTWOOD DR	SAN RAFAEL	CA	94901
2451	185-255-04		6565 CROWN POINT VIS	GRANITE BAY	CA	95746-8821
2452	185-255-05		72 BRENTWOOD DR	SAN RAFAEL	CA	94901
2453	185-255-06		76 BRENTWOOD DR	SAN RAFAEL	CA	94901-1405
2454	185-255-07		212 FAUNA AVE	ROHNERT PARK	CA	94928
2455	185-255-08		5 KAREN DR	AMERICAN CANYON	CA	94503

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2456	185-255-09		88 BRENTWOOD DR	SAN RAFAEL	CA	94901
2457	185-255-10		249 KNIGHT DR	SAN RAFAEL	CA	94901
2458	185-255-11		245 KNIGHT DR	SAN RAFAEL	CA	94901
2459	185-255-12		241 KNIGHT DR	SAN RAFAEL	CA	94901
2460	185-255-13		237 KNIGHT DR	SAN RAFAEL	CA	94901
2461	185-256-01		236 KNIGHT DR	SAN RAFAEL	CA	94901-1430
2462	185-256-02		240 KNIGHT DR	SAN RAFAEL	CA	94901
2463	185-256-03		244 KNIGHT DR	SAN RAFAEL	CA	94901
2464	185-256-04		248 KNIGHT DR	SAN RAFAEL	CA	94901
2465	185-256-05		252 KNIGHT DR	SAN RAFAEL	CA	94901
2466	185-271-01		293 KNIGHT DR	SAN RAFAEL	CA	94901
2467	185-271-02		287 KNIGHT DR	SAN RAFAEL	CA	94901
2468	185-271-03		281 KNIGHT DR	SAN RAFAEL	CA	94901
2469	185-271-04		275 KNIGHT DR	SAN RAFAEL	CA	94901
2470	185-271-05		271 KNIGHT DR	SAN RAFAEL	CA	94901
2471	185-271-06		267 KNIGHT DR	SAN RAFAEL	CA	94901
2472	185-271-07		263 KNIGHT DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2473	185-271-08		259 KNIGHT DR	SAN RAFAEL	CA	94901
2474	185-271-09		255 KNIGHT DR	SAN RAFAEL	CA	94901
2475	185-271-10		8 ALDERWOOD WAY	SAN RAFAEL	CA	94901
2476	185-271-11		19221 VINEYARD LN	SARATOGA	CA	95070
2477	185-271-12		60 RATTO RD	ALAMEDA	CA	94502-7952
2478	185-271-13		186 RIVIERA DR	SAN RAFAEL	CA	94901-1554
2479	185-271-14		24 ALDERWOOD WAY	SAN RAFAEL	CA	94901
2480	185-271-15		28 ALDERWOOD WAY	SAN RAFAEL	CA	94901
2481	185-271-16			SAN RAFAEL	CA	94901
2482	185-272-01		268 KNIGHT DR	SAN RAFAEL	CA	94901
2483	185-272-02		272 KNIGHT DR	SAN RAFAEL	CA	94901
2484	185-272-03		276 KNIGHT DR	SAN RAFAEL	CA	94901
2485	185-272-04		280 KNIGHT DR	SAN RAFAEL	CA	94901
2486	185-272-05		284 KNIGHT DR	SAN RAFAEL	CA	94901
2487	185-272-06		288 KNIGHT DR	SAN RAFAEL	CA	94901
2488	185-272-07		292 KNIGHT DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2489	185-273-01		256 KNIGHT DR	SAN RAFAEL	CA	94901
2490	185-273-02		260 KNIGHT DR	SAN RAFAEL	CA	94901
2491	186-041-02		18 PLACE MOULIN	TIBURON	CA	94920
2492	186-041-03		18 PLACE MOULIN	TIBURON	CA	94920
2493	186-042-02		178 MAIN DR	SAN RAFAEL	CA	94901
2494	186-042-03		30 BAYVIEW DR	SAN RAFAEL	CA	94901
2495	186-051-05		120 MAIN DR	SAN RAFAEL	CA	94901
2496	186-051-06		128 MAIN DR	SAN RAFAEL	CA	94901
2497	186-051-07		132 MAIN DR	SAN RAFAEL	CA	94901
2498	186-051-08		140 MAIN DR	SAN RAFAEL	CA	94901
2499	186-051-09		138 MAIN DR	SAN RAFAEL	CA	94901
2500	186-051-10		PO BOX 60	SAN RAFAEL	CA	94915
2501	186-051-11		150 MAIN DR	SAN RAFAEL	CA	94901
2502	186-051-12		174 MAIN DR	SAN RAFAEL	CA	94901
2503	186-051-13		174 MAIN DR	SAN RAFAEL	CA	94901-2520
2504	186-071-03		225 BAYVIEW DR	SAN RAFAEL	CA	94901-2553
2505	186-071-04		10 BAY CT	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2506	186-071-05		79 INVERNESS DR	SAN RAFAEL	CA	94901
2507	186-071-09		233 BAYVIEW DR	SAN RAFAEL	CA	94901
2508	186-072-01		222 BAYVIEW DR	SAN RAFAEL	CA	94901
2509	186-072-09		70 MANZANITA AVE	SAN RAFAEL	CA	94901
2510	186-072-10		70 MANZANITA AVE	SAN RAFAEL	CA	94901
2511	186-072-16		226 BAYVIEW DR	SAN RAFAEL	CA	94901
2512	186-072-17		75 MANZANITA AVE	SAN RAFAEL	CA	94901
2513	186-081-05		117 MAIN DR	SAN RAFAEL	CA	94901
2514	186-081-07		30 MANZANITA AVE	SAN RAFAEL	CA	94901
2515	186-081-08		48 MANZANITA AVE	SAN RAFAEL	CA	94901-2522
2516	186-081-09		115 MAIN DR	SAN RAFAEL	CA	94901
2517	186-081-10		20 MANZANITA AVE	SAN RAFAEL	CA	94901
2518	186-081-15		80 ATHERTON OAKS	NOVATO	CA	94945
2519	186-081-16		125 MAIN DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2520	186-081-17		165 MAIN DR	SAN RAFAEL	CA	94901
2521	186-081-18		155 MAIN DR	SAN RAFAEL	CA	94901
2522	186-081-19		64 MANZANITA AVE	SAN RAFAEL	CA	94901
2523	186-081-20		60 MANZANITA AVE	SAN RAFAEL	CA	94901-2522
2524	186-081-21		145 MAIN DR	SAN RAFAEL	CA	94901
2525	186-082-01		65 MANZANITA AVE	SAN RAFAEL	CA	94901
2526	186-082-02		45 MANZANITA AVE	SAN RAFAEL	CA	94901
2527	186-091-01		221 BAYVIEW DR	SAN RAFAEL	CA	94901
2528	186-091-02		205 BAYVIEW DR	SAN RAFAEL	CA	94901
2529	186-091-08		193 BAYVIEW DR	SAN RAFAEL	CA	94901
2530	186-091-10		203 BAYVIEW DR	SAN RAFAEL	CA	94901
2531	186-092-01		31 MANZANITA AVE	SAN RAFAEL	CA	94901
2532	186-092-02		25 MANZANITA AVE	SAN RAFAEL	CA	94901-2521
2533	186-092-04		15 MANZANITA AVE	SAN RAFAEL	CA	94901-2521
2534	186-092-05		85 MAIN DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2535	186-092-06		166 BAYVIEW DR	SAN RAFAEL	CA	94901
2536	186-092-08		1000 FOURTH ST #875	SAN RAFAEL	CA	94901
2537	186-092-09		190 BAYVIEW DR	SAN RAFAEL	CA	94901-2567
2538	186-092-10		200 BAYVIEW DR	SAN RAFAEL	CA	94901
2539	186-092-11		210 BAYVIEW DR	SAN RAFAEL	CA	94901
2540	186-092-12		1000 4TH ST STE 875	SAN RAFAEL	CA	94901
2541	186-092-14		21 MANZANITA AVE	SAN RAFAEL	CA	94901
2542	186-101-02		55 MAIN DR	SAN RAFAEL	CA	94901
2543	186-101-03		47 MAIN DR	SAN RAFAEL	CA	94901
2544	186-101-04		45 MAIN DR	SAN RAFAEL	CA	94901
2545	186-101-05		35 MAIN DR	SAN RAFAEL	CA	94901
2546	186-101-06		25 MAIN DR	SAN RAFAEL	CA	94901
2547	186-101-08		120 BAYVIEW DR	SAN RAFAEL	CA	94901
2548	186-101-09		120 BAYVIEW DR	SAN RAFAEL	CA	94901
2549	186-101-10		130 BAYVIEW DR	SAN RAFAEL	CA	94901
2550	186-101-13	136 BAYVIEW DR	SAN RAFAEL	CA	94901	
2551	186-101-14	134 BAYVIEW DR	SAN RAFAEL	CA	94901	
2552	186-101-15	140 BAYVIEW DR	SAN RAFAEL	CA	94901-2502	



**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2553	186-101-16		75 MAIN DR	SAN RAFAEL	CA	94901
2554	186-101-17		75 MAIN DR	SAN RAFAEL	CA	94901
2555	186-111-01		185 BAYVIEW DR	SAN RAFAEL	CA	94901-2559
2556	186-111-02		161 BAYVIEW DR	SAN RAFAEL	CA	94901
2557	186-112-01		1000 FOURTH ST STE 800	SAN RAFAEL	CA	94901
2558	186-112-02		1000 FOURTH ST STE 800	SAN RAFAEL	CA	94901
2559M	186-112- 23		31 BAYVIEW DR	SAN RAFAEL	CA	94901
2560	186-112-07		157 BAYVIEW DR	SAN RAFAEL	CA	94901
2561	186-112-08		2692 VEGAS AVE	CASTRO VALLEY	CA	94546
2562	186-112-14		57 BAYVIEW DR	SAN RAFAEL	CA	94901
2563	186-112-15		33 BAYVIEW DR	SAN RAFAEL	CA	94901
2564	186-112-16		135 BAYVIEW DR	SAN RAFAEL	CA	94901
2565	186-112-18		PO BOX D	SAN RAFAEL	CA	94913-3903
2568	186-112-21		2323 VALLEJO ST	SAN FRANCISCO	CA	94123
2569	186-112-22		139 BAYVIEW DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2559M	186-112-23		31 BAYVIEW DR	SAN RAFAEL	CA	94901
2570	186-121-14		110 BAYVIEW DR	SAN RAFAEL	CA	94901
2571	186-121-17		871 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2572	186-121-18		227 22ND ST	HUNTINGTON BEACH	CA	92648
2573	186-121-21		114 BAYVIEW DR	SAN RAFAEL	CA	94901
2574	186-121-24		829 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2575	186-121-25		108 BAYVIEW DR	SAN RAFAEL	CA	94901-2502
2576	186-121-28		344 63RD ST	OAKLAND	CA	94618
2577	186-121-29		344 63RD ST	OAKLAND	CA	94618
2578	186-121-30		PO BOX 242	GUINDA	CA	95637
2579	186-121-31		PO BOX 242	GUINDA	CA	95637
2580M	186-121-37		100 BAYVIEW DR	SAN RAFAEL	CA	94901
2582	186-121-36		90 BAYVIEW DR	SAN RAFAEL	CA	94901
2583	186-122-07		836 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2584	186-122-08		836 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2585	186-131-03		27 BAYVIEW DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2586	186-131-04	[REDACTED]	23 BAYVIEW DR	SAN RAFAEL	CA	94901
2587	186-132-04		60 BAYVIEW DR	SAN RAFAEL	CA	94901
2588	186-132-14		80 BAYVIEW DR	SAN RAFAEL	CA	94901
2589	186-132-15		30 BAYVIEW DR	SAN RAFAEL	CA	94901
2590	186-132-18		30 BAYVIEW DR	SAN RAFAEL	CA	94901
2591	186-132-22		755 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2592	186-132-23		745 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2593	186-132-24		761 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2594	186-132-25		765 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2595	186-132-26		10 BAYVIEW DR	SAN RAFAEL	CA	94901
2596	186-132-27		2690 HEATHERSTONE DR	SAN RAFAEL	CA	94903
2597	186-132-40		52 OLIVE AVE	PIEDMONT	CA	94611
2598	186-132-41		40 BAYVIEW DR	SAN RAFAEL	CA	94901
2599	186-132-42		60 BAYVIEW DR	SAN RAFAEL	CA	94901
2600	186-141-01		5117 PACIFICA DR	SAN DIEGO	CA	92109

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2601	186-141-02		5117 PACIFICA DR	SAN DIEGO	CA	92109
2602	186-141-03		1061 BUTTERFIELD RD	SAN ANSELMO	CA	94960
2603	186-141-04		732 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2604	186-141-05		5094 PARADISE DR	CORTE MADERA	CA	94925
2605	186-141-06		738 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901-2533
2606	186-141-07		905 SE 10TH CT	POMPANO BEACH	FL	33060
2607	186-141-09		748 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2608	186-141-10		106 OAK DR	SAN RAFAEL	CA	94901
2609	186-141-11		108 OAK DR	SAN RAFAEL	CA	94901
2610	186-141-15		124 OAK DR	SAN RAFAEL	CA	94901
2611	186-141-16		PO BOX 151542	SAN RAFAEL	CA	94915
2612	186-141-17		34 MARINE DR	SAN RAFAEL	CA	94901
2613	186-141-20		15 MOUNTAIN VIEW AVE	SAN RAFAEL	CA	94901
2614	186-141-22		116 OAK DR	SAN RAFAEL	CA	94901
2615	186-141-23		122 OAK DR	SAN RAFAEL	CA	94901-2513
2616	186-141-24		110 OAK DR	SAN RAFAEL	CA	94901
2617	186-141-26		748 PT SAN PEDRO RD	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2618	186-141-30			SACRAMENTO	CA	
2619	186-141-31		PO BOX 151560	SAN RAFAEL	CA	94915-1560
2620	186-141-32		235 SANTA ANA AVE	SAN FRANCISCO	CA	94127
2621	186-141-33		112 OAK DR	SAN RAFAEL	CA	94901
2622	186-141-34		114 OAK DR	SAN RAFAEL	CA	94901-2513
2623	186-142-01		220 RAGLE AVE S	SEBASTOPOL	CA	95472
2624	186-142-02		704 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2625M	186-142-37		708 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2626	186-142-05		712 POINT SAN PEDRO RD	SAN RAFAEL	CA	94901
2627	186-142-06		2 BEACH DR	SAN RAFAEL	CA	94901
2628	186-142-07		4 BEACH DR	SAN RAFAEL	CA	94901
2630	186-142-14		26 BEACH DR	SAN RAFAEL	CA	94901
2631	186-142-15		50 MARINE DR	SAN RAFAEL	CA	94901
2632	186-142-16		40 MARINE DR	SAN RAFAEL	CA	94901
2633	186-142-17		46 MARINE DR	SAN RAFAEL	CA	94901
2634	186-142-18		38 BEACH DR	SAN RAFAEL	CA	94901
2635	186-142-19		50 MARINE DR	SAN RAFAEL	CA	94901
2636	186-142-20		55 MARINE DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2637	186-142-25		33 DELLWOOD CT	SAN RAFAEL	CA	94901
2638	186-142-26		5707 E 32ND ST	YUMA	AZ	85365
2639	186-142-27		45 MARINE DR	SAN RAFAEL	CA	94901
2640	186-142-30		704 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2642	186-142-32		1104 WALNUT ST	WESTERN SPRINGS	IL	60558
2643	186-142-33		201 MISSION ST 4TH FL	SAN FRANCISCO	CA	94105
2644	186-142-34		55 ROWLEY CIR	TIBURON	CA	94920
2645	186-142-35		55 ROWLEY CIR	TIBURON	CA	94920
2646	186-142-36		55 ROWLEY CIR	TIBURON	CA	94920
2647	186-152-02		190 OAK DR	SAN RAFAEL	CA	94901
2648	186-152-03		160 OAK DR	SAN RAFAEL	CA	94901
2649	186-152-10		170 OAK DR	SAN RAFAEL	CA	94901
2650	186-152-11		166 OAK DR	SAN RAFAEL	CA	94901
2651	186-153-01		35 MARINE DR	SAN RAFAEL	CA	94901
2652	186-153-02		51 BEACH DR	SAN RAFAEL	CA	94901
2653	186-153-03		53 BEACH DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2654	186-153-04		2307 STUART ST	BERKELEY	CA	94705-1108
2655	186-153-05		121 LINDEN LN	SAN RAFAEL	CA	94901
2656	186-153-06		121 LINDEN LN	SAN RAFAEL	CA	94901
2657M	186-153-71		816 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2658	186-153-21		824 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2659	186-153-22		1152 PICAACHO RD	LA HABRA HEIGHTS	CA	90631
2660	186-153-23		37647 TEAKWOOD DR	FREMONT	CA	94536
2661	186-153-24		37647 TEAKWOOD DR	FREMONT	CA	94536
2662	186-153-26		163 OAK DR	SAN RAFAEL	CA	94901
2663	186-153-35		187 OAK DR	SAN RAFAEL	CA	94901
2664	186-153-36		185 OAK DR	SAN RAFAEL	CA	94901
2665	186-153-37		183 OAK DR	SAN RAFAEL	CA	94901
2666	186-153-38		201 MISSION ST 4TH FL	SAN FRANCISCO	CA	94105
2667	186-153-44		PO BOX 10031	SAN RAFAEL	CA	94912

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2668	186-153-45		142 MILL ST	SAN RAFAEL	CA	94901
2669	186-153-48		800 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2670	186-153-49		800 PT SAN PEDRO RD	SAN RAFAEL	CA	94901
2671	186-153-51		9 MARINE DR	SAN RAFAEL	CA	94901
2672	186-153-52		11 MARINE DR	SAN RAFAEL	CA	94901
2673	186-153-53		16311 MIDDLEBELT RD	LIVONIA	MI	48154
2674	186-153-55		74 VISTA DEL SOL	MILL VALLEY	CA	94941
2675	186-153-56		109 OAK DR	SAN RAFAEL	CA	94901
2676	186-153-57		115 OAK DR	SAN RAFAEL	CA	94901
2677	186-153-58		117 OAK DR	SAN RAFAEL	CA	94901
2678	186-153-59		119 OAK DR	SAN RAFAEL	CA	94901
2679	186-153-60		121 OAK DR	SAN RAFAEL	CA	94901
2680	186-153-61		123 OAK DR	SAN RAFAEL	CA	94901
2681	186-153-62		133 OAK DR	SAN RAFAEL	CA	94901
2683	186-153-69		946 CAULFIELD LN STE B	PETALUMA	CA	94952



**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2684	186-153-70	[REDACTED]	762 MOUNTAIN VIEW AVE	LONGMONT	CO	80501
2685	186-470-65		SAN RAFAEL	CA	94901	
2686	186-470-66		SACRAMENTO	CA		
2687	186-470-81		1400 FIFTH AVE	SAN RAFAEL	CA	94901
2688	186-470-85		82 MCNEAR DR	SAN RAFAEL	CA	94901
2689	186-470-87		85 MC NEAR DR	SAN RAFAEL	CA	94901
2690	186-470-90		SAN RAFAEL CA	SAN RAFAEL	CA	94901
2691	186-470-91		6600 HUNTER DR	ROHNERT PARK	CA	94928
2692	186-470-93		PO BOX 2803	NOVATO	CA	94948
2693	186-470-99		81 MCNEAR DR	SAN RAFAEL	CA	94901
2694	186-491-01		3 LAURELWOOD CT	SAN RAFAEL	CA	94901
2695	186-491-02		7 LAURELWOOD CT	SAN RAFAEL	CA	94901
2696	186-491-03		11 LAURELWOOD CT	SAN RAFAEL	CA	94901
2697	186-491-04		15 LAURELWOOD CT	SAN RAFAEL	CA	94901
2698	186-491-05		19 LAURELWOOD CT	SAN RAFAEL	CA	94901
2699	186-491-06	23 LAURELWOOD CT	SAN RAFAEL	CA	94901	

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2700	186-491-07		27 LAURELWOOD CT	SAN RAFAEL	CA	94901
2701	186-492-01		30 LAURELWOOD CT	SAN RAFAEL	CA	94901
2702	186-492-02		3971 CLAY ST	SAN FRANCISCO	CA	94118
2703	186-492-03		22 LAURELWOOD CT	SAN RAFAEL	CA	94901-1433
2704	186-492-04		18 LAURELWOOD CT	SAN RAFAEL	CA	94901
2705	186-492-05		14 LAURELWOOD CT	SAN RAFAEL	CA	94901
2706	186-492-06		10 LAURELWOOD CT	SAN RAFAEL	CA	94901
2707	186-492-07		4 LAURELWOOD CT	SAN RAFAEL	CA	94901
2708	186-492-08		317 KNIGHT DR	SAN RAFAEL	CA	94901
2709	186-492-09		323 KNIGHT DR	SAN RAFAEL	CA	94901
2710	186-492-10		327 KNIGHT DR	SAN RAFAEL	CA	94901
2711	186-492-11		331 KNIGHT DR	SAN RAFAEL	CA	94901
2712	186-492-12		337 KNIGHT DR	SAN RAFAEL	CA	94901
2713	186-492-13		345 KNIGHT DR	SAN RAFAEL	CA	94901
2714	186-492-14		351 KNIGHT DR	SAN RAFAEL	CA	94901
2715	186-493-01		356 KNIGHT DR	SAN RAFAEL	CA	94901
2716	186-493-02		352 KNIGHT DR	SAN RAFAEL	CA	94901
2717	186-493-03	348 KNIGHT DR	SAN RAFAEL	CA	94901	

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2718	186-493-05		340 KNIGHT DR	SAN RAFAEL	CA	94901
2719	186-493-06		336 KNIGHT DR	SAN RAFAEL	CA	94901
2720	186-493-07		332 KNIGHT DR	SAN RAFAEL	CA	94901
2721	186-493-08		328 KNIGHT DR	SAN RAFAEL	CA	94901
2722	186-493-09		324 KNIGHT DR	SAN RAFAEL	CA	94901
2723	186-493-10		320 KNIGHT DR	SAN RAFAEL	CA	94901
2724	186-493-11		316 KNIGHT DR	SAN RAFAEL	CA	94901
2725	186-493-12		312 KNIGHT DR	SAN RAFAEL	CA	94901-1431
2726	186-493-13		308 KNIGHT DR	SAN RAFAEL	CA	94901
2727	186-493-14		191 MC NEAR DR	SAN RAFAEL	CA	94901
2728	186-493-15		197 MCNEAR DR	SAN RAFAEL	CA	94901
2729	186-493-16		203 MC NEAR DR	SAN RAFAEL	CA	94901
2730	186-493-17		71 W HUBBARD ST #4805	CHICAGO	IL	60654
2731	186-493-18		211 MC NEAR DR	SAN RAFAEL	CA	94901
2732	186-493-19		215 MC NEAR DR	SAN RAFAEL	CA	94901
2733	186-493-21		223 MC NEAR DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip	
2734	186-493-22		227 MC NEAR DR	SAN RAFAEL	CA	94901	
2735	186-493-23		231 MC NEAR DR	SAN RAFAEL	CA	94901	
2736	186-493-24		235 MCNEAR DR	SAN RAFAEL	CA	94901-1436	
2737	186-493-25		239 MC NEAR DR	SAN RAFAEL	CA	94901	
2738	186-493-26		243 MC NEAR DR	SAN RAFAEL	CA	94901	
2739	186-493-27		247 MCNEAR DR	SAN RAFAEL	CA	94901	
2740	186-493-28		344 KNIGHT DR	SAN RAFAEL	CA	94901	
2741	186-493-29				CORTE MADERA	CA	94925
2742	186-493-30		219 MC NEAR DR	SAN RAFAEL	CA	94901	
2743	186-494-01		248 MCNEAR DR	SAN RAFAEL	CA	94901-1437	
2744	186-494-02		242 MCNEAR DR	SAN RAFAEL	CA	94901	
2745	186-494-03		236 MCNEAR DR	SAN RAFAEL	CA	94901	
2746	186-494-04		230 MC NEAR DR	SAN RAFAEL	CA	94901	
2747	186-494-05		PO BOX 5111	LARKSPUR	CA	94977-5111	
2748	186-495-01		214 MC NEAR DR	SAN RAFAEL	CA	94901	
2749	186-495-02	208 MC NEAR DR	SAN RAFAEL	CA	94901		

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Address	City	State	Zip
2750	186-495-03	204 MC NEAR DR	SAN RAFAEL	CA	94901
2751	186-495-04	200 MCNEAR DR	SAN RAFAEL	CA	94901
2752	186-495-05	196 MC NEAR DR	SAN RAFAEL	CA	94901
2753	186-501-01	297 KNIGHT DR	SAN RAFAEL	CA	94901
2754	186-501-02	301 KNIGHT DR	SAN RAFAEL	CA	94901
2755	186-502-01	304 KNIGHT DR	SAN RAFAEL	CA	94901
2756	186-502-02	300 KNIGHT DR	SAN RAFAEL	CA	94901
2757	186-502-03	296 KNIGHT DR	SAN RAFAEL	CA	94901
2758	186-502-06	9 WOODSIDE WAY	SAN RAFAEL	CA	94901-1439
2759	186-502-08	17 WOODSIDE WAY	SAN RAFAEL	CA	94901
2760	186-502-09	23 WOODSIDE WAY	SAN RAFAEL	CA	94901
2761	186-502-10	29 WOODSIDE WAY	SAN RAFAEL	CA	94901
2762	186-502-11	3 PINECONE CT	SAN RAFAEL	CA	94901
2763	186-502-12	7 PINECONE CT	SAN RAFAEL	CA	94901
2764	186-502-13	11 PINECONE CT	SAN RAFAEL	CA	94901
2765	186-502-14	8 PINECONE CT	SAN RAFAEL	CA	94901
2766	186-502-15	35 WOODSIDE WAY	SAN RAFAEL	CA	94901
2767	186-502-16	1742 TERRACE DR	BELMONT	CA	94002-1757

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2768	186-502-17		45 WOODSIDE WAY	SAN RAFAEL	CA	94901
2769	186-502-18		175 MCNEAR DR	SAN RAFAEL	CA	94901-1446
2770	186-502-19		179 MCNEAR DR	SAN RAFAEL	CA	94901
2771	186-502-20		185 MCNEAR DR	SAN RAFAEL	CA	94901
2772	186-502-22		5 WOODSIDE WAY	SAN RAFAEL	CA	94901
2773	186-502-23		11 WOODSIDE WAY	SAN RAFAEL	CA	94901
2774	186-502-25		3 WOODSIDE WAY	SAN RAFAEL	CA	94901
2775	186-503-01		192 MC NEAR DR	SAN RAFAEL	CA	94901
2776	186-503-02		188 MC NEAR DR	SAN RAFAEL	CA	94901
2777	186-503-03		2974 TILBURY WAY	ROSEVILLE	CA	95661
2778	186-503-04		180 MC NEAR DR	SAN RAFAEL	CA	94901
2779	186-503-05		176 MCNEAR DR	SAN RAFAEL	CA	94901
2780	186-503-06		170 MCNEAR DR	SAN RAFAEL	CA	94901
2781	186-503-07		PO BOX 472126	SAN FRANCISCO	CA	94147-2126
2782	186-504-02		40 WOODSIDE WAY	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2783	186-504-03		34 WOODSIDE WAY	SAN RAFAEL	CA	94901
2784	186-504-04		30 WOODSIDE WAY	SAN RAFAEL	CA	94901
2785	186-504-05		26 WOODSIDE WAY	SAN RAFAEL	CA	94901
2786	186-504-06		22 WOODSIDE WAY	SAN RAFAEL	CA	94901
2787	186-504-08		163 MCNEAR DR	SAN RAFAEL	CA	94901
2788	186-510-01		2 WOODSIDE WAY	SAN RAFAEL	CA	94901
2789	186-510-02		27 DUNFRIES TER	SAN RAFAEL	CA	94901
2790	186-510-03		10 WOODSIDE WAY	SAN RAFAEL	CA	94901-1440
2791	186-510-04		14 WOODSIDE WAY	SAN RAFAEL	CA	94901
2792	186-510-05		18 WOODSIDE WAY	SAN RAFAEL	CA	94901
2793	186-520-01		366 MARGARITA DR	SAN RAFAEL	CA	94901
2794	186-520-02		350 MARGARITA DR	SAN RAFAEL	CA	94901
2795	186-520-03		320 MARGARITA DR	SAN RAFAEL	CA	94901
2796	186-520-06		PO BOX 750007	PETALUMA	CA	94975-0007
2797	186-520-09		PO BOX 750007	PETALUMA	CA	94975-0007
2798	186-520-10			CORTE MADERA	CA	94925
2799	186-520-11		PO BOX 750007	PETALUMA	CA	94975-0007

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2800	186-520-12		292 MARGARITA DR	SAN RAFAEL	CA	94901
2801	186-520-13		290 MARGARITA DR	SAN RAFAEL	CA	94901
2802	186-520-14		296 MARGARITA DR	SAN RAFAEL	CA	94901
2803	186-520-15			SAN RAFAEL	CA	94901
2804	186-520-16			SAN RAFAEL	CA	94901
2805	186-520-19		3001 BRIDGEWAY #370-K	SAUSALITO	CA	94965
2806	186-520-20		PO BOX 994	CORTE MADERA	CA	94976-0994
2807	186-530-01		176 PEACOCK DR	SAN RAFAEL	CA	94901
2808	186-530-02		180 PEACOCK DR	SAN RAFAEL	CA	94901
2809	186-530-03		184 PEACOCK DR	SAN RAFAEL	CA	94901
2810	186-530-06		196 PEACOCK DR	SAN RAFAEL	CA	94901
2811	186-530-07		200 PEACOCK DR	SAN RAFAEL	CA	94901
2812	186-530-08		2 SILK OAK CIR	SAN RAFAEL	CA	94901
2813	186-530-09		6 WOODROSE CT	SAN RAFAEL	CA	94901
2814	186-530-10	10 WOODROSE CT	SAN RAFAEL	CA	94901	



**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2815	186-530-11		9 WOODROSE CT	SAN RAFAEL	CA	94901
2816	186-530-12		5 WOODROSE CT	SAN RAFAEL	CA	94901
2817	186-530-13		1 WOODROSE CT	SAN RAFAEL	CA	94901
2818	186-530-14		10 SILK OAK CIR	SAN RAFAEL	CA	94901
2819	186-530-15		4 SNOWBERRY CT	SAN RAFAEL	CA	94901
2820	186-530-16		8 SNOWBERRY CT	SAN RAFAEL	CA	94901-1592
2821	186-530-17		12 SNOWBERRY CT	SAN RAFAEL	CA	94901
2822	186-530-18		11 SNOWBERRY CT	SAN RAFAEL	CA	94901
2823	186-530-19		7 SNOWBERRY CT	SAN RAFAEL	CA	94901
2824	186-530-20		14 SILK OAK CIR	SAN RAFAEL	CA	94901
2825	186-530-21		2 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2826	186-530-22		6 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2827	186-530-23		10 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2828	186-530-24		14 SAGEBRUSH CT	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2829	186-530-25		18 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2830	186-530-26		15 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2831	186-530-27		11 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2832	186-530-28		9 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2833	186-530-29		5 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2834	186-530-30		1 SAGEBRUSH CT	SAN RAFAEL	CA	94901
2835	186-530-31		4 LUPINE CT	SAN RAFAEL	CA	94901-1588
2836	186-530-32		8 LUPINE CT	SAN RAFAEL	CA	94901
2837	186-530-33		12 LUPINE CT	SAN RAFAEL	CA	94901
2838	186-530-34		16 LUPINE CT	SAN RAFAEL	CA	94901
2839	186-530-35		20 LUPINE CT	SAN RAFAEL	CA	94901
2840	186-530-36		27 LUPINE CT	SAN RAFAEL	CA	94901
2841	186-530-37		23 LUPINE CT	SAN RAFAEL	CA	94901
2842	186-530-38		19 LUPINE CT	SAN RAFAEL	CA	94901
2843	186-530-39		15 LUPINE CT	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2844	186-530-40		11 LUPINE CT	SAN RAFAEL	CA	94901-1589
2845	186-530-41		900 MISSION AVE #A	SAN RAFAEL	CA	94901
2846	186-530-42		3 LUPINE CT	SAN RAFAEL	CA	94901
2847	186-530-43		24 SILK OAK CIR	SAN RAFAEL	CA	94901
2848	186-530-44		26 SILK OAK CIR	SAN RAFAEL	CA	94901-8302
2849	186-530-45		6 BRACKEN CT	SAN RAFAEL	CA	94901
2850	186-530-46		10 BRACKEN CT	SAN RAFAEL	CA	94901
2851	186-530-47		14 BRACKEN CT	SAN RAFAEL	CA	94901
2852	186-530-48		18 BRACKEN CT	SAN RAFAEL	CA	94901
2853	186-530-49		21 BRACKEN CT	SAN RAFAEL	CA	94901
2854	186-530-50		17 BRACKEN CT	SAN RAFAEL	CA	94901
2855	186-530-51		13 BRACKEN CT	SAN RAFAEL	CA	94901
2856	186-530-52		65 FAIRWAY DR	SAN RAFAEL	CA	94901
2857	186-530-53		5 BRACKEN CT	SAN RAFAEL	CA	94901
2858	186-530-54		1 BRACKEN CT	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2859	186-530-55		25 SILK OAK CIR	SAN RAFAEL	CA	94901
2860	186-530-56		21 SILK OAK CIR	SAN RAFAEL	CA	94901-8301
2861	186-530-57		PO BOX 1067	TIBURON	CA	94920
2862	186-530-58		15 SILK OAK CIR	SAN RAFAEL	CA	94901
2863	186-530-59		9 SILK OAK CIR	SAN RAFAEL	CA	94901
2864	186-530-60		5 SILK OAK CIR	SAN RAFAEL	CA	94901
2865	186-530-61		1 SILK OAK CIR	SAN RAFAEL	CA	94901
2866	186-530-64		DEPT OF PUBLIC WORKS	SAN RAFAEL	CA	94915
2867	186-530-66		192 PEACOCK DR	SAN RAFAEL	CA	94901
2868	186-530-67		188 PEACOCK DR	SAN RAFAEL	CA	94901
2869	186-530-68			SAN RAFAEL	CA	94901
2870	186-540-01		4 ACELA DR	BELVEDERE TIBURON	CA	94920-1609
2871	186-540-02		9 ROBINHOOD DR	SAN RAFAEL	CA	94901
2872	186-540-03		85 PARTRIDGE DR	SAN RAFAEL	CA	94901
2873	186-540-04		4 PACHECO CREEK DR	NOVATO	CA	94949
2874	186-540-05		10 PARTRIDGE CT	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2875	186-540-06		14 PARTRIDGE CT	SAN RAFAEL	CA	94901
2876	186-540-07		18 PARTRIDGE CT	SAN RAFAEL	CA	94901
2877	186-540-08		22 PARTRIDGE CT	SAN RAFAEL	CA	94901
2878	186-540-09		26 PARTRIDGE CT	SAN RAFAEL	CA	94901
2879	186-540-10		170 PALO ALTO AVE	SAN FRANCISCO	CA	94114-2122
2880	186-540-11		25 PARTRIDGE CT	SAN RAFAEL	CA	94901
2881	186-540-12		21 PARTRIDGE CT	SAN RAFAEL	CA	94901-1500
2882	186-540-13		17 PARTRIDGE CT	SAN RAFAEL	CA	94901
2883	186-540-14		2 ARDMORE RD	LARKSPUR	CA	94939
2884	186-540-15		9 PARTRIDGE CT	SAN RAFAEL	CA	94901
2885	186-540-16		53 LAGOON VISTA	TIBURON	CA	94920
2886	186-540-17		1 PARTRIDGE CT	SAN RAFAEL	CA	94901
2887	186-540-18		PO BOX 558	ORCAS	WA	98280-0558
2888	186-540-19		PO BOX 151118	SAN RAFAEL	CA	94915-1118
2889	186-540-20		357 MONTFORD AVE	MILL VALLEY	CA	94941
2890	186-540-21		47 PARTRIDGE DR	SAN RAFAEL	CA	94901

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2891	186-540-22		39 PARTRIDGE DR	SAN RAFAEL	CA	94901
2892	186-540-23		31 PARTRIDGE DR	SAN RAFAEL	CA	94901
2893	186-540-24		23 PARTRIDGE DR	SAN RAFAEL	CA	94901
2894	186-540-25		PO BOX 653	MILL VALLEY	CA	94942-0653
2895	186-540-26		11 PARTRIDGE DR	SAN RAFAEL	CA	94901
2896	186-540-27		7 PARTRIDGE DR	SAN RAFAEL	CA	94901
2897	186-540-28		3 PARTRIDGE DR	SAN RAFAEL	CA	94901
2898	186-540-29		4 PARTRIDGE DR	SAN RAFAEL	CA	94901
2899	186-540-30		1044 SIR FRANCIS DRAKE BLVD	KENTFIELD	CA	94904
2900	186-540-31		12 PARTRIDGE DR	SAN RAFAEL	CA	94901-1598
2901	186-540-32		16 PARTRIDGE DR	SAN RAFAEL	CA	94901
2902	186-540-33		20 PARTRIDGE DR	SAN RAFAEL	CA	94901
2903	186-540-34		24 PARTRIDGE DR	SAN RAFAEL	CA	94901-1598
2904	186-540-35		28 PARTRIDGE DR	SAN RAFAEL	CA	94901
2905	186-540-36		32 PARTRIDGE DR	SAN RAFAEL	CA	94901-1598

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2906	186-540-37		36 PARTRIDGE DR	SAN RAFAEL	CA	94901
2907	186-540-38		40 PARTRIDGE DR	SAN RAFAEL	CA	94901
2908	186-540-39		50 PARTRIDGE DR	SAN RAFAEL	CA	94901
2909	186-540-40		54 PARTRIDGE DR	SAN RAFAEL	CA	94901
2910	186-540-41		58 PARTRIDGE DR	SAN RAFAEL	CA	94901
2911	186-540-42		PO BOX 151118	SAN RAFAEL	CA	94915-1118
2912	186-540-43		66 PARTRIDGE DR	SAN RAFAEL	CA	94901
2913	186-540-44		211 RIVIERA DR	SAN RAFAEL	CA	94901
2914	186-540-45		74 PARTRIDGE DR	SAN RAFAEL	CA	94901
2915	186-540-46		78 PARTRIDGE DR	SAN RAFAEL	CA	94901
2916	186-540-47		82 PARTRIDGE DR	SAN RAFAEL	CA	94901
2917	186-540-48		86 PARTRIDGE DR	SAN RAFAEL	CA	94901
2918	186-540-49		90 PARTRIDGE DR	SAN RAFAEL	CA	94901-1598
2919	186-540-50		94 PARTRIDGE DR	SAN RAFAEL	CA	94901
2920	186-540-51		6600 HUNTER DR	ROHNERT PARK	CA	94928

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LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
2921	186-540-52		6600 HUNTER DR	ROHNERT PARK	CA	94928
2922	186-551-01		400 BISCAYNE DR	SAN RAFAEL	CA	94901
2923	186-551-02		404 BISCAYNE DR	SAN RAFAEL	CA	94901
2924	186-551-03		408 BISCAYNE DR	SAN RAFAEL	CA	94901
2925	186-551-04		12 PHEASANT CT	SAN RAFAEL	CA	94901
2926	186-551-05		416 BISCAYNE DR	SAN RAFAEL	CA	94901
2927	186-551-08		11 PHEASANT CT	SAN RAFAEL	CA	94901-8330
2928	186-551-09		7 PHEASANT CT	SAN RAFAEL	CA	94901
2929	186-551-10		506 BISCAYNE DR	SAN RAFAEL	CA	94901
2930	186-551-12		514 BISCAYNE DR	SAN RAFAEL	CA	94901
2931	186-551-14		522 BISCAYNE DR	SAN RAFAEL	CA	94901-8321
2932	186-551-15		526 BISCAYNE DR	SAN RAFAEL	CA	94901
2933	186-551-16		528 BISCAYNE DR	SAN RAFAEL	CA	94901
2934	186-551-20		546 BISCAYNE DR	SAN RAFAEL	CA	94901-8321
2935	186-551-21		PO BOX 6068	SAN RAFAEL	CA	94903-0068



**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2936	186-551-22		554 BISCAYNE DR	SAN RAFAEL	CA	94901-8321
2937	186-551-23		558 BISCAYNE DR	SAN RAFAEL	CA	94901-8321
2938	186-551-24		604 BISCAYNE DR	SAN RAFAEL	CA	94901-8323
2939	186-551-25		608 BISCAYNE DR	SAN RAFAEL	CA	94901
2940	186-551-26		612 BISCAYNE DR	SAN RAFAEL	CA	94901
2941	186-551-27		616 BISCAYNE DR	SAN RAFAEL	CA	94901
2942	186-551-28		620 BISCAYNE DR	SAN RAFAEL	CA	94901
2943	186-551-29		624 BISCAYNE DR	SAN RAFAEL	CA	94901
2944	186-551-30		628 BISCAYNE DR	SAN RAFAEL	CA	94901
2945	186-551-31		632 BISCAYNE DR	SAN RAFAEL	CA	94901
2946	186-551-32		636 BISCAYNE DR	SAN RAFAEL	CA	94901
2947	186-551-33		640 BISCAYNE DR	SAN RAFAEL	CA	94901
2948	186-551-34		555 MISSION ST	SAN FRANCISCO	CA	94105-0920

**PART E**  
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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2949	186-551-35		395 BISCAYNE DR	SAN RAFAEL	CA	94901
2950	186-551-36		391 BISCAYNE DR	SAN RAFAEL	CA	94901
2951	186-551-37		PO BOX 702748	DALLAS	TX	75370-2748
2952	186-551-38		538 BISCAYNE DR	SAN RAFAEL	CA	94901
2953	186-551-42		9101 ALTA DR UNIT 3	LAS VEGAS	NV	89145-8500
2954	186-551-43		534 BISCAYNE DR	SAN RAFAEL	CA	94901
2955	186-551-45		510 BISCAYNE DR	SAN RAFAEL	CA	94901
2956	186-551-47		12 PHEASANT CT	SAN RAFAEL	CA	94901
2957	186-551-48		8 PHEASANT CT	SAN RAFAEL	CA	94901
2958	186-551-49		518 BISCAYNE DR	SAN RAFAEL	CA	94901
2959	186-552-01		PO BOX 702748	DALLAS	TX	75370-2748
2960	186-552-02		627 BISCAYNE DR	SAN RAFAEL	CA	94901
2961	186-552-03		PO BOX 702748	DALLAS	TX	75370
2962	186-552-05		611 BISCAYNE DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2963	186-552-06		615 BISCAYNE DR	SAN RAFAEL	CA	94901
2964	186-552-07		619 BISCAYNE DR	SAN RAFAEL	CA	94901
2965	186-552-08		623 BISCAYNE DR	SAN RAFAEL	CA	94901
2966	186-560-01		1 PEACOCK CT	SAN RAFAEL	CA	94901-8325
2967	186-560-02		3 PEACOCK CT	SAN RAFAEL	CA	94901
2968	186-560-03		79145 MANDARINA	LAQUINTA	CA	92253
2969	186-560-04		36 OAKLAND AVE	SAN ANSELMO	CA	94960
2970	186-560-05		9 PEACOCK CT	SAN RAFAEL	CA	94901
2971	186-560-06		11 PEACOCK CT	SAN RAFAEL	CA	94901
2972	186-560-07		13 PEACOCK CT	SAN RAFAEL	CA	94901
2973	186-560-08		15 PEACOCK CT	SAN RAFAEL	CA	94901
2974	186-560-09		17 PEACOCK CT	SAN RAFAEL	CA	94901
2975	186-560-10		19 PEACOCK CT	SAN RAFAEL	CA	94901
2976	186-560-11		21 PEACOCK CT	SAN RAFAEL	CA	94901
2977	186-560-12		794 PINE TREE POINT RD	SWANTON	MD	21561

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2978	186-560-13		25 PEACOCK CT	SAN RAFAEL	CA	94901
2979	186-560-14		27 PEACOCK CT	SAN RAFAEL	CA	94901
2980	186-560-15		31 PEACOCK CT	SAN RAFAEL	CA	94901-8314
2981	186-560-16		33 PEACOCK CT	SAN RAFAEL	CA	94901
2982	186-560-17		7 NIGHTINGALE LN	SAN RAFAEL	CA	94901
2983	186-560-18		36 PEACOCK CT	SAN RAFAEL	CA	94901
2984	186-560-19		34 PEACOCK CT	SAN RAFAEL	CA	94901
2985	186-560-20		32 PEACOCK CT	SAN RAFAEL	CA	94901
2986	186-560-21		30 PEACOCK CT	SAN RAFAEL	CA	94901
2987	186-560-22		PO BOX 1156	TIBURON	CA	94920
2988	186-560-23		26 PEACOCK CT	SAN RAFAEL	CA	94901
2989	186-560-24		24 PEACOCK CT	SAN RAFAEL	CA	94901
2990	186-560-25		22 PEACOCK CT	SAN RAFAEL	CA	94901
2991	186-560-26		20 PEACOCK CT	SAN RAFAEL	CA	94901
2992	186-560-27		18 PEACOCK CT	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
2993	186-560-28		PO BOX 2803	NOVATO	CA	94948
2994	186-571-01		537 BISCAYNE DR	SAN RAFAEL	CA	94901
2995	186-571-02		553 BISCAYNE DR	SAN RAFAEL	CA	94901
2996	186-571-03		400 BISCAYNE DR	SAN RAFAEL	CA	94901
2997	186-571-04		538 BISCAYNE DR	SAN RAFAEL	CA	94901
2998	186-571-09		545 BISCAYNE DR	SAN RAFAEL	CA	94901
2999	186-571-10		569 BISCAYNE DR	SAN RAFAEL	CA	94901
3000	186-571-11		565 BISCAYNE DR	SAN RAFAEL	CA	94901
3001	186-571-12		541 BISCAYNE DR	SAN RAFAEL	CA	94901
3002	186-571-22		68 MITCHELL BLVD STE 100	SAN RAFAEL	CA	94903
3003	186-571-23		533 BISCAYNE DR	SAN RAFAEL	CA	94901
3004	186-571-24		529 BISCAYNE DR	SAN RAFAEL	CA	94901
3005	186-571-25		557 BISCAYNE DR	SAN RAFAEL	CA	94901
3006	186-571-26		549 BISCAYNE DR	SAN RAFAEL	CA	94901

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER		Address	City	State	Zip
545-09	016-070-09		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-10	016-070-10		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-12	016-070-12		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-13	016-070-13		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-14	016-070-14		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-15	016-070-15		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-16	016-070-16		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-17	016-070-17		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-18	016-070-18		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-19	016-070-19		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

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LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
545-20	016-070-20		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-21	016-070-21		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
545-22	016-070-22		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-01	016-341-01		20 LOCH LOMOND DR	SAN RAFAEL	CA	94901
549-02	016-341-02		816 ACOMA STREET #1602	DENVER	CO	80204
549-03	016-341-03		18 BAYHARBOR WAY	SAN RAFAEL	CA	94901-2586
549-04	016-341-04		1999 AVENUE OF THE STARS, STE 2850, STE 2850	LOS ANGELES	CA	90067
549-05	016-341-05		1999 AVENUE OF THE STARS, STE 2850, STE 2850	LOS ANGELES	CA	90067
549-06	016-341-06		1999 AVENUE OF THE STARS, STE 2850, STE 2850	LOS ANGELES	CA	90067
549-07	016-341-07		1999 AVENUE OF THE STARS, STE 2850, STE 2850, STE 2850	LOS ANGELES	CA	90067
549-08	016-341-08		1999 AVENUE OF THE STARS, STE 2850, STE 2850	LOS ANGELES	CA	90067
549-09	016-341-09		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-10	016-341-10		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

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LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
549-11	016-341-11		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-12	016-341-12		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-13	016-341-13		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-14	016-341-14		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-15	016-341-15		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-16	016-341-16		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-17	016-341-17		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-18	016-341-18		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-19	016-341-19		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-20	016-341-20		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-21	016-341-21		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-22	016-341-22		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-23	016-341-23		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067



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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
549-24	016-341-24		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-25	016-341-25		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-26	016-341-26		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-27	016-341-27		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-28	016-341-28		31 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-29	016-341-29		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-30	016-341-30		126 LOCH LOMOND DR	SAN RAFAEL	CA	94901-2508
549-31	016-341-31		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-32	016-341-32		17 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-33	016-341-33		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-34	016-341-34		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-35	016-341-35		90 LOCH LOMOND DR	SAN RAFAEL	CA	94901
549-36	016-341-36		88 LOCH LOMOND DR	SAN RAFAEL	CA	94901
549-37	016-341-37		86 LOCH LOMOND DR	SAN RAFAEL	CA	94901-2503
549-38	016-341-38		84 LOCH LOMOND DR	SAN RAFAEL	CA	94901

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
549-39	016-341-39		82 LOCH LOMOND DR	SAN RAFAEL	CA	94901
549-40	016-341-40		50 LOCH LOMOND DR	SAN RAFAEL	CA	94901-2503
549-41	016-341-41		48 LOCH LOMOND DR	SAN RAFAEL	CA	94901
549-42	016-341-42		46 LOCH LOMOND DR	SAN RAFAEL	CA	94901
549-43	016-341-43		44 LOCH LOMOND DR	SAN RAFAEL	CA	94901
549-44	016-341-44		2803 MIDLANE ST UNIT A	HOUSTON	TX	77027
549-45	016-341-45		14 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-46	016-341-46		12 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-47	016-341-47		10 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-48	016-341-48		8 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-49	016-341-49		6 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-50	016-341-50		16 GEARY AVE	KENTFIELD	CA	94904
549-51	016-341-51		5 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-52	016-341-52		7 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-53	016-341-53		9 BAYHARBOR WAY	SAN RAFAEL	CA	94901-2586
549-54	016-341-54		11 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-55	016-341-55		PO BOX 27566	SAN FRANCISCO	CA	94127

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SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
549-56	016-341-56		79 LAS CASAS DR	SAN RAFAEL	CA	94901
549-57	016-341-57		22 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-58	016-341-58		20 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-59	016-341-59		34 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-60	016-341-60		32 BAYHARBOR WAY	SAN RAFAEL	CA	94901-2586
549-61	016-341-61		30 BAYHARBOR WAY	SAN RAFAEL	CA	94901
549-62	016-341-62		2940 NW CIRCLE A DR	PORTLAND	OR	97229
549-63	016-341-63		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-64	016-341-64		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-65	016-341-65		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-66	016-341-66		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-67	016-341-67		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-68	016-341-68		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-69	016-341-69		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

**PART E  
LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
549-70	016-341-70		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-71	016-341-71		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-72	016-341-72		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-73	016-341-73		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-74	016-341-74		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-75	016-341-75		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-76	016-341-76		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-77	016-341-77		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-78	016-341-78		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-79	016-341-79		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-80	016-341-80		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-81	016-341-81		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-82	016-341-82		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

**PART E**  
**LIST OF PROPERTY OWNERS**

SPECIAL ASSESSMENT NUMBER	ASSESSOR'S PARCEL NUMBER	Mail to	Address	City	State	Zip
549-83	016-341-83		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-84	016-341-84		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-85	016-341-85		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-86	016-341-86		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-87	016-341-87		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-88	016-341-88		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-89	016-341-89		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-90	016-341-90		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-91	016-341-91		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067
549-92	016-341-92		1999 AVENUE OF THE STARS, STE 2850	LOS ANGELES	CA	90067

**PART F**  
**ASSESSMENT DIAGRAM**

See sheets 1 through 34 in Appendix D.

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# APPENDIX A

City of San Rafael

Pt. San Pedro Road Median Landscaping Assessment District

2018/2019 Engineer's Annual Report

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CITY OF SAN RAFAEL  
PT. SAN PEDRO ROAD MEDIAN LANDSCAPING  
ASSESSMENT DISTRICT  
ENGINEER'S FORMATION REPORT  
FISCAL YEAR 2011/2012



March 30, 2011



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**ENGINEER'S REPORT AFFIDAVIT**

**Formation of the**

**City of San Rafael**

**Pt. San Pedro Road Median Landscaping Assessment  
District**

**And establishment of Assessments for said District**

**County of Marin, State of California**

This Report and the enclosed budget, descriptions and diagrams outline the proposed formation and establishment of assessments for the Pt. San Pedro Road Median Landscaping Assessment District commencing in Fiscal Year 2011/2012. Said District includes each lot, parcel, and subdivision of land within the boundaries of said District as defined by the District Diagram contained herein as Part IV. Reference is hereby made to the Marin County Assessor's maps for a detailed description of the lines and dimensions of parcels within the Pt. San Pedro Road Median Landscaping Assessment District. The undersigned respectfully submits the enclosed Report as directed by the City of San Rafael City Council.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Willdan Financial Services  
Assessment Engineer  
On Behalf of the City of San Rafael

By: \_\_\_\_\_

Jim McGuire  
Senior Project Manager

By: \_\_\_\_\_

Richard Kopecky  
R. C. E. # 16742

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## INTRODUCTION

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Due in part to a severe drought in 1976, and the subsequent deterioration of the irrigation system, the landscape improvements within the median islands along Point San Pedro Road and Third Street east of Union Street has significantly declined to a point that very little of the original landscaping now remains other than some of the trees and vegetation that were able to survive with little water. Although the original landscaping for these medians was installed in connection with and for the benefit of the surrounding developments and properties that are directly adjacent to Point San Pedro Road and Third Street and/or serve as the primary access streets to those developments and properties, no local funding source was established to ensure the ongoing maintenance of those improvements. Ultimately, without a direct source of revenue pledged for repair, reconstruction and maintenance of the landscaping within these local medians, it has been necessary for both the County and City to limit the servicing of what landscaping remains to occasional trimming to control over-growth.

Numerous homeowners residing along, adjacent to, or in close proximity to Point San Pedro Road as well as other property owners, both within the City limits of the City of San Rafael and in the immediate contiguous unincorporated area of the County of Marin, have expressed a strong desire to form an assessment district for the purpose of improving, restoring and maintaining the landscaping within the twenty-nine (29) existing median islands along Point San Pedro Road and Third Street (hereafter, referred to collectively as the "Pt. San Pedro Road Medians" or "Medians"). Because these Medians and the properties that will derive a direct and special benefit from these improvements (properties immediately adjacent to and/or directly access the streets where the medians are located), encompasses an area (territory) within both jurisdictions, the City of San Rafael and the County of Marin have entered into a Memorandum of Understanding (MOU) concerning the formation of an assessment district. This proposed assessment district would fund in whole or in part through annual assessments, the capital costs associated with construction and restoration of the landscaping within the Pt. San Pedro Road Medians, as well as the ongoing maintenance and operation of those improvements and related incidental expenses associated with the administration of the assessment district. Pursuant to the MOU between the City of San Rafael (hereafter, referred to as the "City") and the County of Marin (hereafter, referred to as the "County"), adopted by both the County Board of Supervisors and by the City Council, the City will act as the lead agency and the legislative body for the proposed assessment district.

Further, pursuant to the provisions of the Landscape and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code commencing with §22500 (hereafter referred to as the "1972 Act"), and as applicable for the issuance of related bonds, pursuant to the Improvement Bond Act of 1915 Part 1 of Division 10 of the California Streets and Highways Code commencing with §8500 (hereafter referred to as the "1915 Act"), the City Council has, by resolution, initiated proceedings to establish a special benefit assessment district to be designated as the:

### **Pt. San Pedro Road Median Landscaping Assessment District**

(hereafter referred to as "District"), for the purpose of providing a revenue source to fund the annual debt service obligation for bonds issued to finance the construction, installation, enhancement, renovation and rehabilitation of the landscaping and related facilities; as well as the annual costs and expenses for the ongoing operation, maintenance, and servicing of those improvements including administration and other incidental expenses as authorized pursuant to the 1972 Act and the 1915 Act.

The City Council proposes to form the District and to levy and collect annual assessments on the County tax rolls to fund the estimated cost and expenses associated with the proposed improvements that provide special benefit to properties within the District as determined herein. The proposed annual assessments for this District shall be levied pursuant to the 1972 Act, and bonds may be issued pursuant to the 1915 Act. In conjunction with the authority of these legislative acts the proposed assessments will be made in compliance with the substantive and procedural requirements of the California State Constitution Article XIID ("California Constitution" or "Article XIID"). This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the formation of said District and the establishment of assessments to be levied and collected annually on the County Tax Rolls commencing in fiscal year 2011/2012, pursuant to Chapter 1, Article 4 beginning with §22565 of the 1972 Act. The District includes all lots and parcels of land within a defined boundary as shown on the District Diagram included in this Report as Part IV and further identified by the Marin County Assessor's Office Assessor's Parcel Numbers listed in the Assessment Roll referenced in this Report as Part V, as such Assessor's Parcel Numbers existed at the time this Report was prepared.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number (APN) by the Marin County Assessor's Office. The Marin County Auditor/Controller uses Assessor's Parcel Numbers and specific a Fund Number to identify properties to be assessed on the tax roll for the special benefit assessments described herein.

This Report describes the District and outlines the proposed purpose and estimated expenditures to be funded through annual assessments for the District to establish a maximum annual assessment that has been determined as necessary to support the District's proposed purpose and expenditures. The total District annual assessments presented herein is based on an estimated budget that reflects the revenues required to fund in whole or in part the capital costs associated with construction and restoration of the landscaping within the Pt. San Pedro Road Medians, as well as the ongoing maintenance and operation of those improvements. While the proposed total annual assessment for each property will be comprised of two components, one for debt service on Bonds issued for the initial capital construction costs, and the second for the annual operation and maintenance of the improvements, all annual assessment revenues including those budgeted for operation and maintenance shall be pledged first to the repayment of bonds (debt service) with the remaining assessment revenues collected each fiscal year (not applied to debt service and associated administrative expenses) being applied to maintenance and authorized incidental expenses.

As part of this District formation, the City shall conduct a property owner protest ballot proceeding for the proposed new special benefit assessments in accordance with the

provisions of Government Code, Section 53753, and California Constitution, Article XIID Section 4. In conjunction with this ballot proceeding, the City Council shall conduct a public hearing to consider public testimonies, comments and written protests regarding the formation of the District and levy of assessments. Upon conclusion of the public hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists (ballots shall be proportionally weighted based on each parcel's proposed assessment obligation). After all valid ballots have been tabulated the City Council will confirm the results of the ballot tabulation and determination of whether there is majority protest. If majority protest exists, the City shall abandon the formation of the District, and the proposed levy of assessments described herein. If majority protest does not exist, the City Council may, by resolution, adopt this Report (as submitted or amended) including the assessment diagram; order the formation of the District; approve the levy and collection of the assessments including the assessment range formula as described herein; and order the improvements to be made. In such case, the assessments (as provided herein or as amended) shall be submitted to the County Auditor/Controller for inclusion on the property tax roll commencing in fiscal year 2011/2012.

Each subsequent fiscal year, an Engineer's Report shall be prepared and presented to the City Council describing the District, any changes to the District or improvements, the proposed budget and assessments for that fiscal year, and the City Council shall hold a noticed public hearing regarding these matters prior to approving and adopting the annual levy of assessments.

This Report consists of five (5) parts:

## PART I

**Plans and Specifications:** This part of the Report contains a general description of the location and extent for the proposed works and improvements within the District boundaries. Although detailed plans and specifications for the construction and installation of these improvements have not been finalized, conceptual designs and plans have been utilized to establish the proposed improvements and estimate of the construction costs and maintenance requirements. Following formation of the District, the City will have prepared the final design plans and specifications in the detail necessary for the actual construction and installation of the improvements, and such plans and specifications shall be consistent with and not exceed the available funding established in this Report. When finalized, these plans and specifications shall be placed on file in the office of Public Works of the City of San Rafael.

## PART II

**The Method of Apportionment:** A discussion of the general and special benefits associated with the improvements to be provided within the Pt. San Pedro Median Landscaping Assessment District (Proposition 218 Benefit Analysis). This Part also includes a determination of the proportional costs of the special benefits and a separation of costs considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the method of calculating each property's

proportional special benefit and annual assessment utilizing a weighted benefit comparison among the different property types within the District.

### PART III

**Estimate of Improvement Costs (Budget):** An estimate of the average annual cost to fund the improvements and facilities that will be provided by this District resulting in the establishment of an initial maximum assessment rate and annual inflationary adjustment to be approved by the property owners of record. This estimate of the improvement costs (budget) includes an estimate of the average debt service payment for bonds to be issued for the construction and installation of the median landscape improvements based on an estimated par amount of \$1,835,000.00 (Principal); funds to be collected for the annual maintenance and servicing of the improvements; and incidental expenses including, but not limited to District administration expenses, county fees and professional services related to the improvement project, annual levy of assessments and bonds issued for the District. The proposed maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget establishes the initial maximum annual assessment rate for the District to be presented to the property owners of record for approval and shall include an annual inflationary adjustments. The proposed assessments each fiscal year shall be based on the estimated net annual cost to fund the District improvements and activities for that fiscal year, but shall not exceed the maximum assessment rate established for the District.

### PART IV

**Assessment Diagram:** A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, as shown on the Marin County Assessor's Parcel Maps as they existed at the time this Report was presented to the City Council for the adoption of the Resolution of Intention, and shall include all subsequent subdivisions, lot-line adjustments or parcel changes therein. Reference is hereby made to the Marin County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

### PART V

**Assessment Roll:** A listing of the proposed assessment amount to be presented to the property owners of record in the protest ballot proceedings required pursuant to the provisions of the California Constitution. The proposed assessment amount for each parcel is based on the parcel's calculated proportional special benefit as outlined in the method of apportionment and proposed maximum assessment rate.

## **PART I: PLANS AND SPECIFICATIONS**

---

### **A. Description of the District**

The territory within the District is outlined in an Assessment Diagram incorporated herein under Part IV of this Report. This diagram incorporates all lots, parcels and subdivisions of land within the District as the same existed at the time this Report was prepared. The District generally includes all or a portion of the parcels identified on the following Marin County Assessor's Parcel Map Books: 008; 009; 014; 015; 016; 017; 184; 185; and, 186.

The parcels within these Assessor's Parcel Map Books that comprise the District is summarized in Part V (Assessment Roll) of this Report, and a detailed listing of the Assessor's Parcel Numbers and corresponding proposed proportional annual assessments is contained in Appendix C.

The purpose of this District is to provide a stable revenue source to fund the construction, renovation and rehabilitation of the median island landscaping and related facilities on Third Street and Point San Pedro Road as well as the ongoing operation, maintenance of those improvements (collectively referred to as "Improvements") that provide special benefits to properties within the District, including incidental expenses and debt services for any bond(s), loans or other repayment plans incurred to finance capital improvements. The proposed plan and location of the median islands to be landscaped, upgraded, and renovate through the construction and installation of landscaping improvements and related facilities are generally described in this section. Detailed design plans and specifications for the improvements will be prepared by the City in the detail necessary for the actual construction and installation of the improvements following the formation of the District. These plans and specifications shall be on file in the office of Public Works of the City of San Rafael once they have been completed.

### **B. Improvements Authorized by the 1972 Act**

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

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

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.
- Incidental expenses associated with the improvements including, but not limited to:
  - The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
  - The costs of printing, advertising, and the publishing, posting and mailing of notices;
  - Compensation payable to the County for collection of assessments;
  - Compensation of any engineer or attorney employed to render services;
  - Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
  - Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
  - Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

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

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.



## C. District Improvements

The proposed improvements for the District may include, but are not limited to the construction, installation, enhancement, renovation and rehabilitation of the landscaping and related facilities of the Point San Pedro Road/Third Street median islands as well as the ongoing operation, maintenance, of those landscape improvements. There are currently twenty-nine (29) existing median islands within the boundaries of the District that are proposed to be improved and maintained. These median islands are located on Point San Pedro Road and Third Street between Union Street and Biscayne Drive and comprise approximately 156,260 square feet of surface area. The proposed landscape improvements may include, but are not limited to various vegetation and plantings including turf, ground cover, plants, shrubs and trees; as well as related facilities and amenities including irrigation and drainage systems; and hardscape features such as pavers, decorative stone, stamped concrete, masonry or concrete walls, and monuments. The following is a general description of the location of the existing medians on Third Street and Point San Pedro Road proposed to be improved and maintained:

### Third Street Medians:

- Union Street to San Rafael High School parking lot
- San Rafael High School parking lot to middle of parking lot
- Middle of San Rafael High School parking lot to Embarcadero Way

### Point San Pedro Road Medians:

- Embarcadero Way to Mooring Road
- Mooring Road to Marina Boulevard
- Marina Boulevard to Aqua Vista Drive
- Aqua Vista Drive to Royal Court
- Royal Court to Porto Bello Drive
- Porto Bello Drive to Summit Avenue
- Summit Avenue to Margarita Drive
- Margarita Drive to Bay Way
- Bay Way to Bellevue Avenue
- Bellevue Avenue to Manderly Road
- Manderly Road to San Pedro Elementary School
- San Pedro Elementary School to San Pedro Cove
- San Pedro Cove to Lochinvar Drive
- Lochinvar Drive to Loch Lomond Shopping Center
- Loch Lomond Shopping Center to Bayview Drive

- Bayview Drive to Beach Road
- Beach Road to Marine Drive
- Marine Drive to Main Drive
- Main Drive to Knight Drive
- Knight Drive to Fire Station 5
- Fire Station 5 to Peacock Drive
- Peacock Drive to Riviera Drive
- Riviera Drive to McNear Brickyard
- Cantera Way (McNear's Beach) to Marin Bay Park
- Marin Bay Park to San Marino Drive
- San Marino Drive to Biscayne Drive

The proposed construction and installation of improvements within these twenty-nine (29) medians include but are not limited to:

- the removal of existing median material;
- grading of surface area and import of soil and plant material;
- the planting and installation of plant material, including turf, ground cover, trees, shrubs and plants;
- the installation of irrigation and drainage systems, including all meters, fixtures, pipe, conduits and electrical supply;
- the installation of hardscape including rocks, paving stones, masonry work, ornamental structures, signage and other appurtenant facilities.
- repair or replacement of damaged curbs and gutters
- Repair and repaving of street asphalt around the median islands as needed;

The above improvements include all designs, labor, material, supplies and equipment necessary or useful for the construction and installation of the improvement or other improvements and facilities permanently or temporarily constructed by the District to accomplish the improvements.

## **PART II: METHOD OF APPORTIONMENT**

---

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements including, the acquisition, construction, installation, maintenance and servicing of landscaping within public right-of-ways such as medians. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

*"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and has been established pursuant to the provisions of the 1972 Act and California Constitution. The formulas used for calculating assessments reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion costs based on a determination of the proportional special benefits to each parcel.

### **A. Proposition 218 Benefit Analysis**

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

This District is being formed to provide and establish a local landscaping enhancement that affects the presentation of the surrounding properties and developments and will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape improvements within the existing Point San Pedro Road Medians as well as provide for the annual maintenance of those improvements, and the assessment revenues generated District will be used solely for such purposes.

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

*"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";*

Article XIID Section 2i defines Special Benefit as follows:

*"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."*

Article XIID Section 4a defines proportional special benefit assessments as follows:

*"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. 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. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the median improvements to be funded by the assessments, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either "general benefit" (not assessed) or "special benefit".

### **General Benefits**

Assessments are established on the basis of calculated proportional special benefit to properties within a district. Because general benefits are not assessable, the general benefit costs are excluded from the assessment calculation. With respect to this District, although the various median improvements to be installed and maintained are located within the street right-of-way that serve as the primary access and entryway to the properties within the District and these improvements are entirely within the proposed boundaries of the District extending the length of the District, it is also recognized that these medians are certainly visible to the general public and may even be in proximity to and occasionally accessed by properties outside the District boundaries that are not assessed. The fact that these streets are accessible to the general public and maybe in proximity to some properties outside the District boundaries (those properties being the China Camp State Park or other public open space and some residential developments located northwest of the District that could, but would not typically be accessed via Point San Pedro Road) would suggest that at least a portion of the overall cost of these

medians is of "General Benefit", but not necessarily the proposed landscape improvements.

While Point San Pedro Road and Third Street are certainly accessible and may be used by the general public, various traffic circulation studies/evaluations conducted in conjunction with the developments in the area, collectively suggest that approximately ninety percent (90%) of the daily traffic circulation on these streets comes from the properties within the District, meaning that only about ten percent 10% would be considered traffic associated with the general public or properties outside the District. Per an August 2009 Average Daily Trip ("ADT") study along Point San Pedro Road, while the average daily trips on Point San Pedro Road varies at different locations between Union Street and Biscayne Drive, the ADT on Point San Pedro Road collectively totaled approximately 44,000 trips. Based on the District's current residential density (single and multi-family residential) of approximately 2,743 units, and utilizing trip generation data as outlined by the Institute of Transportation Engineers Informational Report, Seventh Edition, the expected ADT for these residential properties is estimated to be 26,094 (approximately 60%) of the total ADT along Point San Pedro Road. An additional 13,340 (approximately 30%) of the total ADT is estimated for the various non-residential properties within the District (commercial, church, non-exempt public owned property), which represent approximately 21% of the District's total acreage. The remaining estimated ADT along Point San Pedro Road (approximately 10%) is reasonably attributed to be generated from external sources. In addition to these studies and analysis, although Point San Pedro Road and Third Street may be considered primary circulation streets for the area, these streets and the associated medians are more isolated than most traditional arterial or collector streets found in the City and County. The north-easterly boundaries of the District abuts the China Camp State Park; the easterly and south-easterly boundaries are adjacent to the San Pablo Bay; and the south-westerly boundary is adjacent to the San Rafael Canal; all of which limits direct access to Point San Rafael Road. Although the western and north-western boundaries of the District are comprised of other developed properties (residential and non-residential), neither Point San Pedro Road or that portion of Third Street within the boundaries of the District would typically be used by these properties as their primary access and certainly not as a direct connection to Highway 101 or the rest of the City.

In review of these facts, it has been determined that while the proposed landscape improvements may be visually appealing to the occasional motorist and visitor to the area or the State Park, such benefits are not quantifiable and are considered neither special or general benefit. However, it has also recognized that median islands are constructed for traffic mitigation reasons and as such, there is a measurable general benefit to the public at large and to properties outside the District afforded by the physical existence of these medians, but that benefit is not related to nor extends to the enhancement of those medians by the landscaping within those medians. Therefore, it has been determined that the general benefit to the public at large and properties outside the District is limited to those costs related to and associated with the repair, replacement, rehabilitation and maintenance of the physical median structure and traffic control (i.e. curbs, gutters, retaining walls, signage, striping and pavement) in conjunction with the proposed improvements, but not the actual landscape improvements. Furthermore, it has been determined that only about ten percent 10% of

these costs are considered a general benefit to the public at large and properties outside the District.

In addition to the general benefit to properties outside the District and to the public at large noted above, it is reasonable to conclude that the physical medians also provide a general benefit to properties in the District. However, it must also be recognized that these medians were originally constructed and facilitated by the development and planned development of the properties within the proposed District and would otherwise not have been necessary or required for traffic mitigation, and as such these physical medians certainly provide more than just a general benefit to those properties which routinely access Point San Pedro Road and Third Street and these medians, landscaped or not, clearly provide a direct and special benefit to those properties.

Based on the preceding discussion, it has been determined that the general benefit from the medians is limited to those costs related to and associated with the repair, replacement, rehabilitation and maintenance of the physical median structure and traffic control devices within or associated with the medians and not the proposed landscape improvements and amenities themselves. However, it is also recognized that not all costs associated with the renovation and maintenance of these physical medians are considered a general benefit, and although the City and County intend to fund the initial cost of the repair, replacement and rehabilitation of the median islands (curbs, gutters, retaining walls, signage, striping and pavement) in connection with the construction and installation of the landscape improvements, the need for such repairs, replacements, or rehabilitation and the ongoing maintenance of those median islands shall be addressed as part of the ongoing maintenance budgets, which will be addressed as a combination of City, County and assessment funding.

### *Special Benefits*

The proposed Point San Pedro Road Median landscaping will expand and extend the aesthetic presentation of each property within the District by providing enhanced level of landscaping that is directly associated with each property and development along Point San Pedro Road/Third Street. The proposed landscape improvements will provide a physical extension of each private property's front yard or business frontage and creates an aesthetic continuity and cohesion between the various residential and non-residential properties within the District that could not be accomplished individually. These landscape improvements will create both a visual and physical local beautification and unification of the properties that will directly and proportionately benefit the properties to be assessed. The location and extent of the improvements in relationship to each of the properties in the proposed District clearly makes these improvements a direct and special benefit to these parcels. It has therefore been determined that the proposed improvements and the related cost and expenses to construct and maintain these landscape improvements (excluding those general benefit costs noted above) are entirely special benefits to the properties within the boundaries of the proposed District and the net annual cost to fund such improvements shall be proportionately shared by those properties receiving such special benefits.

## **B. Method of Assessment**

The method of apportionment (method of assessment) developed for this District is based on the premise that each of the property to be assessed receives a direct and special benefit from the improvements to be financed by the District assessments.

The total assessment amount for each parcel in the District shall consist of two parts: Each parcel's proportional share of the annual bond debt service that will be established each fiscal year, based on the amount of 1915 Act Bonds issued for the District ("Debt Service - Assessment"); and the parcel's proportional share of additional funding for operation & maintenance and other incidental expenses which have not been financed through the bond issuance ("Non-Bonded-Assessments") that will be collected in annual installments pursuant to the 1972 Act. The combined Debt Service Assessment and Non-Bonded Assessment for each parcel represent the parcel's Maximum Annual Assessment and obligation for the District. Once Bonds are issued, the Debt Service Obligation for a parcel will not change even if the land use of the property changes, and their portion of the annual debt service will be calculated based on the established debt service schedule for the bonds (fixed lien amount). The amount that may be collected for the non-bonded projects and incidental expenses shall not exceed the revenues that maybe levied at the approved Maximum Assessment Rate established in this Report, less the debt service payment. This calculation will establish the Non-Bonded Assessment Rate for that fiscal year.

The proportionate share and benefit for Non-Bonded Projects are calculated annually for each parcel based on current parcel development. The bonded debt service obligation for each parcel is based on the unpaid lien established at the time the bonds are issued. Parcels that have prepaid or paid off their full assessment lien (bonded obligation) are no longer levied for the Debt Service Assessment, but will continue to pay their proportionate share of the Non-Bonded Assessment at the assessment rate established each fiscal year and the method of apportionment described herein.

### ***Equivalent Benefit Units:***

The method of apportionment for this District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development. All costs associated with the improvements are distributed among the parcels based upon a calculation of the proportional special benefit received by each parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the use and relative characteristics of each property as compared to other parcels that benefit from those specific improvements.

The Equivalent Benefit Unit ("EBU") method of assessment apportionment establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of the basic unit.

For the purposes of this Engineer's Report and proportional annual assessment obligation, an EBU is the quantum of benefit derived from the funded improvements, programs and services by a single-family residential parcel (residential unit). Thus, the "benchmark" property (the single-family residential parcel/unit) derives one (1.0) EBU of benefit. All other land uses are proportionately weighted (assigned an EBU) based on an assessment formula that equates the property's specific development to that of the benchmark property (single-family residential unit). This proportional weighting may be based on several factors that may include, but are not limited to: the various land uses associated with properties in the District; the estimated daily trips generated associated with these land uses; and the relative size (units or acreage) of each parcel. The following provides a discussion and summary of the EBU calculation and determination of proportional special benefit applicable to the various properties and land uses in the District.

**Trip Generation Factors:**

Utilizing trip generation data outlined by the Institute of Transportation Engineers Informational Report ("ITEIR"), Seventh Edition; an initial (baseline) benefit comparison (trip generation ratio) can be established between the various types of land use classifications that are associated with the parcels in this District. While this data provides an overall comparison of typical traffic flow generated by different types of land uses and is certainly a reflection of the direct exposure the property owners, residents, tenants, and patrons of those properties would typically have to the median landscaping, as noted above, trip generation is only one indicator considered in developing each property's proportional benefits. The following table summarizes the average daily weekday trip generation data outlined in the ITEIR and provides a trip ratio using the average trips generated by single-family residential as the base unit:

Land Use	Average Daily Trips	Trip Ratio
Single Family Residential	9.57	1.0
Multi-Family Residential (Apartments)	6.72	0.7
Non-Residential (General Commercial Use)	44.32	4.6

**Development Density Factors:**

Single-family residential properties comprise almost ninety percent (90%) of the parcels within the District (2,688 parcels), with a median development density of approximately three and half (3.5) units per acre, representing approximately forty-nine percent (49%) of the total acreage of the parcels to be assessed. While the specific acreage of an individual residential parcel is not a relevant factor for establishing proportional benefit within this land use (the proportional special benefit to each single-family residential property is considered the same regardless of the size of the parcel), the average number of single-family residential units developed per acre, provides another proportional comparison (nexus) to other land uses including multi-family residential



properties, developed non-residential properties and vacant-undeveloped properties. If such properties were developed as single-family residential developments rather than as multi-family residential or non-residential, their proportional benefit would have been between three and four units per acre.

#### **Equivalent Benefit Units by Land Use:**

Utilizing a combination of trip ratio data, development densities and other property specific factors such as acreage; number of residential units; and development status (developed versus vacant) a fair and reasonable representation of each parcel's proportional special benefit and Equivalent Benefit Unit (EBU) can be established and ultimately each parcel's proportional share of the net cost to provide the improvements (assessment amount).

The following outlines the EBU calculations to be applied to each of the various land use classifications identified for this District:

#### **Single-family Residential Property:**

A single-family residential property is defined as any lot or property identified by the Marin County Assessor's Office with a residential land use or known by the Agency to have a residential land use that has been developed or may be developed as a single-family dwelling unit. This land use includes all developed single-family residential detached homes, mobile homes, condominiums/townhouses, residential estates, single-family residential attached homes on separate parcels and subdivided single-family residential lots within an approved residential subdivision whether that parcel is developed or vacant. For purposes of establishing equivalent benefit units for all other land uses in this District, the single-family residential land use is designated as the basic unit of assessment and shall be assigned 1.000 EBU per parcel (unit).

Single-family residential properties that are comprised of two or more individual parcels, but are in actuality a single lot (cannot be developed independently) are identified as either Bifurcated lots and/or Contiguous lots and shall collectively be treated and assessed as one single-family residential property.

- A Bifurcated lot is defined as one residential lot split into two or more separate parcels by a tax rate area code. For purposes of calculating the assessment obligation, Bifurcated parcels are treated as one residential property, and the entire assessment obligation is apportioned to only one of the parcels (the un-assessed parcel would be identified as exempt).
- A Contiguous lot is defined as two or more adjacent residential parcels with the same owner that together may only be developed as one residential lot due to certain development restrictions such as zoning or topography. For purposes of calculating the assessment obligation, parcels identified as Contiguous properties are treated as one residential property, and the entire assessment obligation is apportioned to only one of the parcels (the un-assessed parcel or parcels would be identified as exempt).

**Multi-Family Residential Property:**

A multi-family residential property is defined as a fully subdivided residential parcel that has more than one residential unit developed on the parcel. (This land use includes apartments, duplexes, triplexes, etc., but does not include condominiums and town-homes which are typically assigned individual Assessor's Parcel Numbers and designated as single-family residential property). This multi-family residential property land use designation may also include properties identified by the County Assessor's Office as mixed use property for which there is more than one residential unit (known number of residential units) associated with the property and for which the parcel's primary use is residential, but may also include a non-residential component or unit.

Although multi-family residential properties receive similar special benefits to that of single-family residential property and an appropriate and comparative calculation of proportional special benefits is reasonably reflected by the parcel's total number of residential units, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that multi-family units impact public infrastructure at reduced levels compared to a single-family residence, which is reflective of their reduced structure size, development density and trip generation. Furthermore, as the density (number of units per parcel) increase, the average number of vehicular trips generated, tend to decline because the population density per unit tend to decrease (largely because of reduced unit sizes). Based collectively on these considerations, it has been determined that an appropriate weighting of the proportional special benefit per unit for multi-family residential properties as compared to a single-family residential is best represented by the following sliding scale: 0.750 EBU per unit for the first 5 units; plus 0.625 EBU per unit for units 6 through 25; plus 0.500 EBU per unit for units 26 through 50; plus 0.375 EBU per unit for units 51 through 100; plus 0.250 EBU per unit for units 101 and greater.

**Developed Non-Residential Property (Commercial/Industrial):**

This land use is defined as a developed property with structures (buildings) that is used or may be used for commercial or industrial purposes, whether those structures are occupied or not. This land use designation includes all developed commercial/industrial properties (such as commercial retail; food services; banks; shopping centers; recreational facilities; office buildings; professional buildings; service centers; warehousing and manufacturing); and properties with specific commercial or recreational use, including but not limited to golf courses, marinas and quarries. Based on the trip generation information, these non-residential properties generate approximately 4.6 times more traffic activity than a single-family residential property; and using the median density of single-family residential properties of 3.5 units per acre as an indicator of the potential residential development per acre, non-residential properties would reasonably be assigned 4.00 EBU per Acre.

Although an apportionment of 4.00 EBU per acre is an appropriate representation of the proportional; special benefit for most non-residential properties, because commercial/industrial parcels typically represent a separate and independent commercial enterprise or business, it has been determined that the proportional special benefit for any individual non-residential parcel is at least equal to that of a single-family

residential property. Therefore, a non-residential parcel that is less than one-quarter of an acre in size shall be assigned 1.00 EBU (minimum EBU). Likewise, it is reasonable to conclude that the special benefit to a non-residential parcel does not proportionately increase as the acreage of that parcel increases. Therefore, non-residential Property is assigned EBU on a decreasing scale, with 4.00 EBU for the first four (4) acres; 3.00 EBU per Acre for the next four (4) acres (acreage between 4 and 8 acres); 2.00 EBU per Acre for the following four (4) acres (acreage between 8 and 12 acres), 1.00 EBU per Acre for the next four (4) acres (acreage between 12 and 16 acres), and 0.00 for acreage above sixteen (16) acres. The tiered EBU assignment reflects the expected decreased benefit derived by the property from the improvements in relation to the property's increase in size, as well as account for decreased development density (such as parking areas, private landscaped areas, outdoor storage, areas with development restrictions etc.) over larger properties. Therefore, a maximum number of assessable acres (benefiting acres) for any given land use has been limited to sixteen (16) acres. Thus, for any one non-residential Property the maximum EBU assigned would be 40.0 EBU

Lastly, for commercial properties consisting of large private recreational areas, such as golf properties, the acreage of outdoor recreation space (such as the golf course itself) will be excluded from the calculation of assessable acreage. For mixed-used property (consisting of both residential and non-residential components), the non-residential EBU assignment discussed in the preceding paragraph will be applied for parcels with less than three (3) residential units, as these properties are assumed to function primarily as non-residential property, and the multi-family property EBU assignment (discussed in multi-family residential property section), will be applied for mixed-use properties with three (3) or more residential units as these property are reasonably assumed to be primarily used for residential purposes.

**Private Institutional Property:**

Private institutional properties include those properties identified by the Marin County Assessor's Office or known by the Agency to be developed properties used for private institutional purposes, such as churches, hospitals, etc. Similar to non-residential properties, the special benefits these properties receive from the improvements are equated to the residential based upon parcel size (net-acreage), however, it is reasonable to conclude that private institutional properties receive less proportional special benefit from the improvements than typical non-residential properties. This conclusion is based on the fewer weekly trip generations and general lower average density of development per acre. Similar to non-residential properties, the maximum number of assessable acres (benefiting acres) for any given parcel has been limited to sixteen (16) acres. Private Institutional Property will be assigned 2.00 EBU for the first four (4) acres with a minimum of 1.00 EBU assignment; 1.50 EBU per Acre for the next four (4) acres (acreage between 4 and 8 acres); 1.00 EBU per Acre for the following four (4) acres (acreage between 8 and 12 acres), 0.50 EBU per Acre for the next four (4) acres (acreage between 12 and 16 acres), and 0.00 for acreage above sixteen (16) acres. Thus, for private institutional properties the maximum EBU assigned to any one parcel is 20.0 EBU.

**Developed Public Properties (Public Institutions):**

Non-Exempt Public properties are defined as any property identified by the Marin County Assessor's Office which is owned by a public entity and which is not designated as an open space, common area, utility, and/or right-of-way property. Non-exempt public properties include, but are not limited to, schools, fire stations, etc.

While these developed public properties still generate traffic along the improvement roads, they can reasonably be expected to benefit to a lesser extent than other developed properties. Public schools in particular consist of large open space/recreational area, with only a portion of the property actually consisting of structures. To account for the reduced development density and/or reduced direct trip generation associated with these properties as well as the use of such properties by the general public, the proportional special benefit assigned to this property type is 1.00 EBU per Acre (with a maximum of 16.0 acres assessed).

Most parcels identified as non-exempt public properties are also identified by the County Assessor's Office as non-taxable and the proposed assessments for such properties cannot generally be collected on the tax rolls. Therefore, the City and County will contribute the necessary funds to the District for the assessments calculate for these properties (proportionately share pursuant to the MOU). For the estimated Capital Projects costs the City and County will pre-pay the Capital Projects Obligation for these parcels and for the proportional annual maintenance and operations assessments for these parcels, the City and County will annually contribute funds to the District for those calculated assessments.

**Vacant-Undeveloped Property:**

Vacant-undeveloped properties are defined as any property identified by the Marin County Assessor's Office as vacant property with no structural improvements associated with a parcel or known by the Agency to be vacant, which may be developed for either residential or non-residential use. All vacant-undeveloped land uses are equated to the residential property based upon parcel size (net-acreage). Since the properties are not developed, their special benefit from the improvements is clearly less than that of developed properties and it has been determined that the proportional special benefit to such properties compared to other property uses is reflected by an assignment of 0.5 EBU per acre or fraction thereof, with a minimum of 1.0 EBU per parcel and a maximum of 8.0 EBU per parcel (utilizing the same 16.0 acreage maximum applied to other land uses).

A parcel that is solely considered a parking lot (no commercial structure) that may be used by the general public at no charge is not considered a developed non-residential property, but shall be classified as vacant property.

**Exempt Property:**

Pursuant to the California Constitution Article XIID non-taxable properties (government owned) are not exempt from the assessments unless they derive no special benefit. This land use identifies parcels that for various reasons, it has been determined that the

parcel does not and will not receive special benefits from District improvements. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, or other publicly-owned or utility-owned land that serves the community or general public and are not considered or classified as developed public properties;
- Parcels of land that are privately owned, but cannot be developed independently from an adjacent property or is part of a shared interest with other properties, such as common areas, sliver parcels, bifurcated lots or properties with very restrictive development potential or use.

Therefore these parcels shall be exempt from assessment and are assigned 0.00 EBU. However, these properties shall be reviewed annually by the assessment engineer to confirm the parcel's use and/or development status has not changed.

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A list of the various land use classifications discussed in the preceding paragraphs and their corresponding EBU calculations are shown in the following table.

LAND USE	EQUIVALENT BENEFIT UNIT FORMULA
<b>Single-family Residential</b>	1.0 EBU/Dwelling Unit or Parcel
<b>Multi-Family Residential</b>	.75 EBU/Dwelling Unit for first 5 units (between 1 and 5 units); .625 EBU/Dwelling Unit for units next 5 units (between 6 and 25 units); .500 EBU/Dwelling Unit for units next 5 units (between 26 and 50 units); .375 EBU/Dwelling Unit for units next 5 units (between 51 and 100 units); .250 EBU/Dwelling Unit for Remaining Units (101 and over);
<b>Private Institutional</b>	2.000 EBU per Acre for first 4 Acres (minimum 1 EBU per parcel); 1.500 EBU per Acre for next 4 acres (between 4 and 8 acres); 1.000 EBU per Acre for next 4 acres (acreage between 8 and 12 Acres); 0.500 EBU per Acre for next 4 acres (acreage between 12 and 16 Acres); 0.000 EBU per Acre for Remaining Acres (acreage exceeding 16 acres)
<b>Developed Non-Residential</b> (Parcels are Assessed a minimum of 1.0 EBU)	4.000 EBU per Acre for first 4 Acres (minimum 1 EBU per parcel); 3.000 EBU per Acre for next 4 acres (between 4 and 8 acres); 2.000 EBU per Acre for next 4 acres (acreage between 8 and 12 Acres); 1.500 EBU per Acre for next 4 acres (acreage between 12 and 16 Acres); 0.000 EBU per Acre for Remaining Acres (acreage exceeding 16 acres)
<b>Vacant/Undeveloped</b> (Parcels are Assessed a minimum of 1.0 EBU)	0.5 EBU/Acre (Maximum 16.0 Acres Assessed)
<b>Developed Public Property (Public Institutions)</b> (Parcels are Assessed a minimum of 1.0 EBU)	1.0 EBU/Acre (Maximum 16.0 Acres Assessed)
<b>Exempt (No Special Benefit)</b>	Not assessed

A summary table of the total proportional EBU to the various land use classifications represented is included in Part V (Assessment Roll) of this Report.

## PART III: ESTIMATE OF IMPROVEMENT COSTS (BUDGET)

A summary of the estimated costs for the construction of the proposed improvements and related facilities are listed below. These costs include but are not limited to: construction and installation of the median landscaping; all related auxiliary work; design and construction engineering; inspection and plan checks; district financing costs, which include capitalized interest, cost of issuance, and miscellaneous expenses.

### Estimated Project Costs

Direct Costs	Estimated Cost
<b>Construction Costs</b>	
Demolition and rough grading	\$61,188
Curb Repair/Replacement	15,500
Refurbishment of Medians (1-3)	12,000
Hardscape	216,511
Trees	38,700
Shrubs	527,156
Mulch	14,120
Paving	13,000
Irrigation, drainage and electrical systems	210,000
Community Identity Signage	60,000
<b>Subtotal Construction</b>	<b>\$1,168,175</b>
<b>Total Construction</b>	<b>\$1,168,175</b>
<b>Incidental Expenses</b>	
Design engineering	\$80,000
Plan check	10,000
Construction inspection and administration	7,000
<b>Subtotal Incidental Expenses</b>	<b>\$97,000</b>
<b>Total Incidental Costs</b>	<b>\$97,000</b>
<b>Contingencies (13% of Total Construction Cost)</b>	<b>\$170,950</b>
<b>Total Project Cost</b>	<b>\$1,436,125</b>
<b>General Benefit Contribution</b>	
City General Benefit Contribution	\$28,665
County General Benefit Contribution <sup>(1)</sup>	\$16,835
<b>Total General Benefit Contribution</b>	<b>\$45,500</b>
<b>Total Special Benefit Project Costs</b>	<b>\$1,390,625</b>
<b>Indirect Costs</b>	
<b>Assessment Financing Costs</b>	
Capitalized Interest & Bond Reserve Fund	\$246,782
Cost of Issuance, Underwriter's Discount & Maintenance	129,200
Other Miscellaneous Expenses	4,730
<b>Total Assessment Financing Costs</b>	<b>\$380,712</b>

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<b>Direct Costs</b>	<b>Estimated Cost</b>
<b>Total Special Benefit Project Costs &amp; Indirect Costs</b>	<b>\$1,771,337</b>
<b>Prepaid Assessments <sup>(1)</sup> <sup>(2)</sup></b>	
City Prepaid Assessments for Public Properties' Capital Projects Obligation	(\$13,442)
County Prepaid Assessments for Public Properties' Capital Projects Obligation	<u>(7,895)</u>
<b>Total Prepaid Assessments</b>	<b><u>(\$21,337)</u></b>
<b>Total Amount To Bond</b>	<b><u><u>\$1,750,000</u></u></b>

(1) Pursuant to the Memorandum of Understanding ("MOU") between the City of San Rafael and County of Marin, the County has agreed to pay up to 37% of the general benefit derived from the improvements as determined per the initial and subsequent annual Engineer's Reports, with an initial contribution not to exceed \$25,000 in the first year, and contribution not to exceed \$15,000, adjusted annually by the change in the Consumer Price Index over the previous over the previous one year period, for Operation & Maintenance in subsequent years. The City has agreed to pay 63% of the general benefit determined in the initial and subsequent Engineer's Reports.

(2) The corresponding assessments related to the District Capital Project: Costs for 9 publicly owned (schools, fire station, etc) properties will be prepaid in full by the City/County prior to the issuance of any bonds related to the projects. The EBU reflected in the Budget excludes the EBU (47.58) related to the 9 prepaid public properties.



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**Operation & Maintenance Costs (Non-Bonded)**

<b>DIRECT COSTS:</b>	<b>Fiscal Year 2011/2012</b>
Maintenance Costs	
Landscape Maintenance (Contract)	\$55,691
Landscape Rehabilitation/Repair	5,103
Material & Supplies	2,926
Utilities:	
Electricity	\$1,477
Water	14,767
Contingency	0
Miscellaneous Expenses	0
<b>Direct Subtotal</b>	<b>\$79,963</b>
<b>ADMINISTRATION COSTS:</b>	
Personnel & Staffing	\$9,437
Annual Assessment & Debt Administration	17,500
Other Professional Fees	500
County Administration Fee	5,997
Miscellaneous Administrative Expenses	535
<b>Administration Costs Subtotal</b>	<b>\$33,970</b>
<b>LEVY BREAKDOWN:</b>	
Total Direct & Administration Costs	\$113,933
Operating Reserve Collection	5,997
<i>(Sub-Total) Levy Collection</i>	<i>\$119,930</i>
Beginning Balance (Surplus)	0
Operation & Maintenance City Contribution <sup>(1)</sup>	(19,016)
Operation & Maintenance County Contribution <sup>(1)</sup>	(11,168)
<i>(Sub-Total) Total Operation &amp; Maintenance City/County Contributions</i>	<i>(30,185)</i>
<i>Levy Reduction (Sub-total)</i>	<i>(30,185)</i>
<b>Operation &amp; Maintenance Levy Amount</b>	<b>\$89,745</b>

**Operation & Maintenance and Annual Debt Service**

**TOTAL ESTIMATED ANNUAL COSTS:**

Operation & Maintenance Levy Amount	\$89,745
Estimated Annual Debt Service Payment for Capital Projects	<u>140,618</u>
<b>BALANCE TO LEVY</b>	<b><u>\$230,363</u></b>

**ASSESSMENTS NOT COLLECTIBLE ON COUNTY TAX ROLL:**

<i>Assessments Not Collectible on Tax Roll for Operation &amp; Maintenance</i>	<u>(\$1,377)</u>
<b>TOTAL ASSESSMENTS NOT COLLECTIBLE ON COUNTY TAX ROLL:</b>	<b><u>(\$1,377)</u></b>

**BALANCE TO BE COLLECTED ON TAX ROLL:**

**\$228,986**

**DISTRICT STATISTICS:**

Total Parcels	3,006
Total Parcels Levied	2,768
Total Equivalent Benefit Units ("EBU") Operation & Maintenance	3,100.73
Total Equivalent Benefit Units ("EBU") Debt Service <sup>(2)</sup>	3,053.15
<b>Maximum Rate per EBU (Allowed for Operation &amp; Maintenance):</b>	<b>\$28.94</b>
<b>Maximum Rate per EBU (Allowed for Debt Service):</b>	<b><u>\$46.06</u></b>
<b>Total Maximum Rate per EBU:</b>	<b>\$75.00</b>
<b>Levy Rate Applied per EBU:</b>	<b>\$75.00</b>

(1) Pursuant to the Memorandum of Understanding ("MOU") between the City of San Rafael and County of Marin, the County has agreed to pay up to 37% of the general benefit derived from the improvements as determined per the initial and subsequent annual Engineer's Reports, with an initial contribution not to exceed \$25,000 in the first year, and contribution not to exceed \$15,000, adjusted annually by the change in the Consumer Price Index over the previous over the previous one year period, for Operation & Maintenance in subsequent years. The City has agreed to pay 63% of the general benefit determined in the initial and subsequent Engineer's Reports.

(2) The corresponding assessments related to the District Capital Project Costs for 9 publicly owned (schools, fire station, etc) properties will be prepaid in full by the City/County prior to the issuance of any bonds related to the projects. The EBU reflected in the Budget excludes the EBU (47.58) related to the 9 prepaid public properties.

### **Assessment Calculations**

Applying the method of apportionment outlined in Part II of this Report and the budget estimates above results in the following calculation of assessments:

Debt Service Assessment:

$$\$140,618 / 3,053.15 \text{ EBU's} = \$46.06 \text{ per EBU}$$

Non-Bonded Assessment:

$$\$89,745 / 3,100.73 \text{ EBU's} = \$28.94 \text{ per EBU}$$

Therefore, a single benefit unit or the Annual Assessment Rate (Applicable to a typical Single-family Dwelling Unit) would be:

$$\$46.06 + \$28.94 = \$75.00^{(1)} \text{ per EBU}$$

(1)To account for normal inflationary increases in the cost of goods and services related to the operation of the improvements and District, the proposed total annual assessment rate shall include an annual adjustment that is equal to the percentage increase the Consumer Price Index (San Francisco/Oakland Urban Area) or three (3%) whichever is greater. It is important to note that this is an adjustment in the *maximum* allowable assessment rate, and that the City Council may levy and adopt an assessment rate less than the adjusted maximum.

While the average proposed debt service is estimated to be \$47.73 per equivalent benefit unit, the actual amount levied for debt service shall be proportional to each parcel's original lien amount and may fluctuate year-to-year. The total debt service requirement each fiscal year divided by the initial total EBU for all unpaid liens, will establish an average rate per equivalent benefit unit for the bonded portion of the District Assessment. The rate per equivalent benefit unit for maintenance and operation expenses will be based on the estimated maintenance costs for the upcoming fiscal year, but shall not exceed the adjusted maximum assessment rate minus the debt service rate calculated for that fiscal year.

### ***Assessment Range Formula***

As part of this District formation and establishment of annual assessments to fund the ongoing operation, maintenance and servicing of those improvements, the proposed assessments submitted to the property owners of record shall include an annual inflationary adjustment referred to as an Assessment Range Formula. The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment that are inevitably associated with providing such improvements and activities, thereby reducing the need for additional noticing and balloting procedures simply because of inflationary factors. This Assessment Range Formula for this District is defined by the following:

Commencing in the second fiscal year (Fiscal Year 2012/2013), and each fiscal year thereafter, the maximum assessment rate established for the improvements in the previous fiscal year shall be adjusted by the greater of:

- (1) Three percent (3.0%); or,
- (2) The percentage increase of the Local Consumer Price Index (CPI).

The Consumer Price Index used for the inflationary adjustment shall be for the San Francisco/Oakland Urban Area, for All Urban Consumers, as developed by U.S. Bureau of Labor Statistics. The CPI used shall be as determined by the Bureau of Labor Statistics for a similar period of time.

Each fiscal year the City shall identify the annual percentage change in the CPI, using the difference over a 12-month period between the current year and of the previous year. This annual percentage change in the CPI is generally established based on the annual percentage change from January to December, but a similar time period may be used if more current data is available. This percentage difference shall then establish the range of increase to the maximum assessment rate allowed based on CPI. If the percentage change in the CPI is less than three percent (3%), the maximum assessment rate shall be increased by three percent (3%). Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The adjusted maximum assessment is calculated each fiscal year independent of the annual budget and proposed annual assessment. Although the adjusted maximum assessment will increase each year, the proposed budget and annual assessment rate

adopted for a fiscal year may not change from the previous fiscal year. If the budget and the corresponding District assessments for that fiscal year do not require an increase or the increase is less than the allowable adjusted maximum assessment rate, then the proposed assessments required to meet the proposed expenditures shall be applied. If the budget and the corresponding assessments for a given fiscal year require an increase greater than the adjusted maximum assessment rate, then the proposed assessment is considered an increased assessment.

To impose a new or increased assessment other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the City must comply with the provisions of the California Constitution Article XIII D Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve such a new or increased assessment before that new or increased assessment may be imposed.

## **PART IV: DISTRICT DIAGRAM**

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The boundary of the proposed Pt. San Pedro Road Median Landscaping Assessment District is described as all lots, parcels and subdivisions of land within the City of San Rafael and the unincorporated areas of Marin County shown on the accompanying map:



## **PART V: ASSESSMENT ROLL**

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The annual levy of assessments includes two components that comprise the necessary amount to be spread among the properties within the District. The two components are:

- Annual debt service to pay back the annual debt on the bonds used to finance the construction of the improvements.
- Annual maintenance, servicing and operation costs of the improvements.

The base levy established in Fiscal Year 2011/2012 will contain amounts for the annual debt service and maintenance costs for the fiscal year. Parcels within the District are assessed based on the method of apportionment and estimate of the improvements costs (budget) described in Parts II and III of this report. As parcels are subdivided, the resulting assessment will be apportioned to each subdivided parcel based on their proportion share of the original lien for debt service, and based on the resulting land use for the operation and maintenance assessment. Amounts collected in excess of debt service and maintenance costs, will be transferred into the appropriate reserve funds. Refer to Appendix C for a parcel listing and the proposed assessments.



**Engineer's Report for the Formation of:  
City of San Rafael – Pt. San Pedro Road Median Landscaping Assessment District**

The following table provides a summary of the assessments by land use classification as determined by the method of apportionment and assessment rate previously described in this Report.

LAND USE	NO. OF PARCELS	EBU UNITS	ESTIMATED REVENUE
Single-family Residential	2,688	2,688.00	\$201,600.00
Multi-Family Residential	22	40.88	3,065.62
Private Institutional	4	13.85	1,038.90
Developed Non-Residential	16	257.13	19,284.60
Vacant	29	53.30	3,997.35
Developed Public Property (Public Institutions)	9	47.58	1,376.97
Exempt (No Special Benefit)	146	N/A	N/A
Bifurcated/Contiguous Residential Lot	92	N/A	N/A
	<u>3,006</u>	<u>3,100.73</u>	<u>\$230,363.44</u>

## APPENDIX A: BOND INFORMATION

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Bonds representing unpaid assessments, and bearing interest at a rate not-to-exceed twelve-percent (12-percent) per annum, shall be issued in the manner provided by the Improvement Bond Act of 1915 (Division 10, Streets and Highways Code), and the last installment of the bonds shall mature at a date not-to-exceed thirty-five (35) years from the second day of September next succeeding twelve (12) months from the date of issuance.

For purposes of establishing the assessment calculations shown in Part III of this Report (Estimate of Improvement Costs), an estimate of the annual debt services payments has been developed for the anticipated Issuance of Bonds for the construction and installation of the improvements that would provide an estimated net proceeds of \$1,750,000 to be repaid over 30 years. The following two tables, the "Estimated Sources & Uses of Funds" and the "Estimated Debt Service Schedule" provides the basis of the estimated debt service payments used to establish the proposed District assessments.

San Rafael Landscaping District  
Estimated Sources & Uses of Funds

---

Par Amount	<u>\$1,750,000</u>
Total Sources	\$1,750,000
Direct Installation Costs	\$1,369,288
Capitalized Interest & Debt Service Reserve Fund	246,782
Cost of Issuance, Underwriter's Discount, etc.	129,200
Other Funds	<u>4,730</u>
Total Uses	\$1,750,000

**Engineer's Report for the Formation of:  
City of San Rafael – Pt. San Pedro Road Median Landscaping Assessment District**

**CITY OF SAN RAFAEL  
PT. SAN PEDRO ROAD LANDSCAPING MAINTENANCE DISTRICT  
ESTIMATED DEBT SERVICE FOR CONSTRUCTION OF IMPROVEMENTS**

Debt Service Date	Interest Rate	Principal	Interest	Total Debt Service	Annual Debt Service
3/1/2013		\$0	\$61,250	\$61,250	\$0
9/1/2013	7.00%	\$20,000	\$61,250	\$81,250	\$142,500
3/1/2014		\$0	\$60,550	\$60,550	\$0
9/1/2014	7.00%	\$20,000	\$60,550	\$80,550	\$141,100
3/1/2015		\$0	\$59,850	\$59,850	\$0
9/1/2015	7.00%	\$20,000	\$59,850	\$79,850	\$139,700
3/1/2016		\$0	\$59,150	\$59,150	\$0
9/1/2016	7.00%	\$25,000	\$59,150	\$84,150	\$143,300
3/1/2017		\$0	\$58,275	\$58,275	\$0
9/1/2017	7.00%	\$25,000	\$58,275	\$83,275	\$141,550
3/1/2018		\$0	\$57,400	\$57,400	\$0
9/1/2018	7.00%	\$25,000	\$57,400	\$82,400	\$139,800
3/1/2019		\$0	\$56,525	\$56,525	\$0
9/1/2019	7.00%	\$30,000	\$56,525	\$86,525	\$143,050
3/1/2020		\$0	\$55,475	\$55,475	\$0
9/1/2020	7.00%	\$30,000	\$55,475	\$85,475	\$140,950
3/1/2021		\$0	\$54,425	\$54,425	\$0
9/1/2021	7.00%	\$35,000	\$54,425	\$89,425	\$143,850
3/1/2022		\$0	\$53,200	\$53,200	\$0
9/1/2022	7.00%	\$35,000	\$53,200	\$88,200	\$141,400
3/1/2023		\$0	\$51,975	\$51,975	\$0
9/1/2023	7.00%	\$40,000	\$51,975	\$91,975	\$143,950
3/1/2024		\$0	\$50,575	\$50,575	\$0
9/1/2024	7.00%	\$40,000	\$50,575	\$90,575	\$141,150
3/1/2025		\$0	\$49,175	\$49,175	\$0
9/1/2025	7.00%	\$45,000	\$49,175	\$94,175	\$143,350
3/1/2026		\$0	\$47,600	\$47,600	\$0
9/1/2026	7.00%	\$45,000	\$47,600	\$92,600	\$140,200
3/1/2027		\$0	\$46,025	\$46,025	\$0
9/1/2027	7.00%	\$50,000	\$46,025	\$96,025	\$142,050
3/1/2028		\$0	\$44,275	\$44,275	\$0
9/1/2028	7.00%	\$50,000	\$44,275	\$94,275	\$138,550
3/1/2029		\$0	\$42,525	\$42,525	\$0
9/1/2029	7.00%	\$50,000	\$42,525	\$92,525	\$135,050
3/1/2030		\$0	\$40,775	\$40,775	\$0
9/1/2030	7.00%	\$55,000	\$40,775	\$95,775	\$138,550
3/1/2031		\$0	\$38,850	\$38,850	\$0
9/1/2031	7.00%	\$60,000	\$38,850	\$98,850	\$137,700
3/1/2032		\$0	\$36,750	\$36,750	\$0
9/1/2032	7.00%	\$65,000	\$36,750	\$101,750	\$138,500
3/1/2033		\$0	\$34,475	\$34,475	\$0
9/1/2033	7.00%	\$70,000	\$34,475	\$104,475	\$138,950
3/1/2034		\$0	\$32,025	\$32,025	\$0
9/1/2034	7.00%	\$75,000	\$32,025	\$107,025	\$139,050
3/1/2036		\$0	\$29,400	\$29,400	\$0
9/1/2036	7.00%	\$80,000	\$29,400	\$109,400	\$138,600
3/1/2038		\$0	\$26,600	\$26,600	\$0
9/1/2038	7.00%	\$85,000	\$26,600	\$111,600	\$138,200
3/1/2037		\$0	\$23,625	\$23,625	\$0
9/1/2037	7.00%	\$95,000	\$23,625	\$118,625	\$142,250
3/1/2038		\$0	\$20,300	\$20,300	\$0
9/1/2038	7.00%	\$100,000	\$20,300	\$120,300	\$140,600
3/1/2039		\$0	\$18,800	\$18,800	\$0
9/1/2039	7.00%	\$110,000	\$18,800	\$128,800	\$143,600
3/1/2040		\$0	\$12,950	\$12,950	\$0
9/1/2040	7.00%	\$115,000	\$12,950	\$127,950	\$140,900
3/1/2041		\$0	\$8,925	\$8,925	\$0
9/1/2041	7.00%	\$125,000	\$8,925	\$133,925	\$142,850
3/1/2042		\$0	\$4,550	\$4,550	\$0
9/1/2042	7.00%	\$130,000	\$4,550	\$134,550	\$139,100
		<b>\$1,750,000</b>	<b>\$2,468,660</b>	<b>\$4,218,660</b>	<b>\$4,218,550</b>

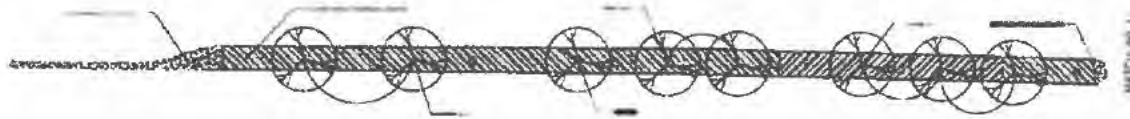
(1) Estimated Debt Service for construction of Improvements is estimated based on annual interest rate of 7.00%. Actual Debt Service will depend on interest rate(s) established based on current market rates.

The average annual debt service payment would be approximately \$140,618.

## APPENDIX B: IMPROVEMENTS DETAIL

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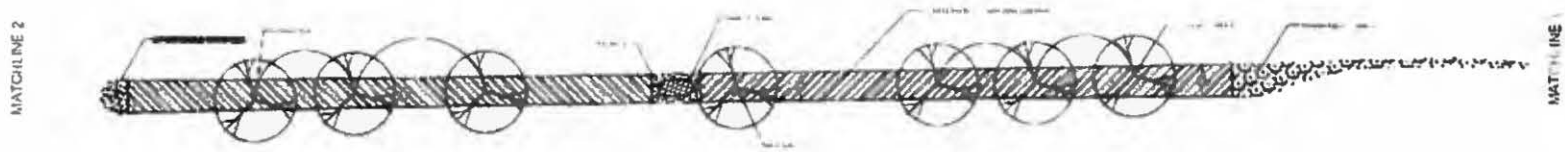
1. Union Street to San Rafael High School parking Lot:



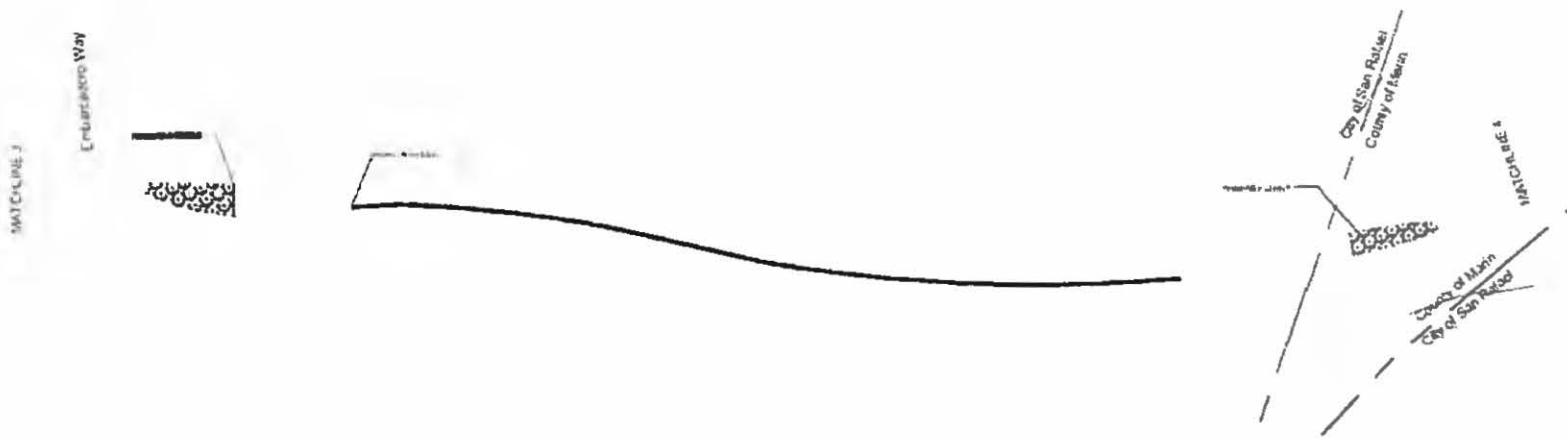
2. San Rafael High School parking lot to middle of parking lot:



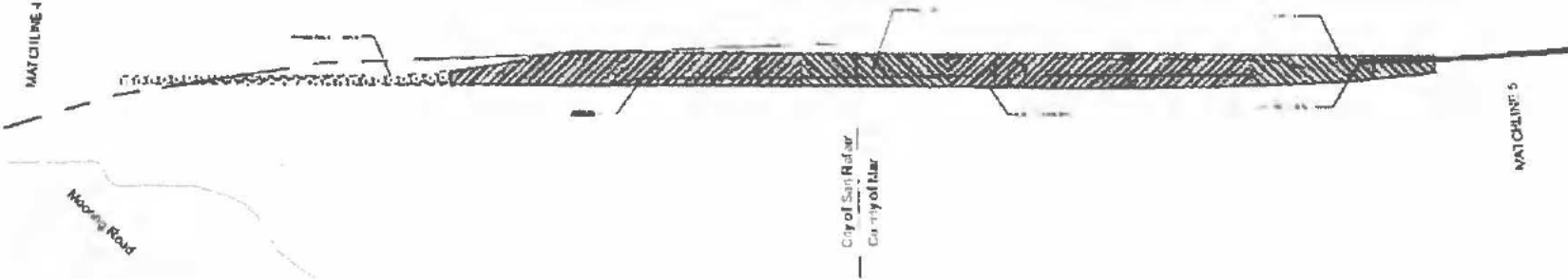
3. Middle of San Rafael High School parking lot to Embarcadero Way:



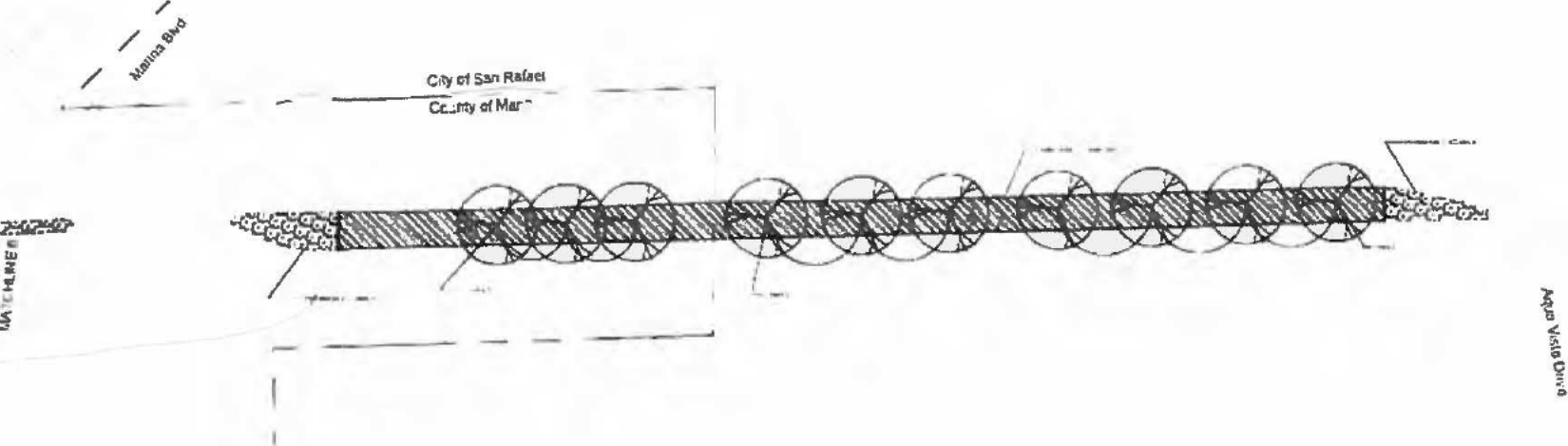
4. Embarcadero Way to Mooring Road:



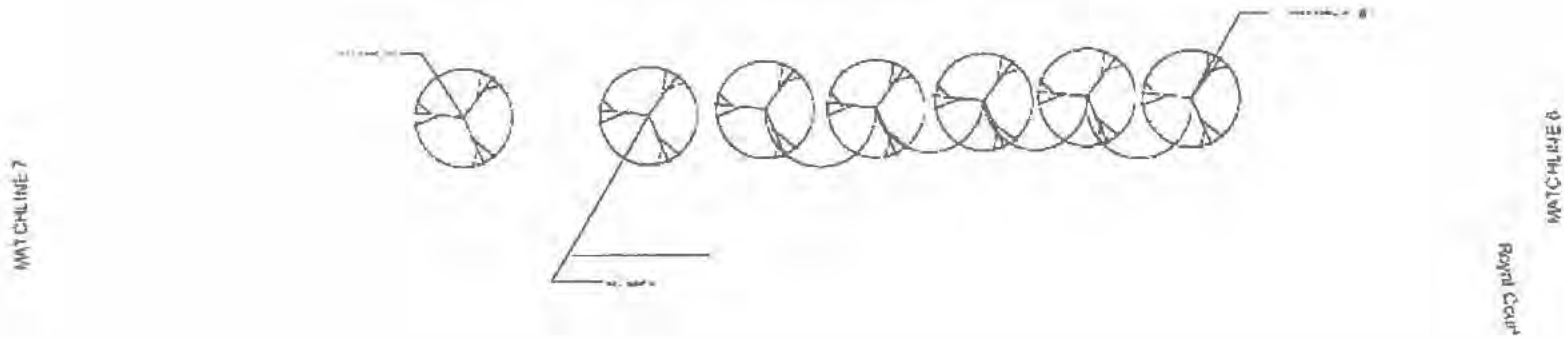
5. Mooring Road to Marina Boulevard:



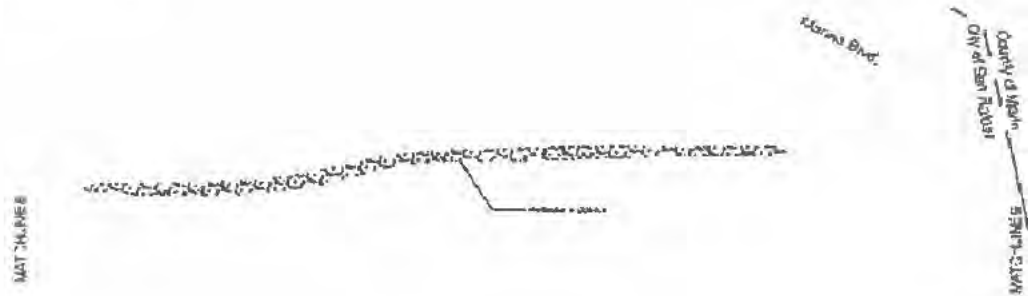
6. Marina Boulevard to Aqua Vista Drive:



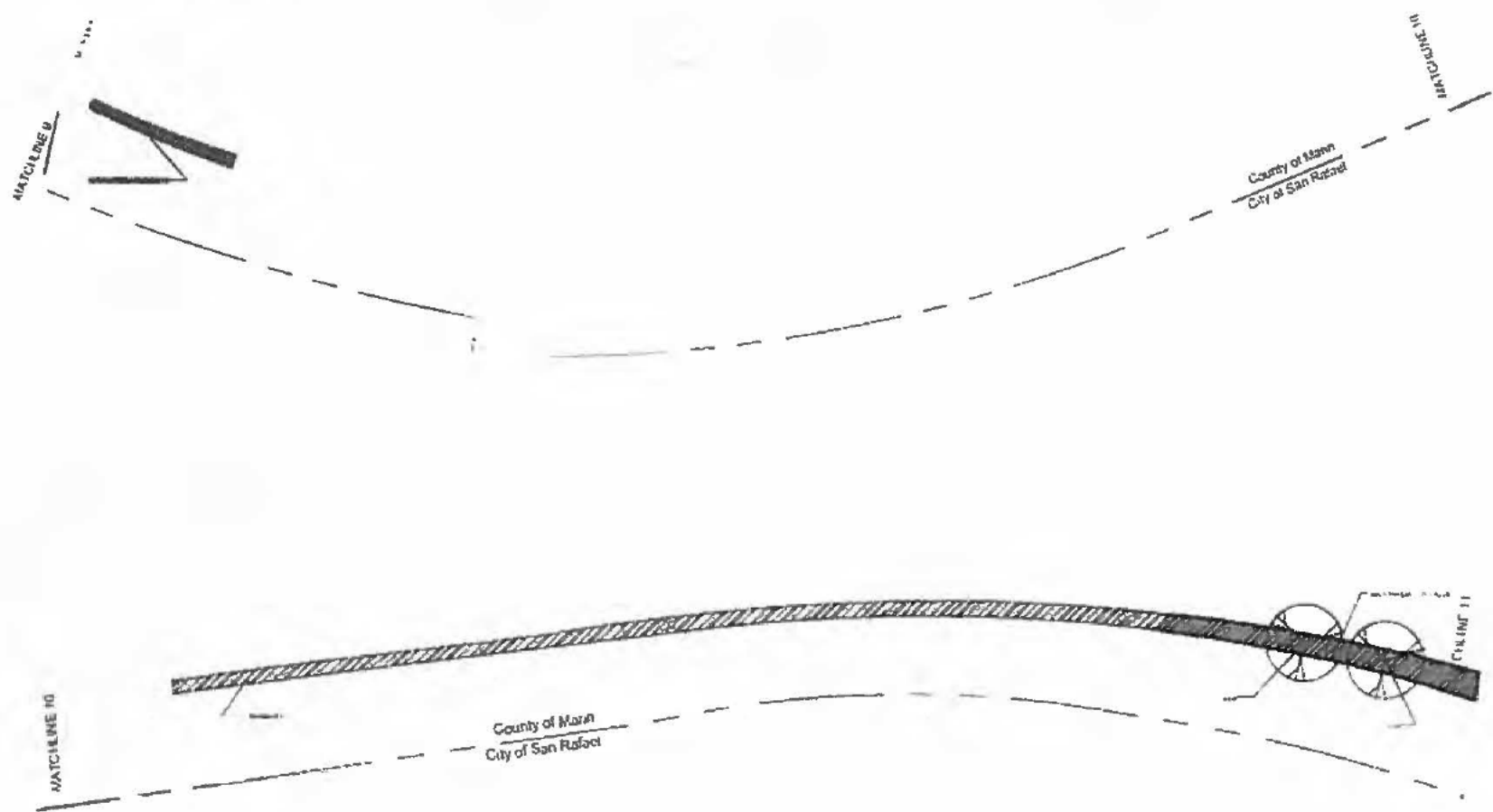
7. Aqua Vista Drive to Royal Court:



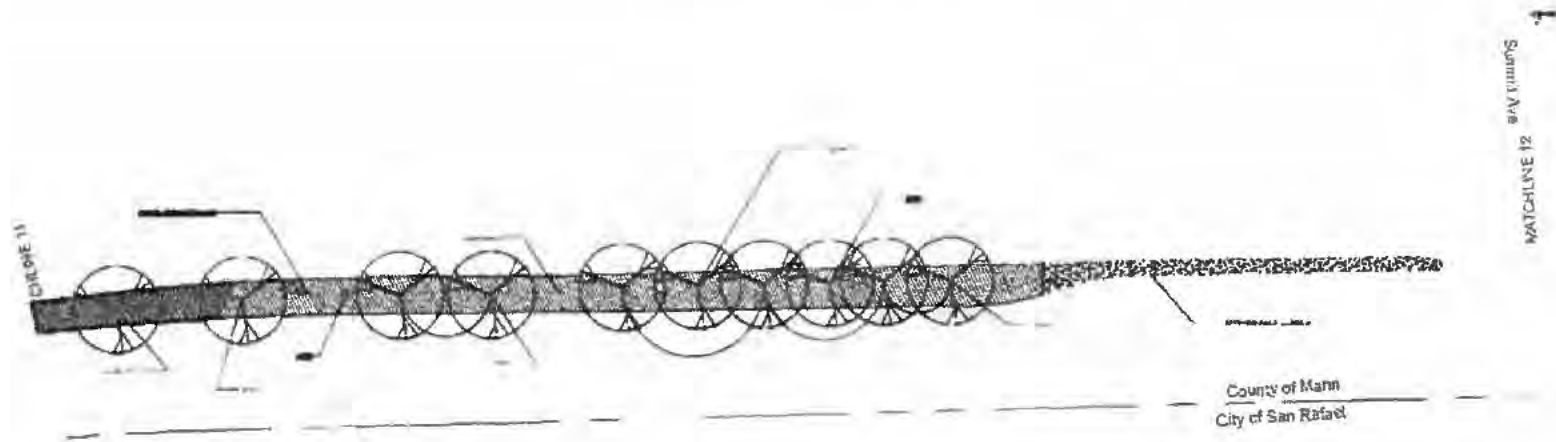
8. Royal Court to Porto Bello Drive:



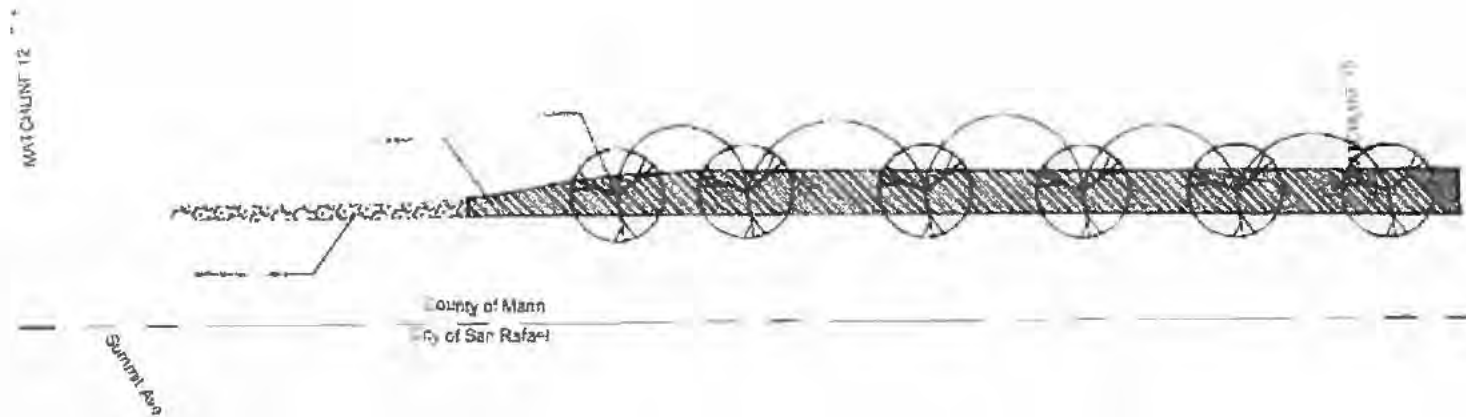
9. Porto Bello Drive to Summit Avenue:

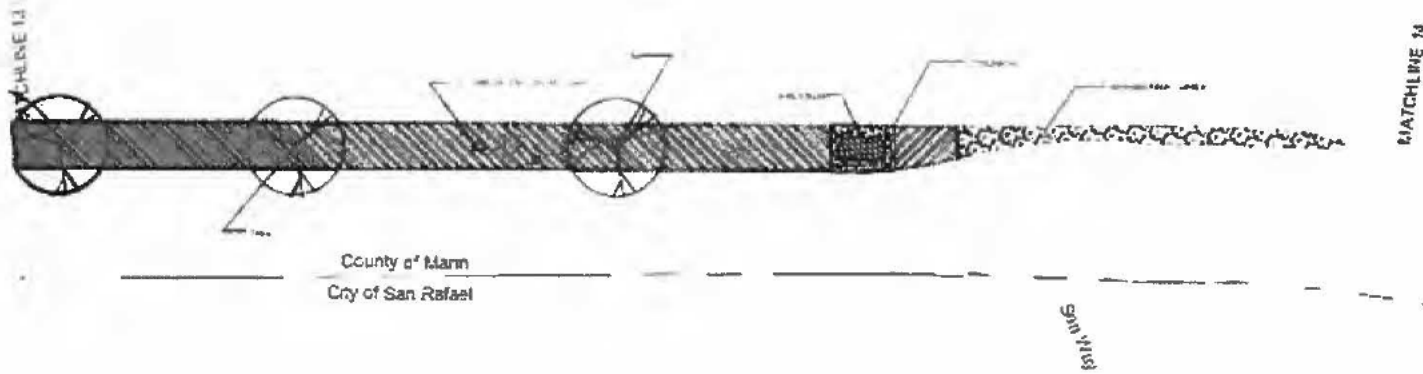




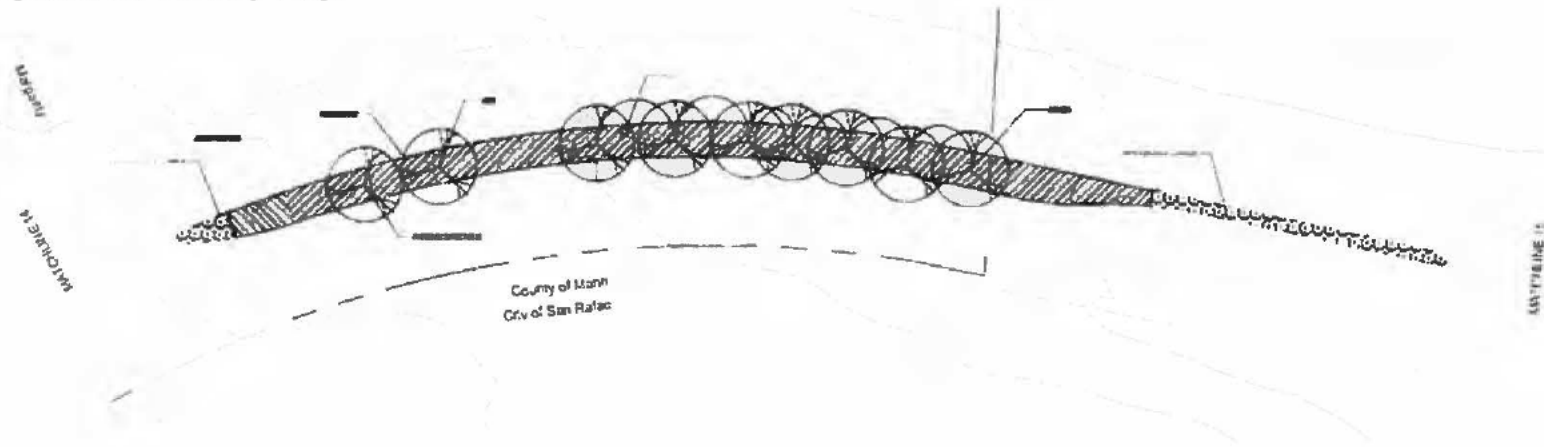


10. Summit Avenue to Margarita Drive:

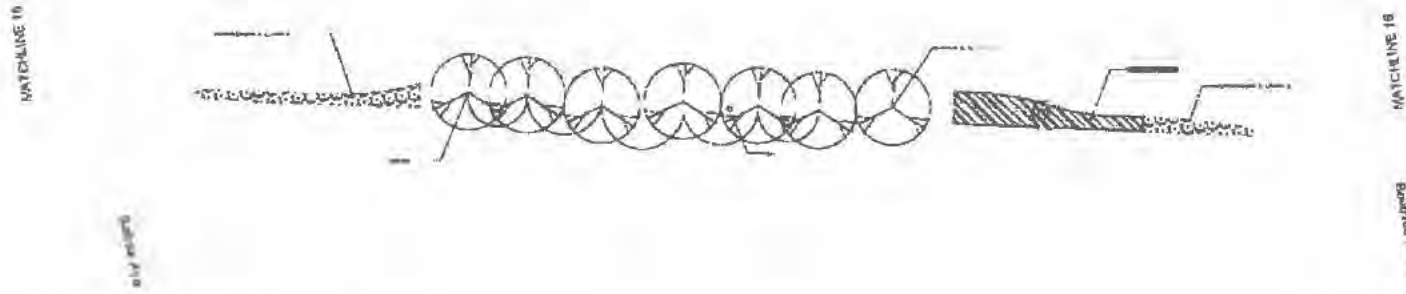




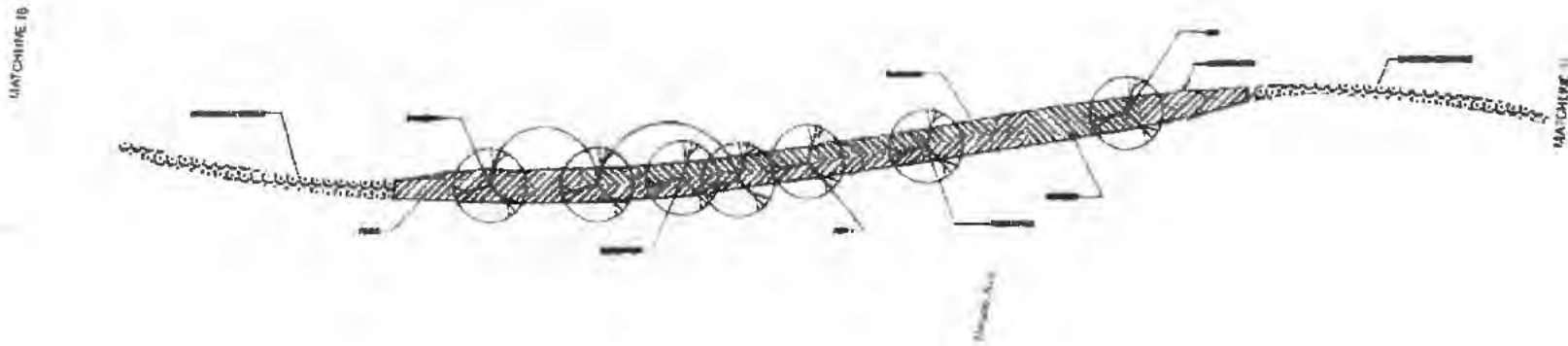
11. Margarita Drive to Bay Way:



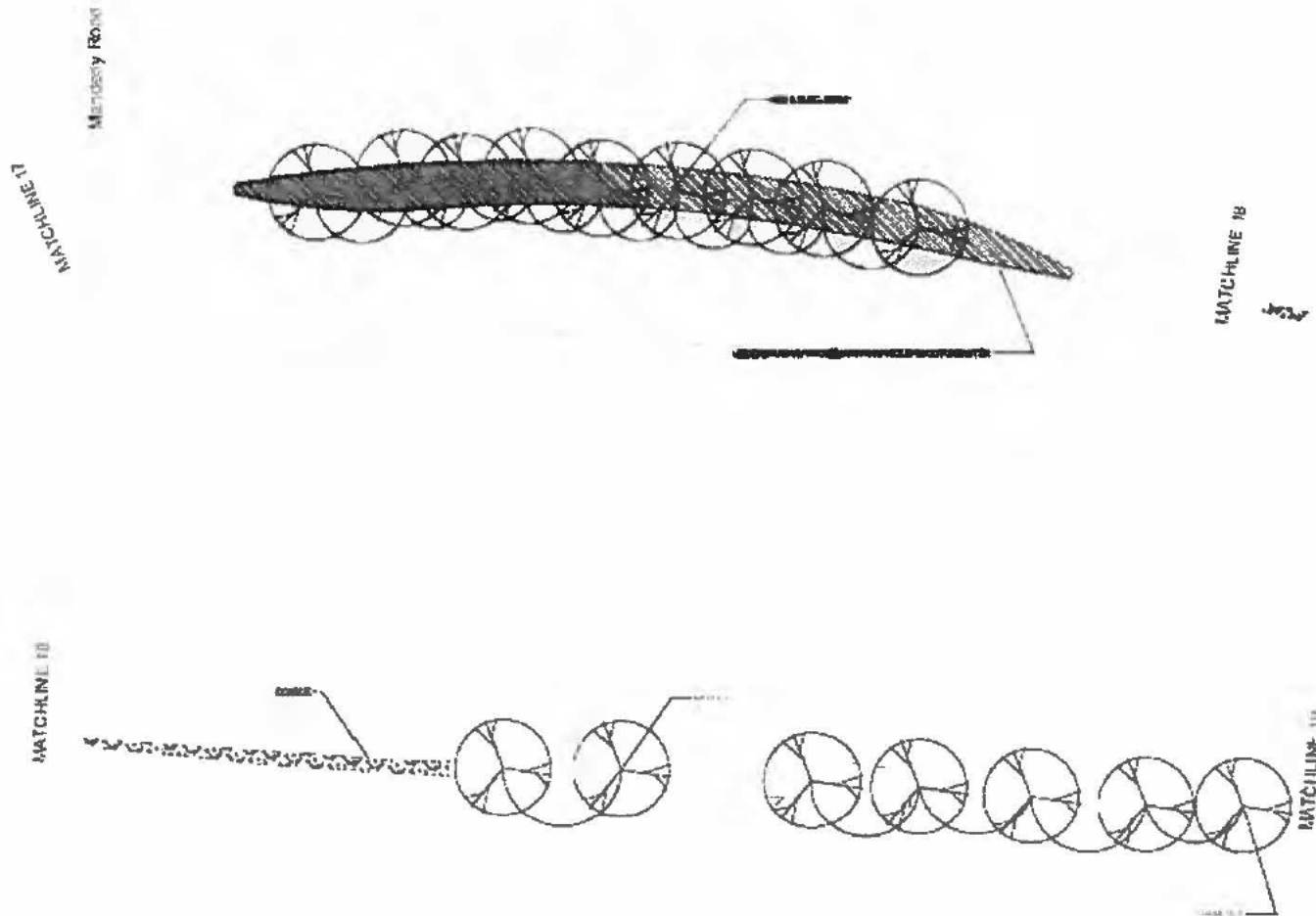
12. Bay Way to Bellevue Avenue:



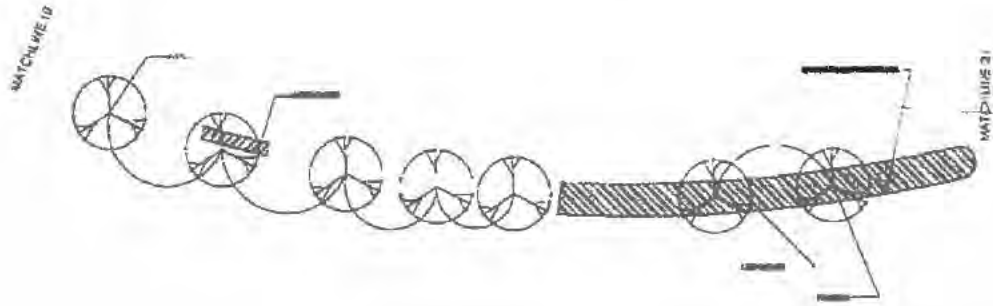
13. Bellevue Avenue to Manderly Road:



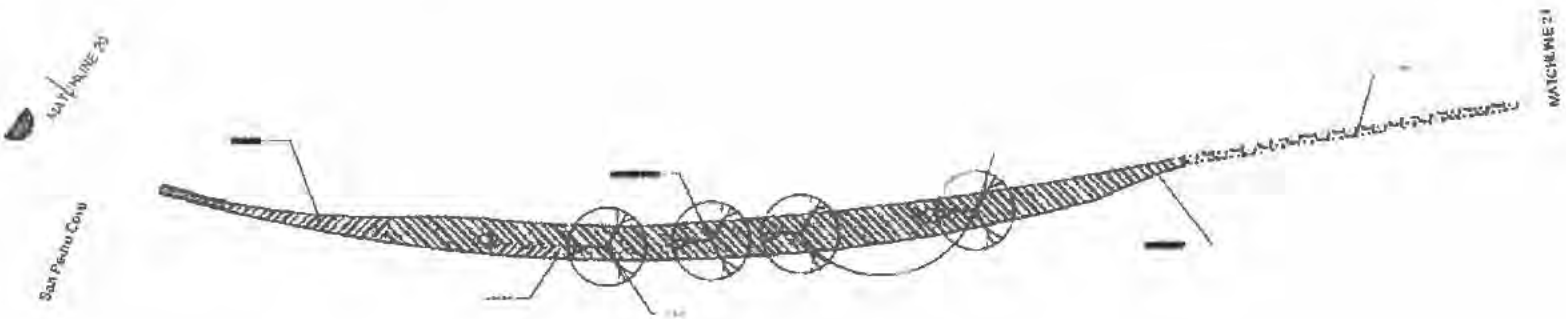
14. Manderly Road to San Pedro Elementary School:



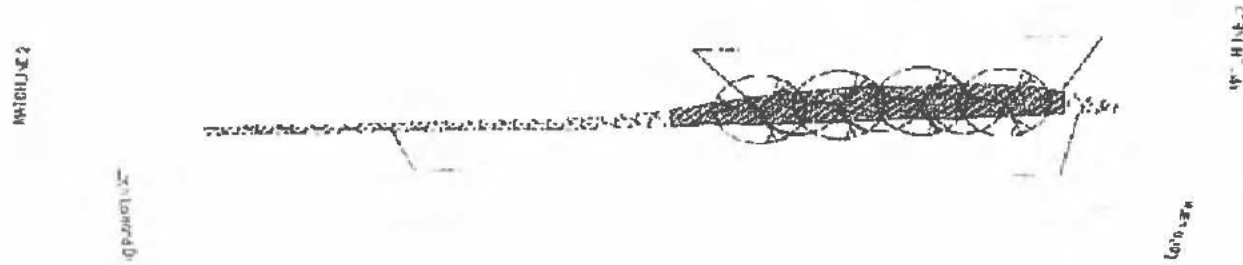
15. San Pedro Elementary School to San Pedro Cove:



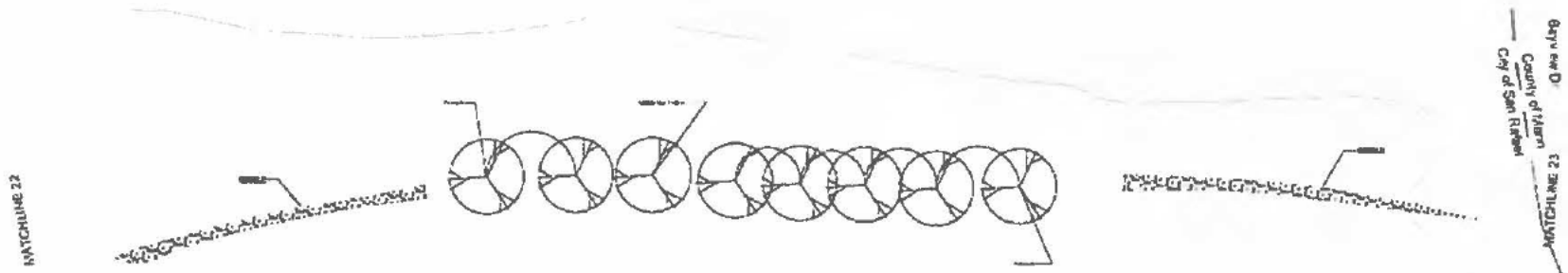
16. San Pedro Cove to Lochinvar Drive:



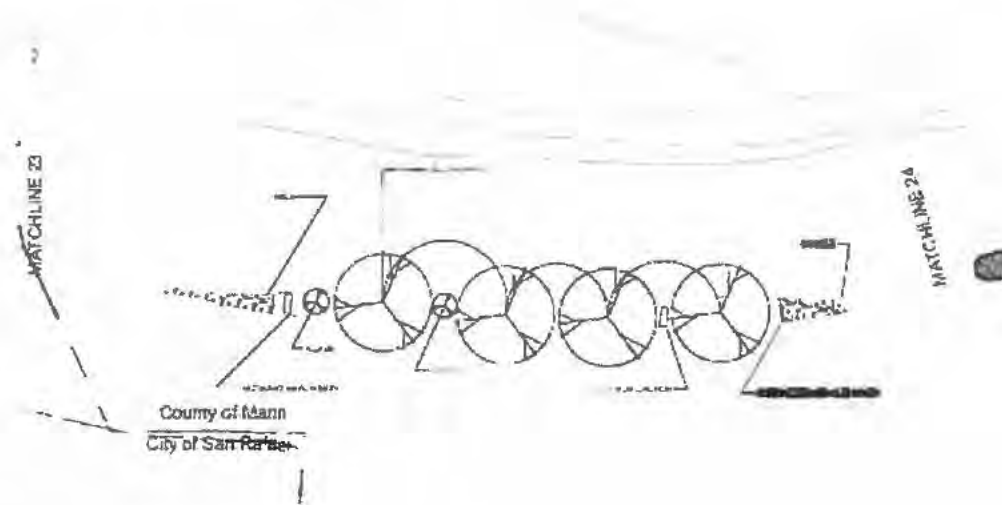
17. Lochinvar Drive to Loch Lomond Shopping Center:



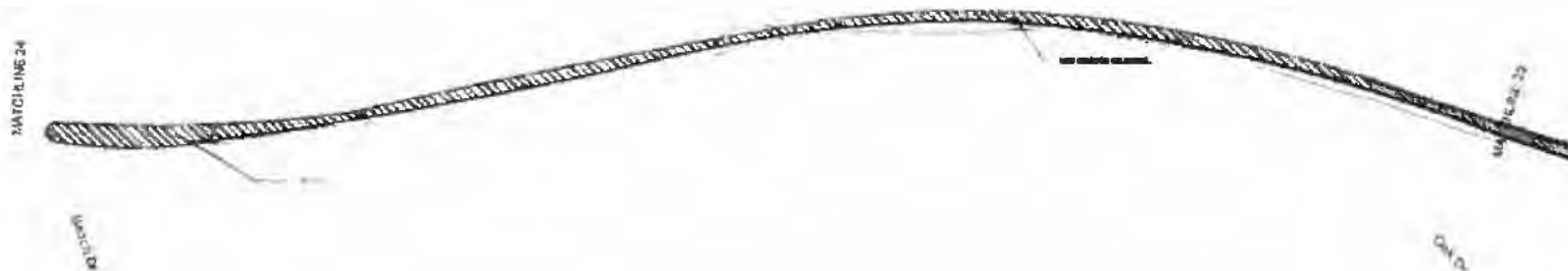
18. Loch Lomond Shopping Center to Bayview Drive:

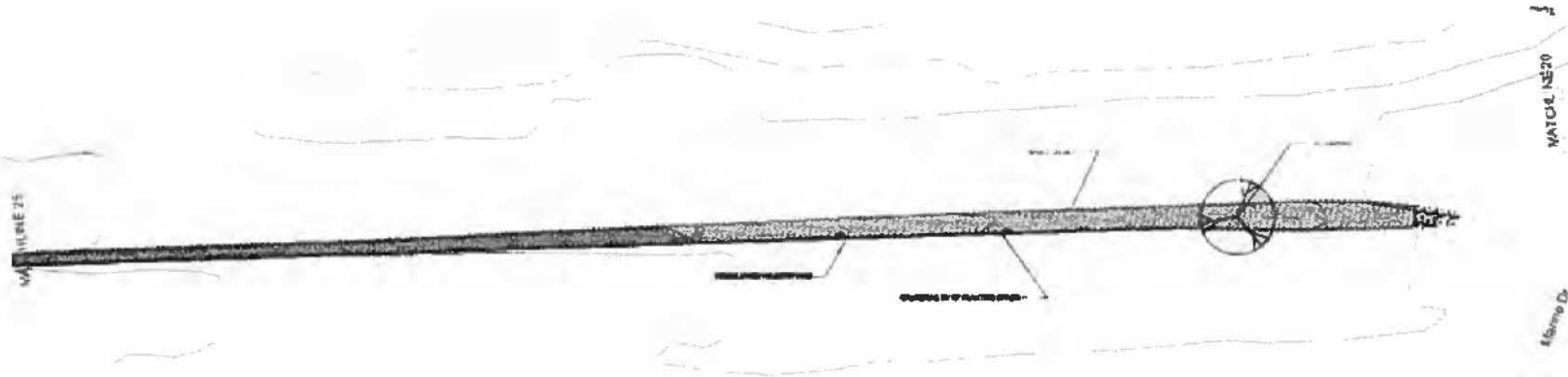


19. Bayview Drive to Beach Road:



20. Beach Road to Marine Drive:

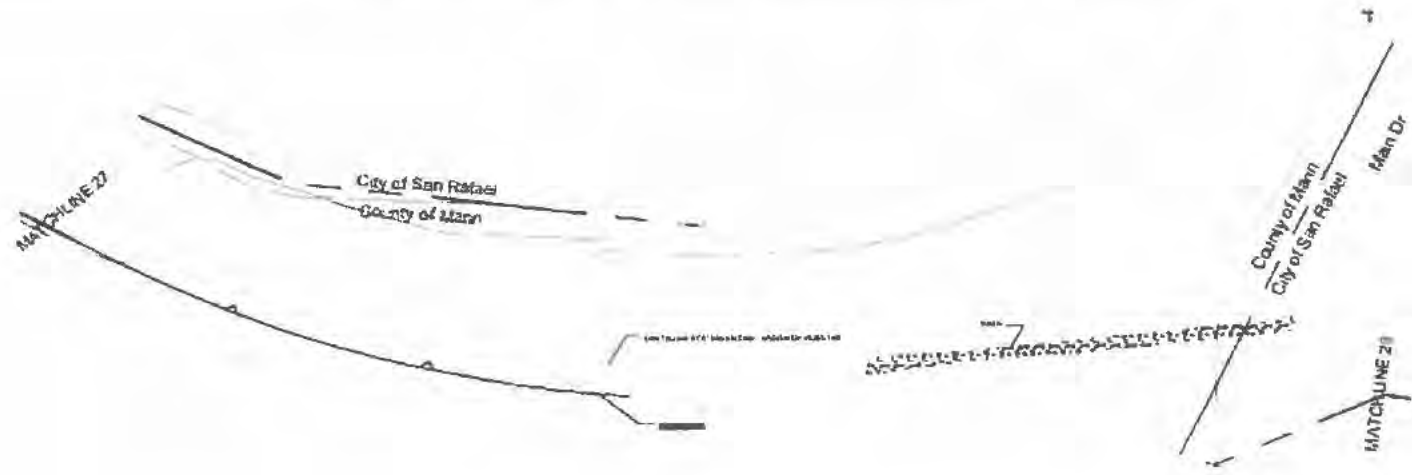




21. Marine Drive to Main Drive:







22. Main Drive to Knight Drive:



MATCHLINE 20

PLANT PROPOSED

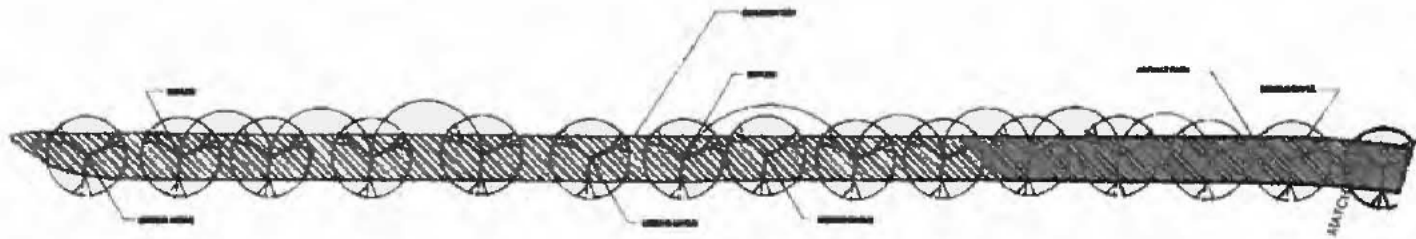
MATCHLINE 2

City of San Rafael  
County of Marin

23. Knight Drive to Fire Station:

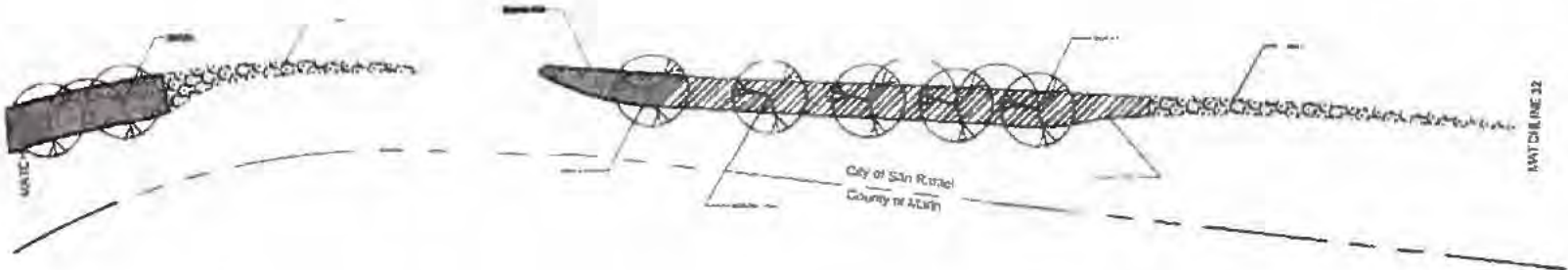
10' BUFFER

MATCHLINE 3

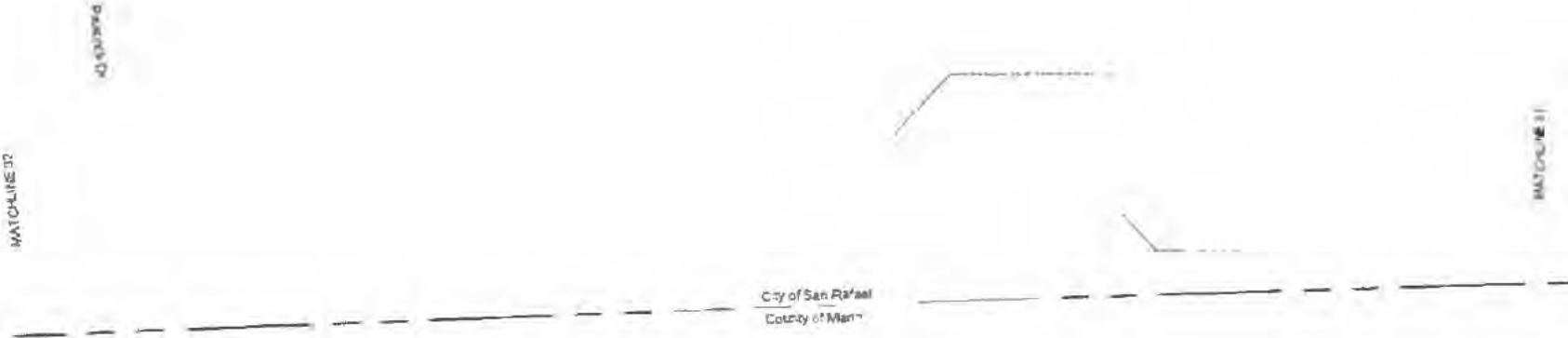


City of San Rafael  
County of Marin

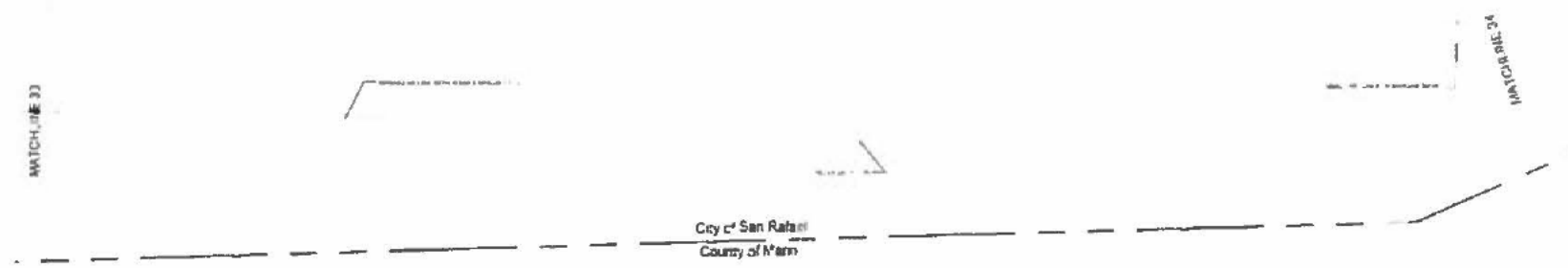
24. Fire Station to Peacock Drive:



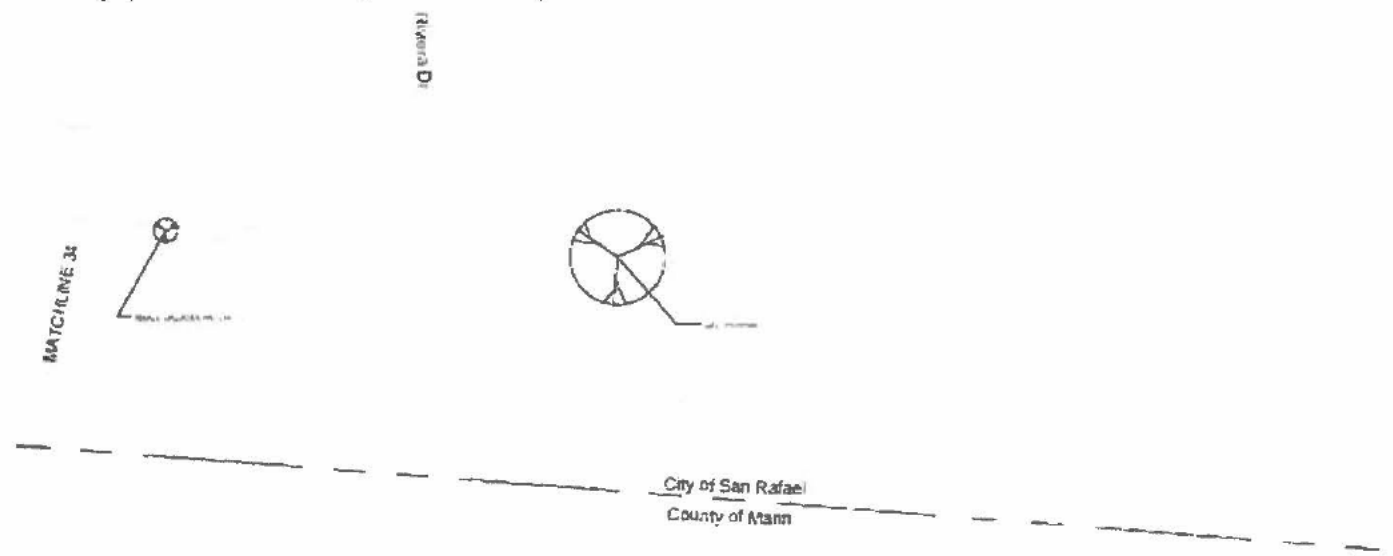
25. Peacock Drive to Riviera Drive:



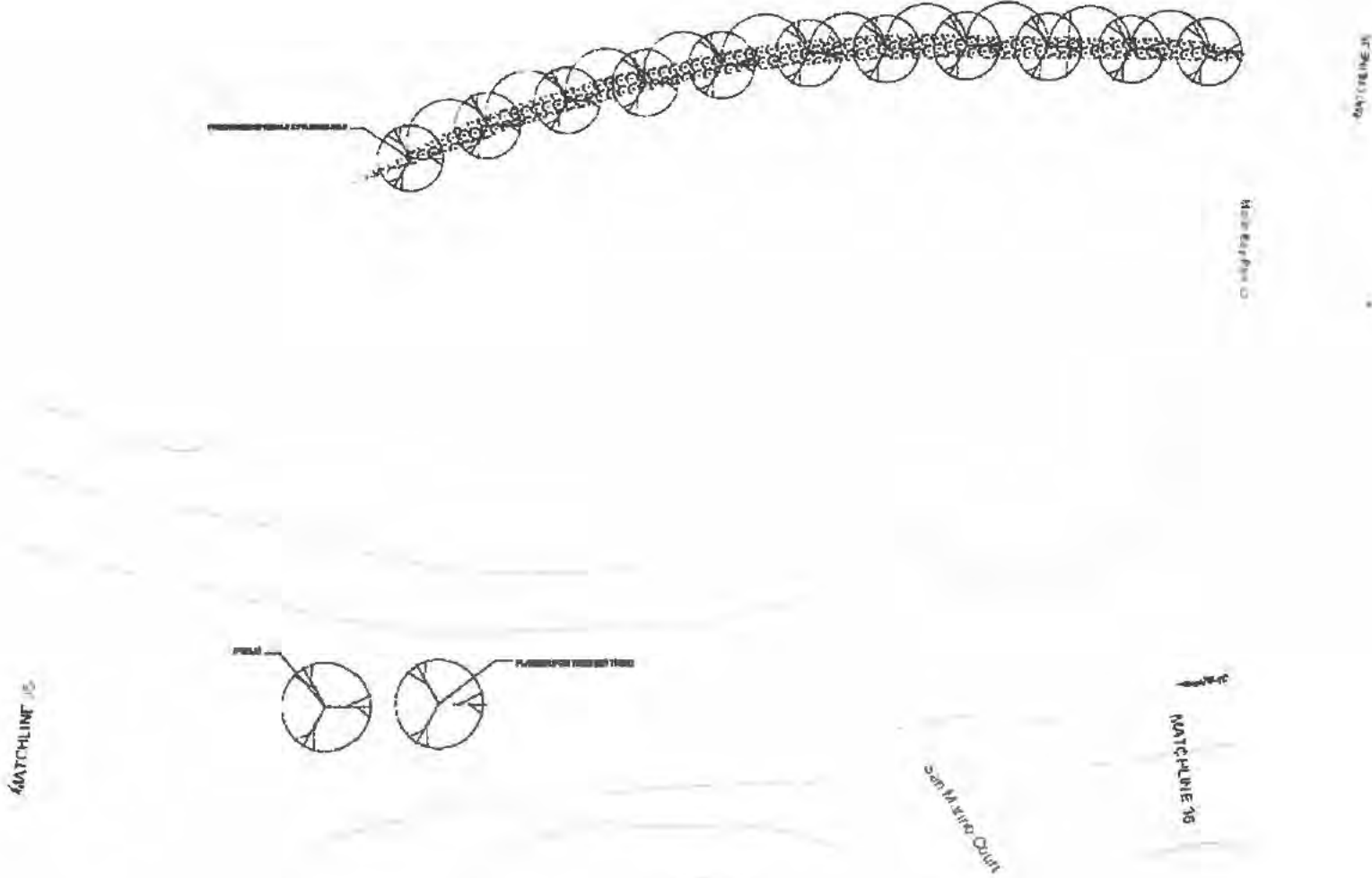
26. Riviera Drive to McNear Brickyard:



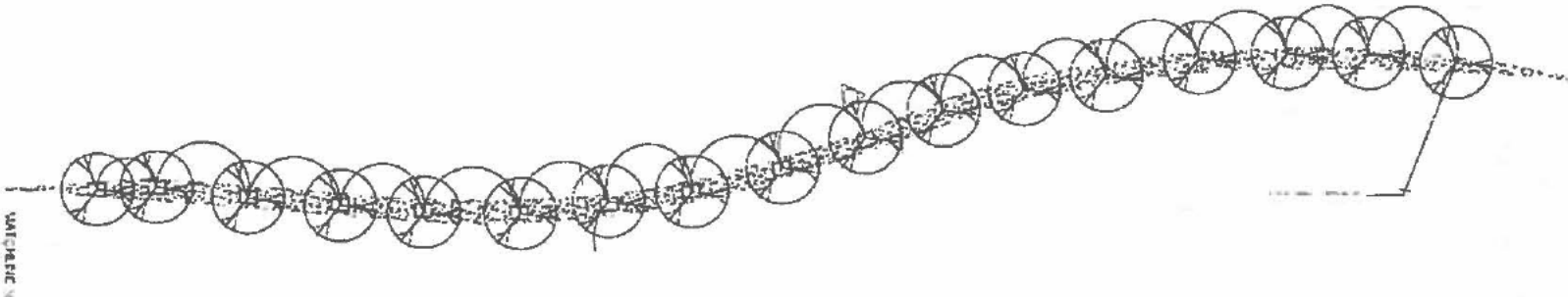
27. Cantera Way (McNear's Beach) to Marin Bay Park:



28. Marin Bay Park to San Marino Court:



29. San Marino Drive to Biscayne Drive



## **APPENDIX C: PROPOSED ANNUAL ASSESSMENTS**

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# APPENDIX B

City of San Rafael

Pt. San Pedro Road Median Landscaping Assessment District

Annual Calculation of Allowable Assessment  
Increase

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**ANNUAL CALCULATION TO DETERMINE THE ASSESSMENT PER EBU FOR THE PT. SAN PEDRO ROAD MEDIANS LANDSCAPING DISTRICT**

**LEGEND FOR SPREADSHEET:**

**Levied Debt Service:** The fixed amount per EBU contributing to retiring the debt obligation to the City of San Rafael

**Levied Maint. Fee:** The amount that is levied per EBU for properties that have pre-paid their Debt Service obligation  
 [NOTE: The fee for 2019/20 is the currently proposed amount. Not yet approved by S.R. City Council]

**Total Levied Assmt:** The amount that is levied per EBU for properties that have not pre-paid their Debt Service obligation  
 [NOTE: The assessment for 2019/20 is the currently proposed amount. Not yet approved by S.R. City Council]

**Max. Avail. Total Levied Assessment:** The amount that could have been levied, calculated as  
 prior year's "Max. Avail. Total Levied Assessment" + "Max. Maint. Fee Incr. (3% or LCPI)"

**Prior Yr's Local CPI:** Local Consumer Price Index as defined from the Federal website:

[https://www.bls.gov/regions/west/data/cpi\\_tables.pdf](https://www.bls.gov/regions/west/data/cpi_tables.pdf)

[NOTE: Based on April - April figures which are available when the rates are being set]

**Max. Maint. Fee Incr. (3% or LCPI):** 3% or LCPI, whichever is higher, of prior year's "Max. Avail. Total Levied Assessment"

**Max. Maint. Fee Incr. (Incl. Unused):** The sum of "Max. Maint. Fee Incr. (3% or LCPI)" + prior year's  
 "Unused Incr. Avail. For Next Yr.". This identifies the cap on the increase of the "Levied Maint. Fee" in that year.

**Unused Incr. Avail. For Next Yr.:** "Max. Maint Fee Incr. (Incl. Unused)" - "Resultant Rate Hike"

<b>Fiscal Year</b>	<b>Levied Debt Service</b>	<b>Levied Maint. Fee</b>	<b>Total Levied Assmt</b>	<b>Max. Avail. Total Levied Assessment</b>	<b>Resultant Rate Hike</b>	<b>Prior Yr's Local CPI</b>	<b>Max. Maint. Fee Incr. (3% or LCPI)</b>	<b>Max. Maint. Fee Incr. (Incl. Unused)</b>	<b>Unused Incr. Avail. For Next Yr.</b>
2011/12	\$46.06	\$28.94	\$75.00						
2012/13	\$46.06	\$28.94	\$75.00	\$77.25	\$0.00	2.1%	\$2.25	\$2.25	\$2.25
2013/14	\$53.58	\$25.90	\$79.48	\$79.57	\$4.48	2.4%	\$2.32	\$4.57	\$0.09
2014/15	\$53.58	\$25.90	\$79.48	\$81.95	\$0.00	2.8%	\$2.39	\$2.47	\$2.47
2015/16	\$53.58	\$25.90	\$79.48	\$84.41	\$0.00	2.4%	\$2.46	\$4.93	\$4.93
2016/17	\$53.59	\$25.89	\$79.48	\$86.95	\$0.00	2.7%	\$2.53	\$7.47	\$7.47
2017/18	\$52.77	\$26.71	\$79.48	\$90.24	\$0.00	3.8%	\$3.30	\$10.76	\$10.76
2018/19	\$52.77	\$31.21	\$83.98	\$93.15	\$4.50	3.2%	\$2.91	\$13.67	\$9.17
2019/20	\$52.78	\$44.10	\$96.88	\$96.88	\$12.90	4.0%	\$3.74	\$12.90	\$0.00

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# APPENDIX C-1

City of San Rafael

Pt. San Pedro Road Median Landscaping Assessment District

Assessor's Parcel Maps of Merged Parcels

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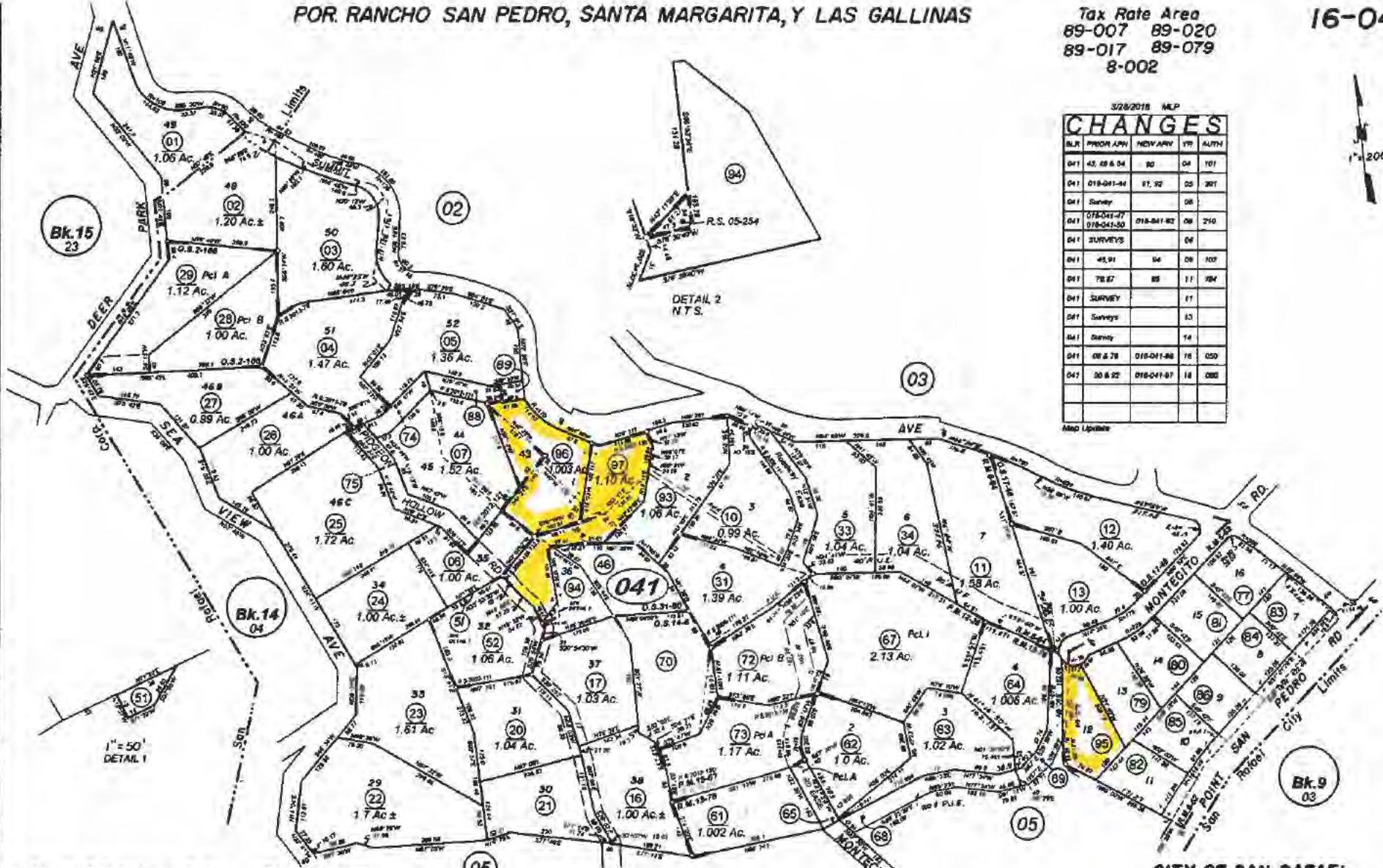




POR RANCHO SAN PEDRO, SANTA MARGARITA, Y LAS GALLINAS

Tax Rate Area  
89-007 89-020  
89-017 89-079  
8-002

16-04



3/28/2018 MAP

BLK	PNR	APP	NOV	APR	YR	AUTH
041	43, 49 & 54		90	04	101	
041	018-041-44		91, 92	05	201	
041	Survey			08		
041	018-041-47			08	210	
041	018-041-50		018-041-52	08	210	
041	SURVEYS			04		
041	45, 91		94	08	103	
041	78, 87		88	11	784	
041	SURVEY			11		
041	Survey			13		
041	Survey			14		
041	08 & 78		018-041-88	16	050	
041	30 & 22		018-041-97	18	080	

Map Update

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

McDevitt Subdivision, R.M. Bk. 13 - Pg. 78  
Country Club Tract, San Rafael R.M. Bk. 6 Pg. 62  
Country Club Highlands R.M. Bk. 8 Pg. 64

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

CITY OF SAN RAFAEL  
Assessor's Map Bk. 16 - Pg. 04  
County of Marin, Calif.



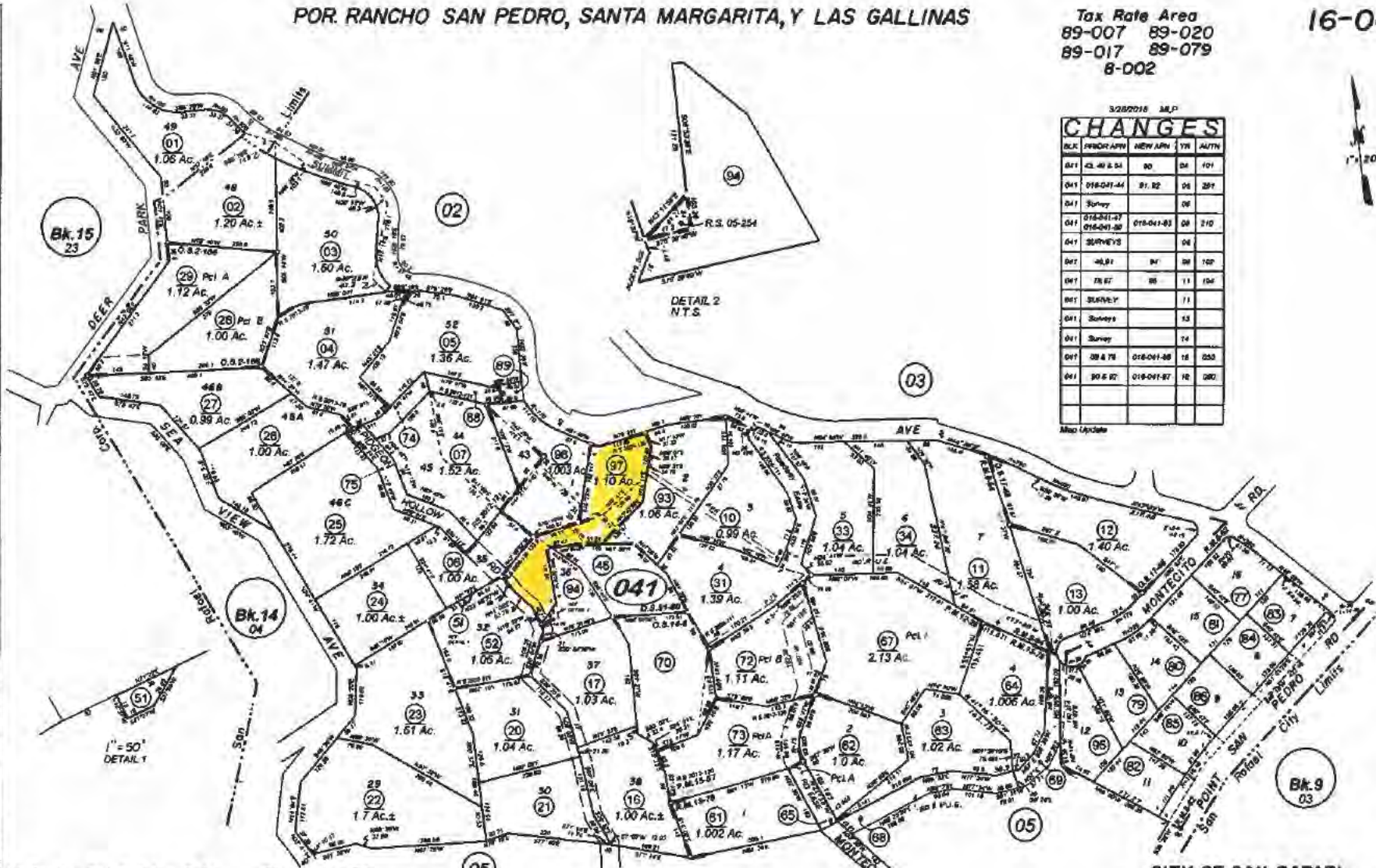
POR. RANCHO SAN PEDRO, SANTA MARGARITA, Y LAS GALLINAS

Tax Rate Area  
 89-007 89-020  
 89-017 89-079  
 8-002

16-04

3/28/2016 MLP

BLK	PERIOD	NEW AM	TR	AUTH
041	CL. 40 & 54	90	04	101
041	018-041-44	91.82	04	291
041	Survey		06	
041	014-041-27 014-041-28	018-041-83	04	210
041	SURVEYS		04	
041	48.81	94	04	102
041	78.67	86	11	104
041	Survey		11	
041	Survey		13	
041	Survey		14	
041	38 & 78	018-041-88	16	253
041	30 & 82	018-041-87	16	280



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL ORDINANCES OR BUILDING ORDINANCES.

McDevitt Subdivision, R.M. Bk. 13 - Pg. 78  
 Country Club Tract, San Rafael R.M. Bk. 6 Pg. 62  
 Country Club Highlands R.M. Bk. 8 Pg. 64

NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

CITY OF SAN RAFAEL  
 Assessor's Map Bk. 16 - Pg. 04  
 County of Marin, Calif.

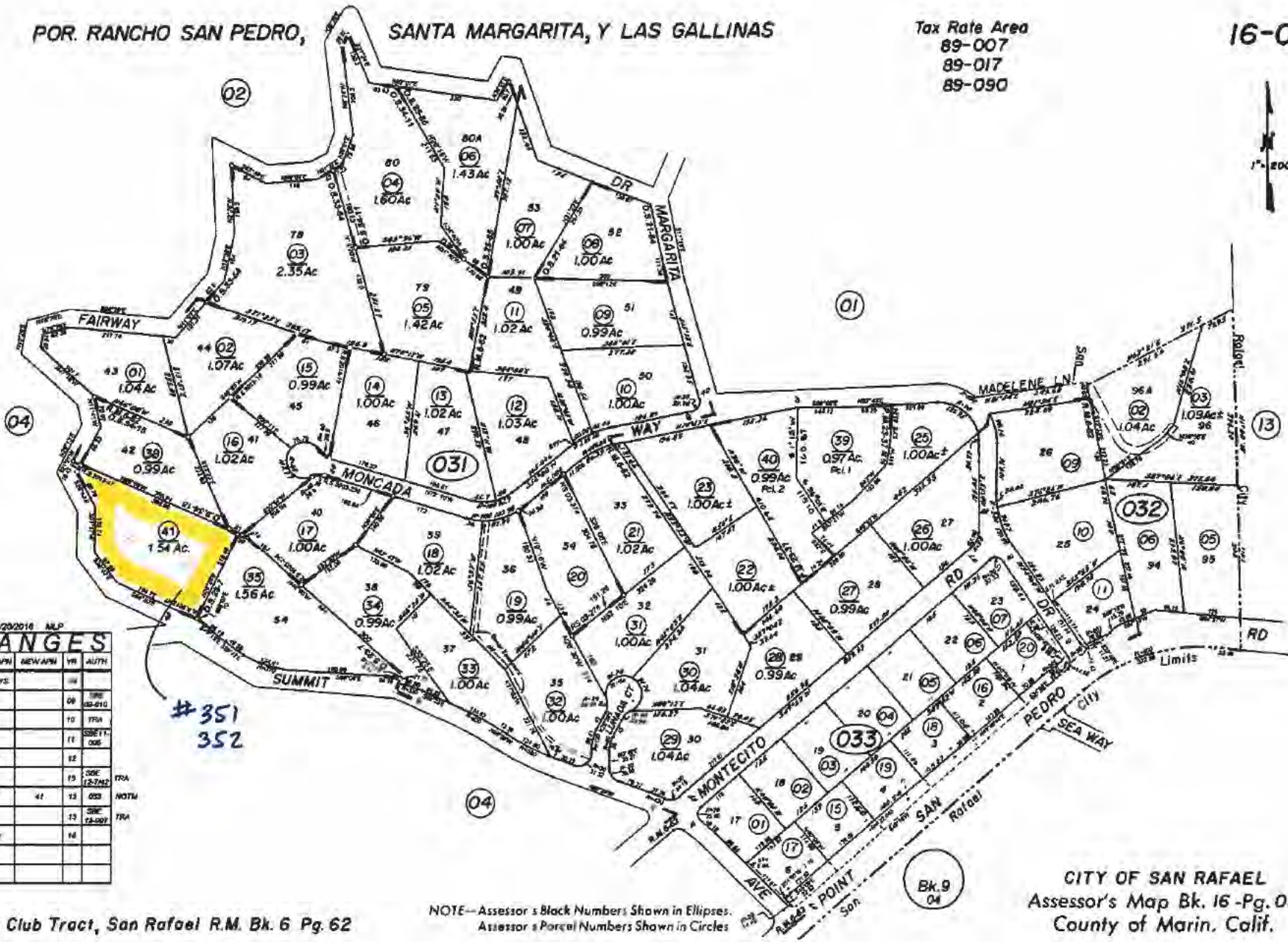
FROM Sheet 4

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

POR. RANCHO SAN PEDRO, SANTA MARGARITA, Y LAS GALLINAS

Tax Rate Area  
89-007  
89-017  
89-090

16-03



4/29/2016 MLP

BLK	PROGRAM	NEW APP	YR	AUTH
031	SURVEYS		08	TR
			09	TR
			10	TR
			11	TR
001	Survey		02	TR
			15	TR
031	SLT	41	13	TR
			13	TR
001	Survey		16	TR

#351  
352

Country Club Tract, San Rafael R.M. Bk. 6 Pg. 62

NOTE-- Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles

CITY OF SAN RAFAEL  
Assessor's Map Bk. 16 -Pg. 03  
County of Marin, Calif.











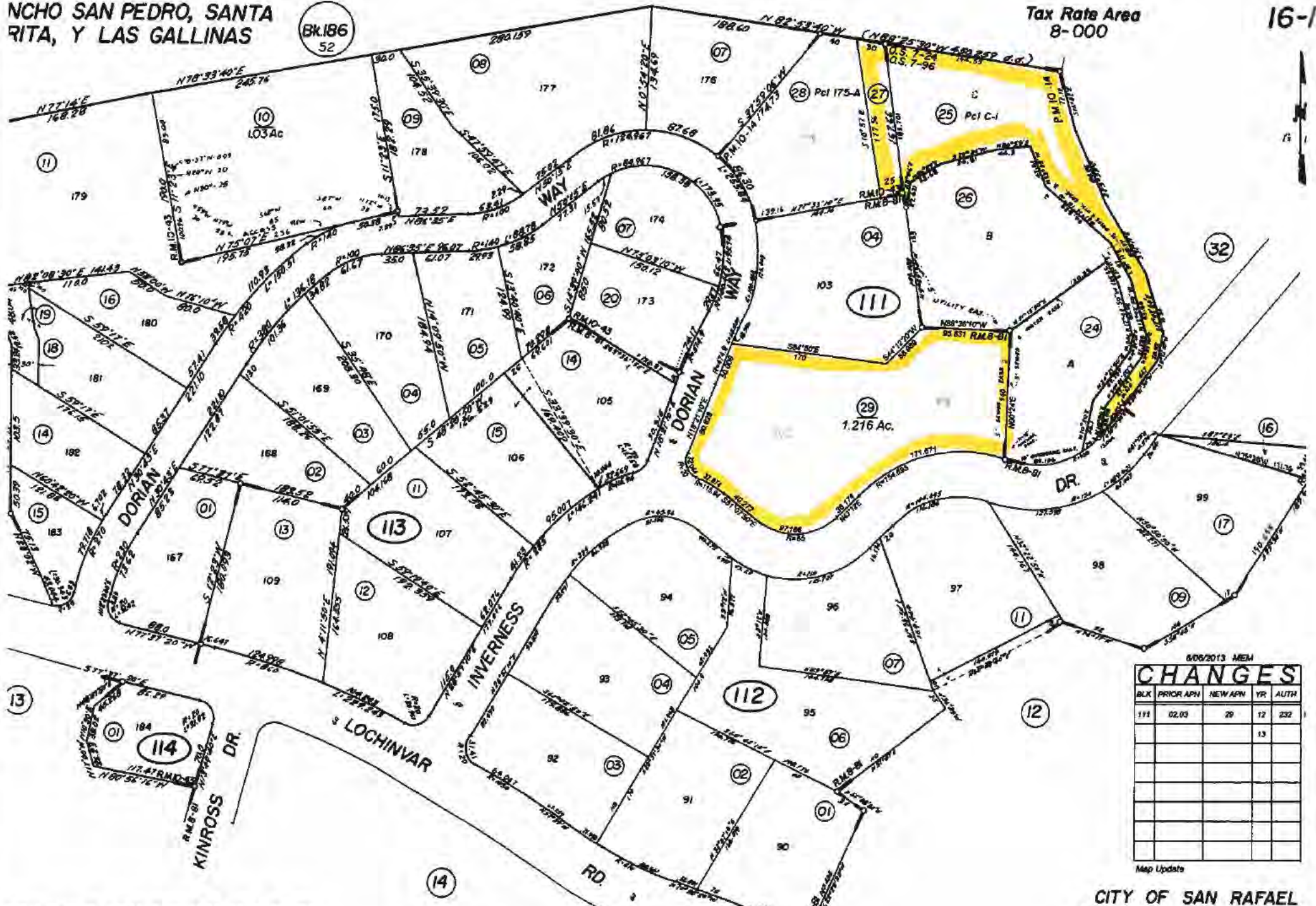












6/06/2013 MEM

CHANGES				
BLK	PRIOR APN	NEW APN	YR	AUTH
111	02,03	29	12	232
			13	

Map Update

ch Lamond Unit Two R.M.Bk.8-Pg.81  
ch Lamond Unit Six R.M. Bk.10-Pg.43

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

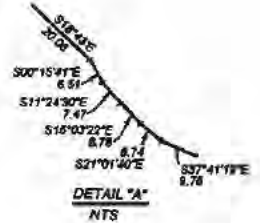
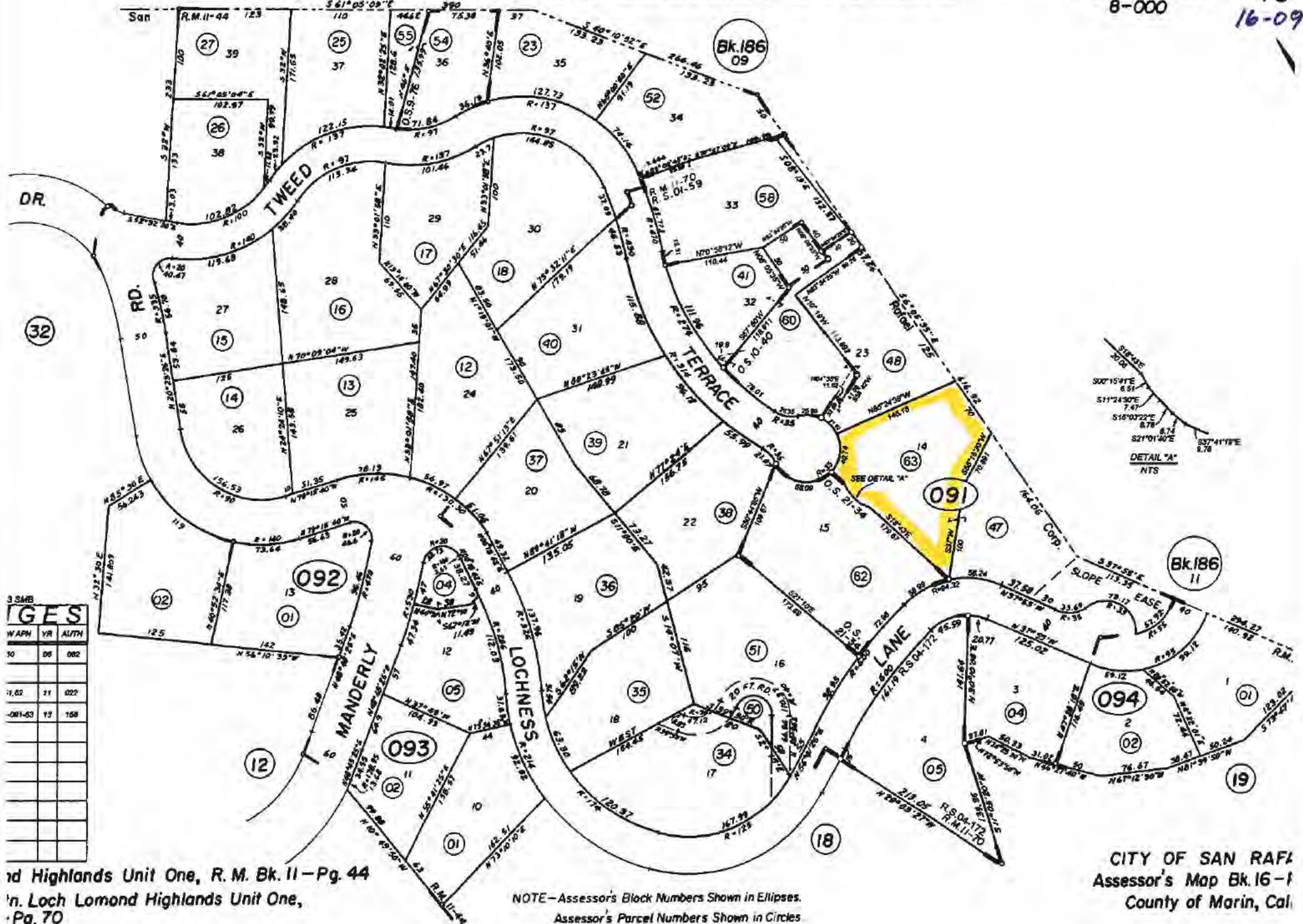
CITY OF SAN RAFAEL  
Assessor's Map Bk.16 -P  
County of Marin, Cal



PTN. RANCHO SAN PEDRO, SANTA MARGARITA, Y LAS GALLINAS

Tax Rate Area  
8-000

16  
16-09



3 SABS

W	A	P	Y	A	U	T	H
30	06	082					
162	11	022					
081-03	13	158					

nd Highlands Unit One, R. M. Bk. 11 - Pg. 44  
n. Loch Lomond Highlands Unit One,  
-Pg. 70

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles

CITY OF SAN RAFAEL  
Assessor's Map Bk. 16-1  
County of Marin, Cal.



**POR RANCHO SAN PEDRO, SANTA MARGARITA Y LAS GALLINAS**

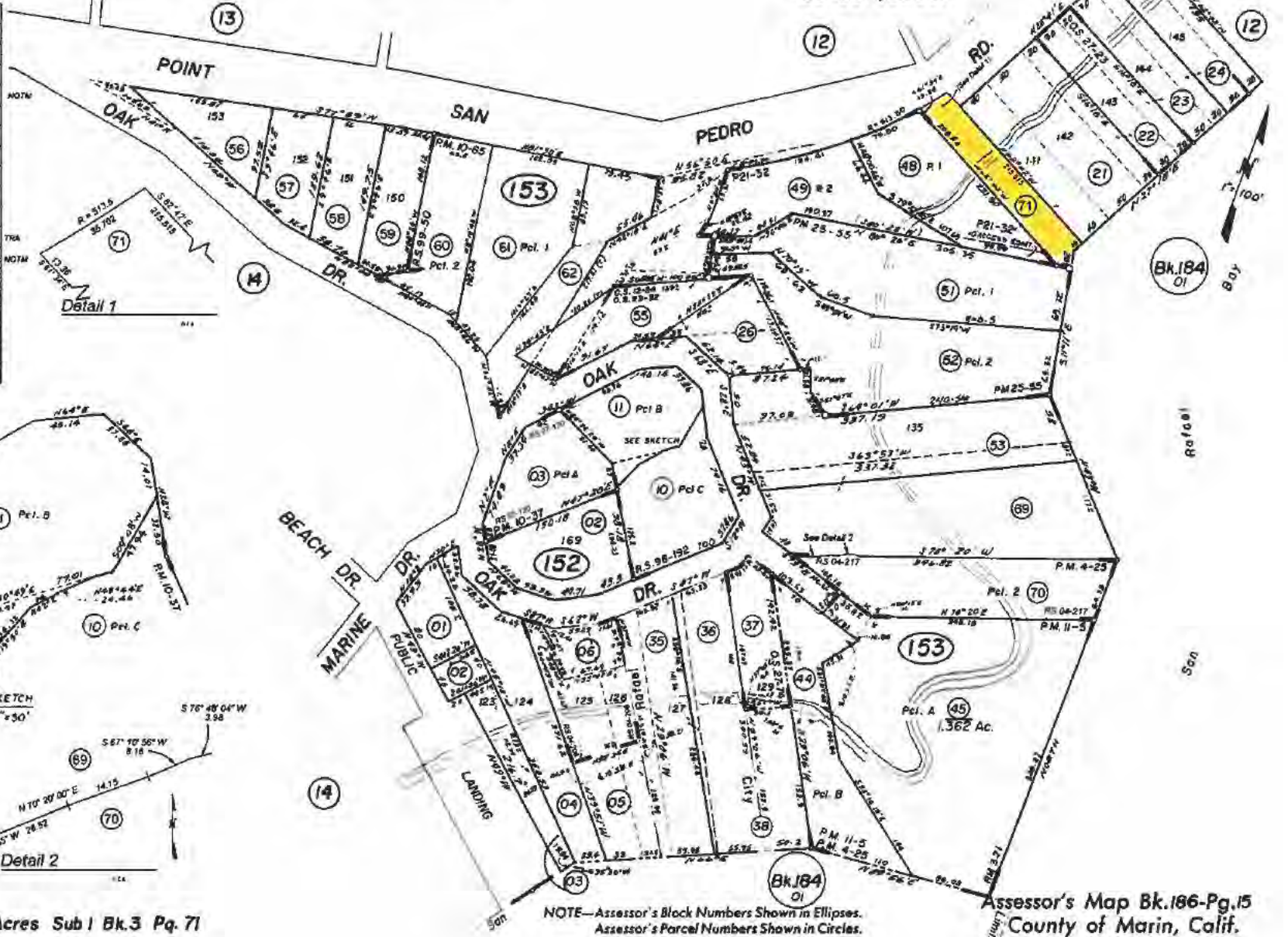
Tax Rate Area  
8-000  
89-004, 89-007

186-15

12/05/2013 MEM

**CHANGES**

BLK	PROR APRN	NEW APRN	YE	ALTH
153	Fix Hoods/ry	186-153-62	04	186
153			05	
153	11 & 12	186-153-64	07	071
153	64	45 & 65	07	071
153	60	47 & 60	07	071
153	08 & 57	186-153-60	07	071
153	64 & 58	186-153-70	07	071
152	03	Survey	08	
			11	
			12	
			14	
153	20 & 53	186-153-71	14	037



Detail 1

SKETCH  
1" = 30'

Detail 2

Map of Bayside Acres Sub 1 Bk.3 Pg. 71

NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.186-Pg.15  
County of Marin, Calif.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.















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# APPENDIX C-2

City of San Rafael

Pt. San Pedro Road Median Landscaping Assessment District

Assessor's Parcel Maps of the Village and Loch  
Lomond Marina

a re-subdivision of

Assessment Nos. 545, 546, 547, 548, 549 and  
2629

---

■ Assessed 2019-2019  
■ "Ø" Assessment 2018-2019

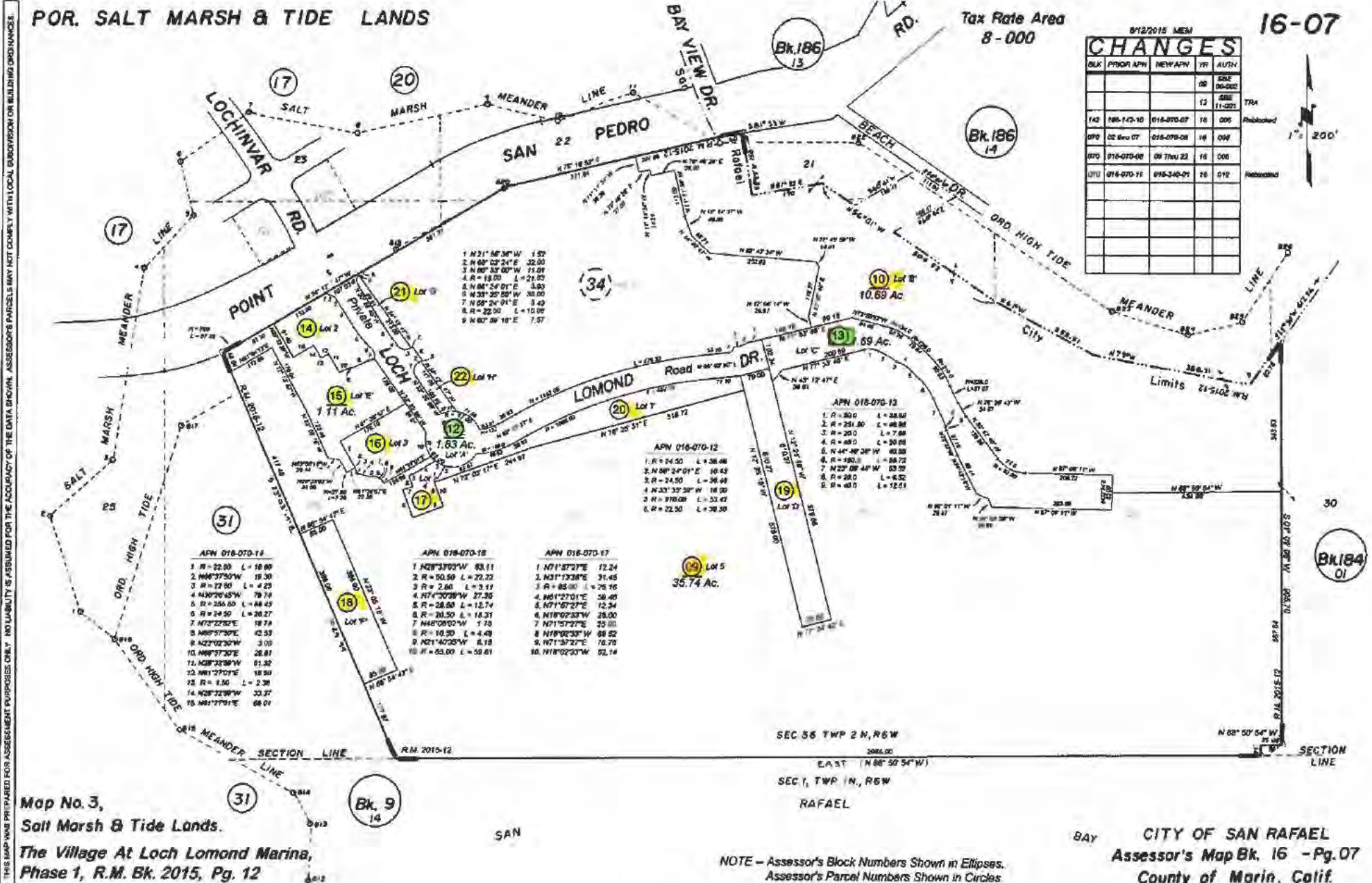
**POR. SALT MARSH & TIDE LANDS**

Tax Rate Area  
8-000

16-07

01/2/2015 MEM

CHANGES					
BLK	PRIOR APN	NEW APN	TR	AUTH	
			00	06-000	
			12	000	TRM
142	06-142-10	016-070-07	16	000	Rehabbed
070	02-070-07	016-070-08	16	000	
070	016-070-08	09-700-22	16	000	
070	016-070-11	016-240-21	16	012	Rehabbed



APN 016-070-14

- R = 22.00 L = 10.00
- N 88° 37' 50" W 19.30
- R = 12.00 L = 4.25
- N 80° 56' 45" W 78.19
- R = 356.00 L = 44.43
- R = 24.50 L = 26.27
- N 73° 22' 02" E 18.78
- N 80° 57' 30" E 42.53
- N 22° 02' 30" W 3.00
- N 89° 37' 30" E 26.81
- N 88° 37' 50" W 19.30
- N 81° 37' 00" E 18.50
- R = 1.00 L = 2.36
- N 02° 22' 00" W 33.37
- N 81° 37' 00" E 68.01

APN 016-070-16

- N 02° 33' 00" W 83.11
- R = 50.50 L = 22.22
- R = 2.00 L = 3.11
- N 71° 03' 30" W 27.35
- R = 28.50 L = 12.74
- R = 20.50 L = 18.31
- N 48° 08' 00" W 1.70
- R = 10.50 L = 4.49
- N 01° 40' 00" W 6.78
- R = 63.00 L = 59.81

APN 016-070-17

- N 71° 27' 20" E 12.24
- N 31° 13' 38" E 31.45
- R = 85.00 L = 75.76
- N 01° 57' 00" E 58.40
- N 71° 57' 20" E 12.34
- N 18° 02' 30" W 28.00
- N 71° 57' 20" E 25.00
- N 18° 02' 30" W 68.82
- N 71° 57' 20" E 75.75
- N 18° 02' 30" W 52.14

APN 016-070-12

- R = 24.50 L = 26.48
- N 80° 24' 00" E 10.43
- R = 24.50 L = 26.48
- N 33° 32' 30" W 18.00
- R = 978.00 L = 53.42
- R = 22.50 L = 28.50

APN 016-070-13

- R = 30.00 L = 38.87
- R = 251.00 L = 48.88
- R = 20.00 L = 7.88
- R = 60.00 L = 30.88
- N 44° 40' 00" W 40.80
- R = 190.00 L = 68.72
- N 23° 08' 40" W 03.00
- R = 28.00 L = 6.52
- R = 60.00 L = 12.01

Map No. 3,  
 Salt Marsh & Tide Lands.  
 The Village At Loch Lomond Marina,  
 Phase 1, R.M. Bk. 2015, Pg. 12

NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles

CITY OF SAN RAFAEL  
 Assessor's Map Bk. 16 - Pg. 07  
 County of Marin, Calif.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.





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# APPENDIX D

City of San Rafael

Pt. San Pedro Road Median Landscaping Assessment District

Assessment Diagram

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# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 1 OF 34

FILED IN OFFICE OF THE CITY CLERK OF THE CITY OF SAN RAFAEL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

\_\_\_\_\_  
CITY CLERK  
CITY OF SAN RAFAEL

AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF SAN RAFAEL ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN IN THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011. SAID ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL SHOWN ON THE ASSESSMENT DIAGRAM.

\_\_\_\_\_  
CITY CLERK  
CITY OF SAN RAFAEL

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS, CITY OF SAN RAFAEL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

\_\_\_\_\_  
SUPERINTENDENT OF STREETS  
CITY OF SAN RAFAEL

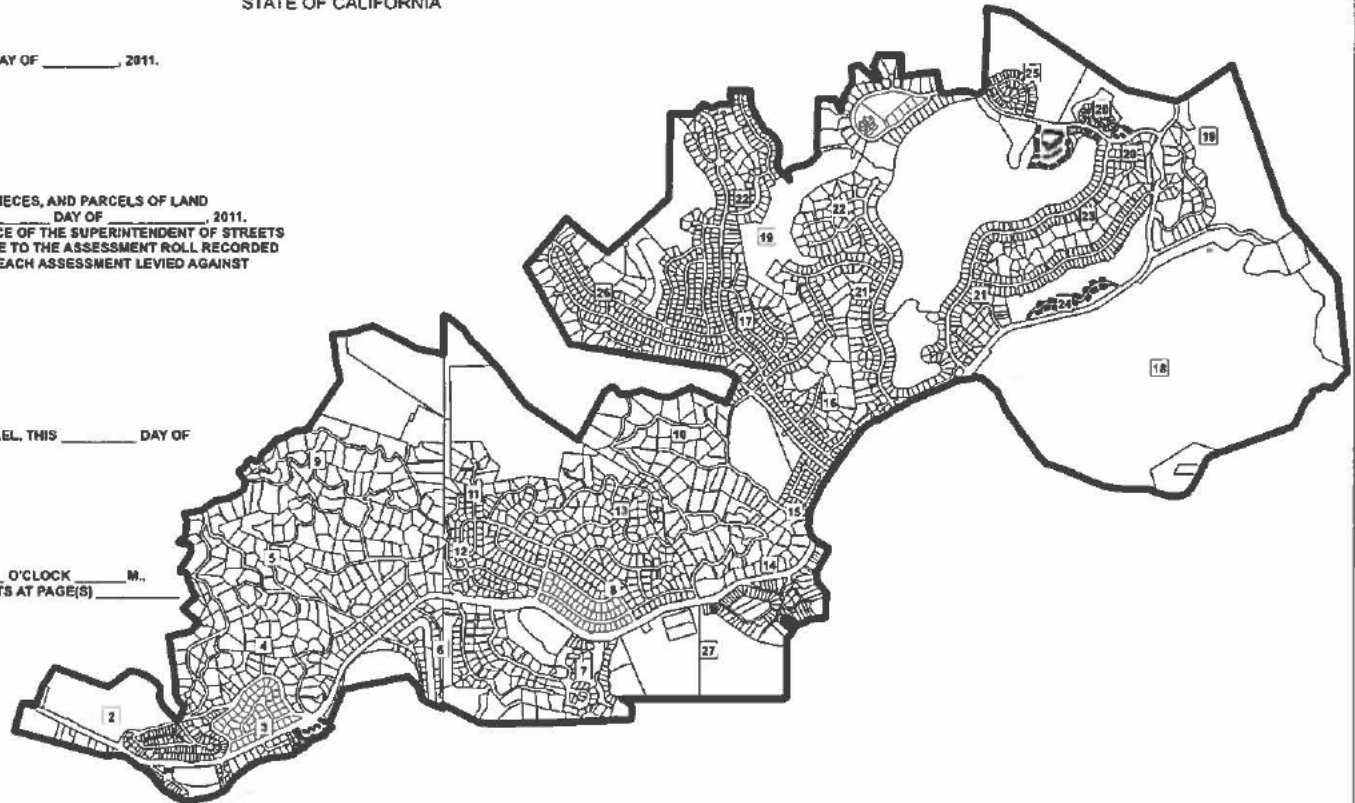
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,  
BOOK \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE(S) \_\_\_\_\_  
IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA.

\_\_\_\_\_  
BY DEPUTY,  
COUNTY RECORDER  
COUNTY OF MARIN

DOCUMENT NO.:

FEE:

NOTE:  
THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS WITHIN THE MARIN COUNTY ASSESSOR'S MAPS AND SHALL BE GOVERNED BY THE MARIN COUNTY ASSESSOR'S MAPS FOR THOSE PARCELS LISTED.



### Legend

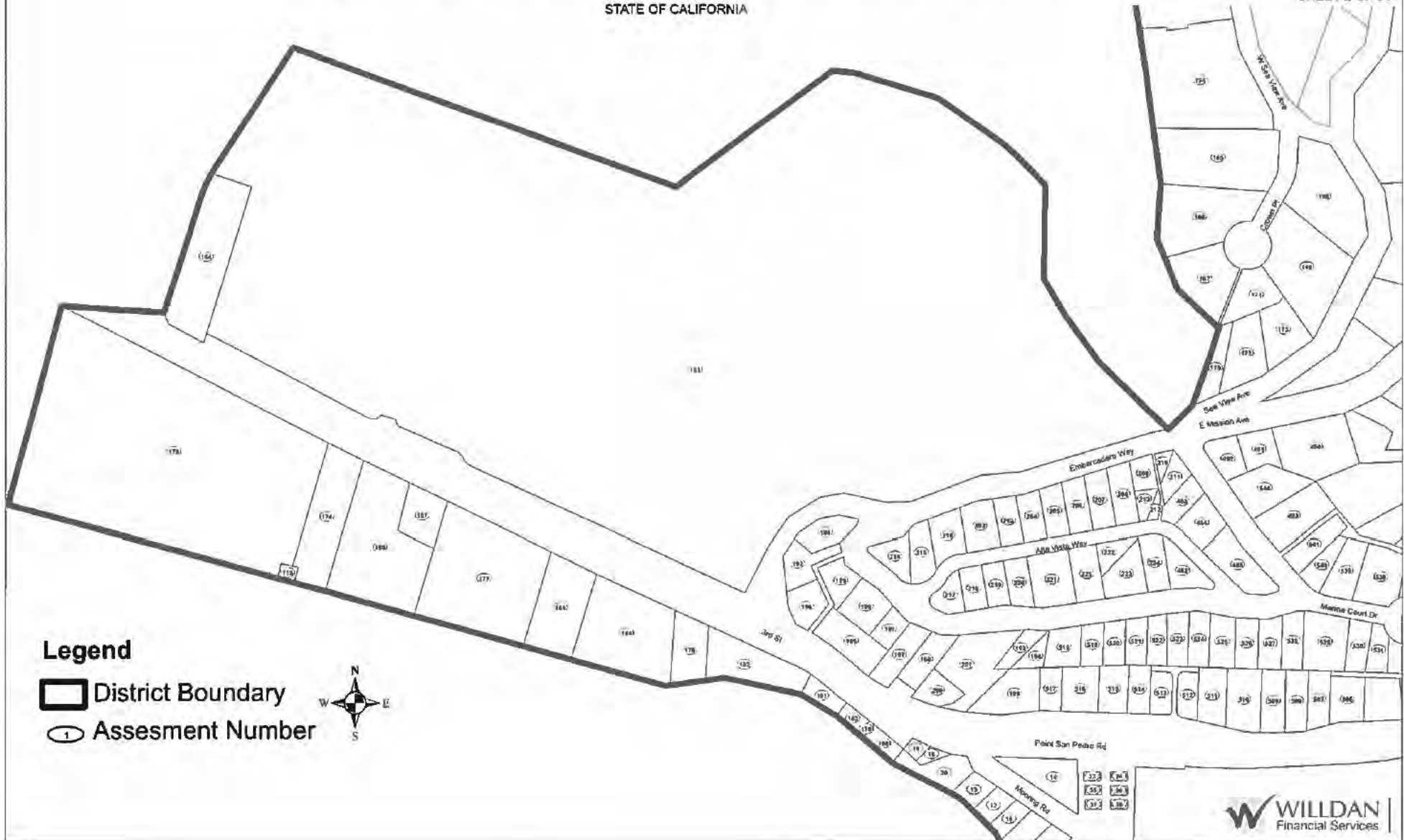
-  District Boundary
-  Sheet Number



# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 2 OF 34



### Legend

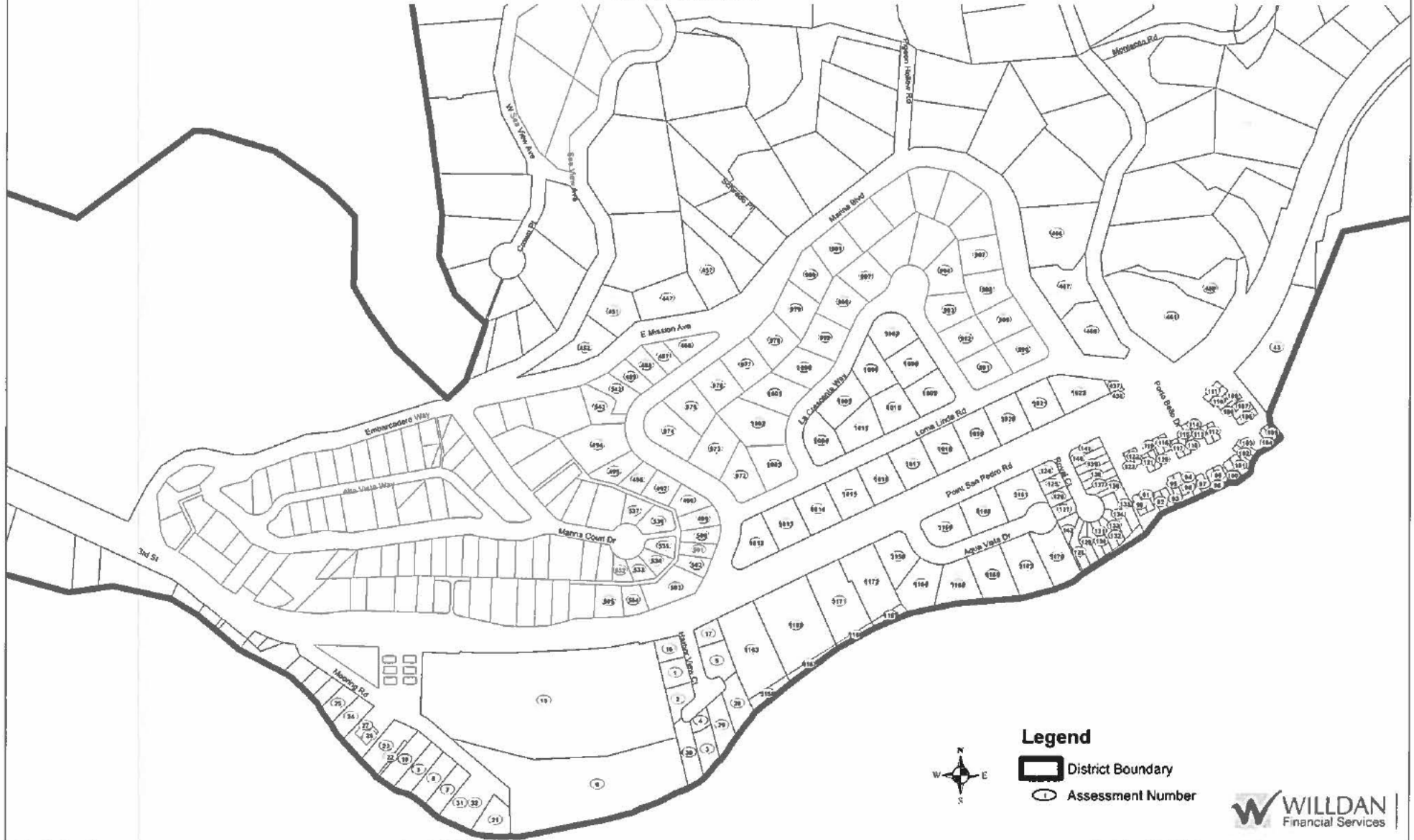
- District Boundary
- Assesment Number



# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 3 OF 34



### Legend

- District Boundary
- Assessment Number







# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 6 OF 34



**Legend**

- District Boundary
- Assessment Number




# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 7 OF 34



**Legend**

-  District Boundary
-  Assessment Number

 **WILLDAN**  
Financial Services

# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 8 OF 34



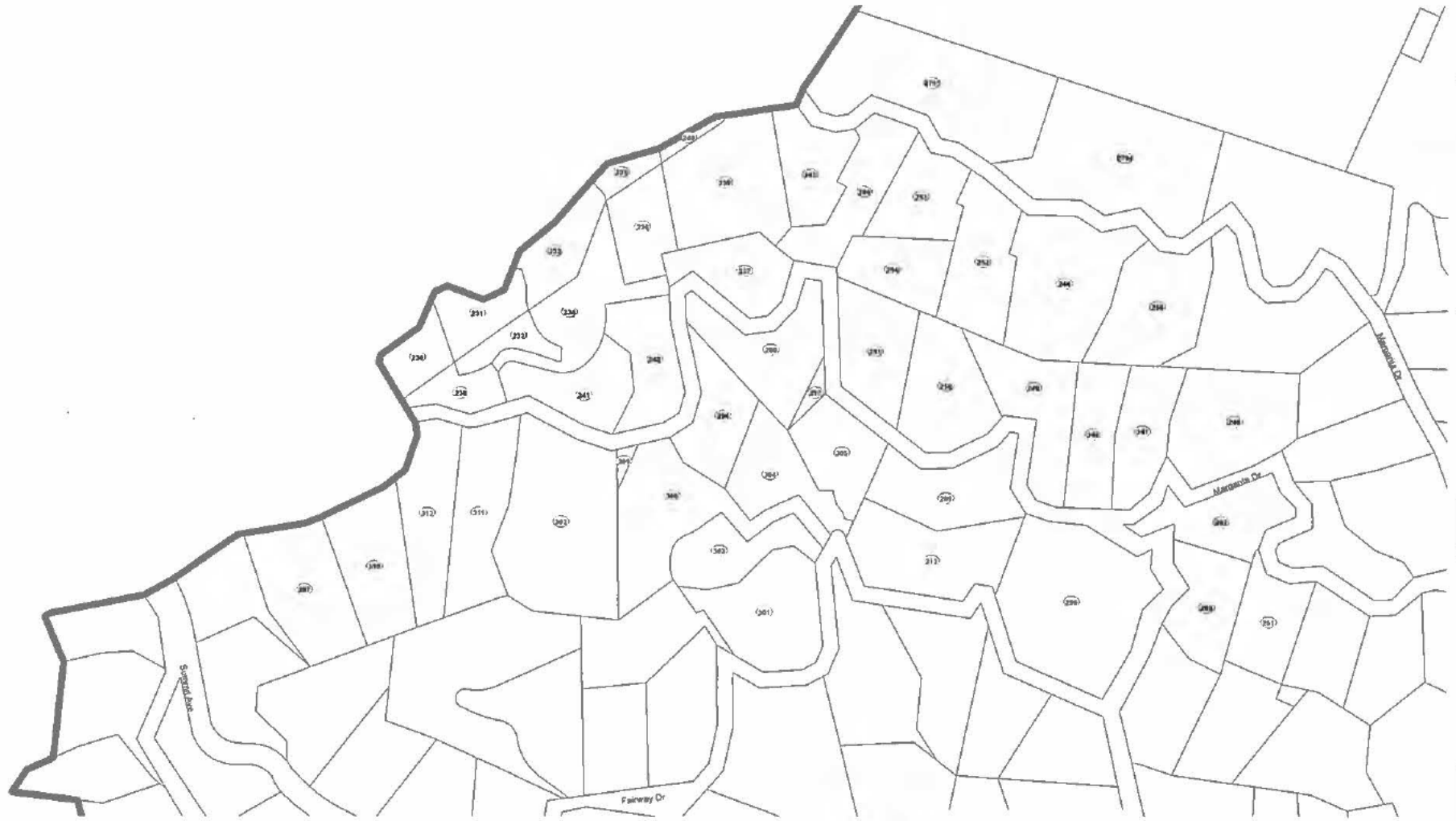
- Legend**
- District Boundary
  - Assessment Number





**ASSESSMENT DIAGRAM**  
**PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT**

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 9 OF 34



**Legend**

-  District Boundary
-  Assessment Number





# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 11 OF 34





# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 12 OF 34



### Legend

-  District Boundary
-  Assessment Number





# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 14 OF 34



- Legend**
- District Boundary
  - Assessment Number







# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 16 OF 34



**Legend**  
[Thick black line] District Boundary  
[Circle with number] Assessment Number

**WILLDAN**  
Financial Services







# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA









# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 23 OF 34



**Legend**  
District Boundary  
Assesment Number

# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA



**Legend**

- District Boundary
- Assessment Number



# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 25 OF 34



### Legend

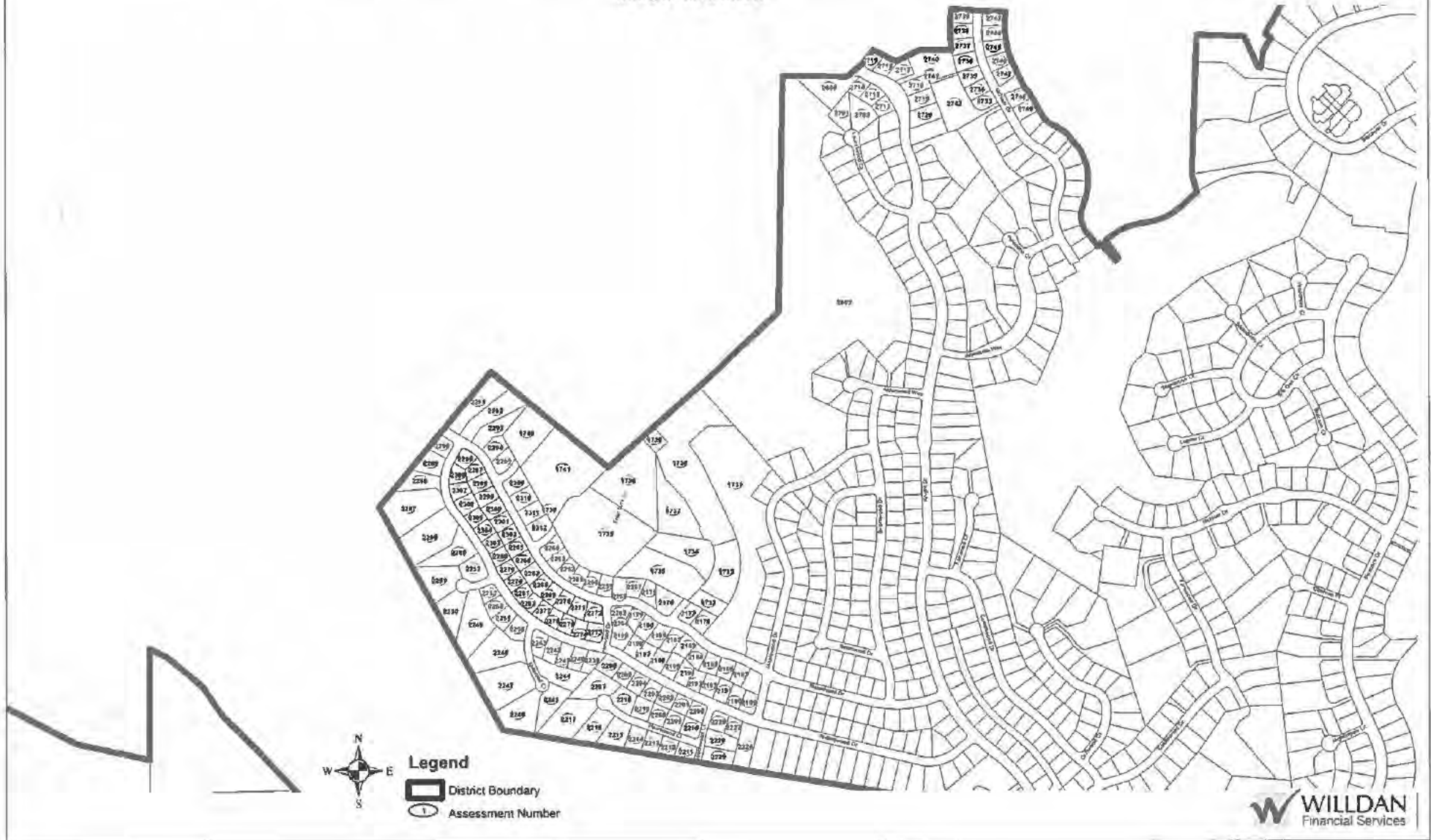
- District Boundary
- Assessment Number



# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 26 OF 34





# ASSESSMENT DIAGRAM CITY OF SAN RAFAEL COUNTY OF MARIN STATE OF CALIFORNIA

## PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.
1	008-010-08	2	11	008-010-18	3	21	014-172-13	10	31	016-031-37	5	41	016-041-78	4
2	008-010-09	3	12	008-010-19	4	22	014-172-14	11	32	016-031-38	6	42	016-041-79	5
3	008-010-10	4	13	008-010-20	5	23	014-172-15	12	33	016-031-39	7	43	016-041-80	6
4	008-010-11	5	14	008-010-21	6	24	014-172-16	13	34	016-031-40	8	44	016-041-81	7
5	008-010-12	6	15	008-010-22	7	25	014-172-17	14	35	016-031-41	9	45	016-041-82	8
6	008-010-13	7	16	008-010-23	8	26	014-172-18	15	36	016-031-42	10	46	016-041-83	9
7	008-010-14	8	17	008-010-24	9	27	014-172-19	16	37	016-031-43	11	47	016-041-84	10
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45	008-010-52	46	55	008-010-62	47	65	014-172-57	54	75	016-031-81	49	85	016-041-122	48
46	008-010-53	47	56	008-010-63	48	66	014-172-58	55	76	016-031-82	50	86	016-041-123	49
47	008-010-54	48	57	008-010-64	49	67	014-172-59	56	77	016-031-83	51	87	016-041-124	50
48	008-010-55	49	58	008-010-65	50	68	014-172-60	57	78	016-031-84	52	88	016-041-125	51
49	008-010-56	50	59	008-010-66	51	69	014-172-61	58	79	016-031-85	53	89	016-041-126	52
50	008-010-57	51	60	008-010-67	52	70	014-172-62	59	80	016-031-86	54	90	016-041-127	53
51	008-010-58	52	61	008-010-68	53	71	014-172-63	60	81	016-031-87	55	91	016-041-128	54
52	008-010-59	53	62	008-010-69	54	72	014-172-64	61	82	016-031-88	56	92	016-041-129	55
53	008-010-60	54	63	008-010-70	55	73	014-172-65	62	83	016-031-89	57	93	016-041-130	56
54	008-010-61	55	64	008-010-71	56	74	014-172-66	63	84	016-031-90	58	94	016-041-131	57
55	008-010-62	56	65	008-010-72	57	75	014-172-67	64	85	016-031-91	59	95	016-041-132	58
56	008-010-63	57	66	008-010-73	58	76	014-172-68	65	86	016-031-92	60	96	016-041-133	59
57	008-010-64	58	67	008-010-74	59	77	014-172-69	66	87	016-031-93	61	97	016-041-134	60
58	008-010-65	59	68	008-010-75	60	78	014-172-70	67	88	016-031-94	62	98	016-041-135	61
59	008-010-66	60	69	008-010-76	61	79	014-172-71	68	89	016-031-95	63	99	016-041-136	62
60	008-010-67	61	70	008-010-77	62	80	014-172-72	69	90	016-031-96	64	100	016-041-137	63
61	008-010-68	62	71	008-010-78	63	81	014-172-73	70	91	016-031-97	65	101	016-041-138	64
62	008-010-69	63	72	008-010-79	64	82	014-172-74	71	92	016-031-98	66	102	016-041-139	65
63	008-010-70	64	73	008-010-80	65	83	014-172-75	72	93	016-031-99	67	103	016-041-140	66
64	008-010-71	65	74	008-010-81	66	84	014-172-76	73	94	016-031-100	68	104	016-041-141	67
65	008-010-72	66	75	008-010-82	67	85	014-172-77	74	95	016-031-101	69	105	016-041-142	68
66	008-010-73	67	76	008-010-83	68	86	014-172-78	75	96	016-031-102	70	106	016-041-143	69
67	008-010-74	68	77	008-010-84	69	87	014-172-79	76	97	016-031-103	71	107	016-041-144	70
68	008-010-75	69	78	008-010-85	70	88	014-172-80	77	98	016-031-104	72	108	016-041-145	71
69	008-010-76	70	79	008-010-86	71	89	014-172-81	78	99	016-031-105	73	109	016-041-146	72
70	008-010-77	71	80	008-010-87	72	90	014-172-82	79	100	016-031-106	74	110	016-041-147	73
71	008-010-78	72	81	008-010-88	73	91	014-172-83	80	101	016-031-107	75	111	016-041-148	74
72	008-010-79	73	82	008-010-89	74	92	014-172-84	81	102	016-031-108	76	112	016-041-149	75
73	008-010-80	74	83	008-010-90	75	93	014-172-85	82	103	016-031-109	77	113	016-041-150	76
74	008-010-81	75	84	008-010-91	76	94	014-172-86	83	104	016-031-110	78	114	016-041-151	77
75	008-010-82	76	85	008-010-92	77	95	014-172-87	84	105	016-031-111	79	115	016-041-152	78
76	008-010-83	77	86	008-010-93	78	96	014-172-88	85	106	016-031-112	80	116	016-041-153	79
77	008-010-84	78	87	008-010-94	79	97	014-172-89	86	107	016-031-113	81	117	016-041-154	80
78	008-010-85	79	88	008-010-95	80	98	014-172-90	87	108	016-031-114	82	118	016-041-155	81
79	008-010-86	80	89	008-010-96	81	99	014-172-91	88	109	016-031-115	83	119	016-041-156	82
80	008-010-87	81	90	008-010-97	82	100	014-172-92	89	110					

# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIUM LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.
481	016-1540-1	12	771	016-1540-1	12	841	016-1540-1	12	911	016-201-13	8			
482	016-1540-2	12	772	016-1540-2	12	842	016-1540-2	12	912	016-201-14	8			
483	016-1540-3	12	773	016-1540-3	12	843	016-1540-3	12	913	016-201-15	8			
484	016-1540-4	12	774	016-1540-4	12	844	016-1540-4	12	914	016-201-16	8			
485	016-1540-5	12	775	016-1540-5	12	845	016-1540-5	12	915	016-201-17	8			
486	016-1540-6	12	776	016-1540-6	12	846	016-1540-6	12	916	016-201-18	8			
487	016-1540-7	12	777	016-1540-7	12	847	016-1540-7	12	917	016-201-19	8			
488	016-1540-8	12	778	016-1540-8	12	848	016-1540-8	12	918	016-201-20	8			
489	016-1540-9	12	779	016-1540-9	12	849	016-1540-9	12	919	016-202-01	8			
490	016-1540-10	12	780	016-1540-10	12	850	016-1540-10	12	920	016-202-02	8			
491	016-1540-11	12	781	016-1540-11	12	851	016-1540-11	12	921	016-202-03	8			
492	016-1540-12	12	782	016-1540-12	12	852	016-1540-12	12	922	016-202-04	8			
493	016-1540-13	12	783	016-1540-13	12	853	016-1540-13	12	923	016-202-05	8			
494	016-1540-14	12	784	016-1540-14	12	854	016-1540-14	12	924	016-202-06	8			
495	016-1540-15	12	785	016-1540-15	12	855	016-1540-15	12	925	016-202-07	8			
496	016-1540-16	12	786	016-1540-16	12	856	016-1540-16	12	926	016-202-08	8			
497	016-1540-17	12	787	016-1540-17	12	857	016-1540-17	12	927	016-202-09	8			
498	016-1540-18	12	788	016-1540-18	12	858	016-1540-18	12	928	016-202-10	8			
499	016-1540-19	12	789	016-1540-19	12	859	016-1540-19	12	929	016-202-11	8			
500	016-1540-20	12	790	016-1540-20	12	860	016-1540-20	12	930	016-202-12	8			
501	016-1540-21	12	791	016-1540-21	12	861	016-1540-21	12	931	016-202-13	8			
502	016-1540-22	12	792	016-1540-22	12	862	016-1540-22	12	932	016-202-14	8			
503	016-1540-23	12	793	016-1540-23	12	863	016-1540-23	12	933	016-202-15	8			
504	016-1540-24	12	794	016-1540-24	12	864	016-1540-24	12	934	016-202-16	8			
505	016-1540-25	12	795	016-1540-25	12	865	016-1540-25	12	935	016-202-17	8			
506	016-1540-26	12	796	016-1540-26	12	866	016-1540-26	12	936	016-202-18	8			
507	016-1540-27	12	797	016-1540-27	12	867	016-1540-27	12	937	016-202-19	8			
508	016-1540-28	12	798	016-1540-28	12	868	016-1540-28	12	938	016-202-20	8			
509	016-1540-29	12	799	016-1540-29	12	869	016-1540-29	12	939	016-203-01	8			
510	016-1540-30	12	800	016-1540-30	12	870	016-1540-30	12	940	016-203-02	8			
511	016-1540-31	12	801	016-1540-31	12	871	016-1540-31	12	941	016-203-03	8			
512	016-1540-32	12	802	016-1540-32	12	872	016-1540-32	12	942	016-203-04	8			
513	016-1540-33	12	803	016-1540-33	12	873	016-1540-33	12	943	016-203-05	8			
514	016-1540-34	12	804	016-1540-34	12	874	016-1540-34	12	944	016-203-06	8			
515	016-1540-35	12	805	016-1540-35	12	875	016-1540-35	12	945	016-203-07	8			
516	016-1540-36	12	806	016-1540-36	12	876	016-1540-36	12	946	016-203-08	8			
517	016-1540-37	12	807	016-1540-37	12	877	016-1540-37	12	947	016-203-09	8			
518	016-1540-38	12	808	016-1540-38	12	878	016-1540-38	12	948	016-203-10	8			
519	016-1540-39	12	809	016-1540-39	12	879	016-1540-39	12	949	016-203-11	8			
520	016-1540-40	12	810	016-1540-40	12	880	016-1540-40	12	950	016-203-12	8			
521	016-1540-41	12	811	016-1540-41	12	881	016-1540-41	12	951	016-203-13	8			
522	016-1540-42	12	812	016-1540-42	12	882	016-1540-42	12	952	016-203-14	8			
523	016-1540-43	12	813	016-1540-43	12	883	016-1540-43	12	953	016-203-15	8			
524	016-1540-44	12	814	016-1540-44	12	884	016-1540-44	12	954	016-203-16	8			
525	016-1540-45	12	815	016-1540-45	12	885	016-1540-45	12	955	016-203-17	8			
526	016-1540-46	12	816	016-1540-46	12	886	016-1540-46	12	956	016-203-18	8			
527	016-1540-47	12	817	016-1540-47	12	887	016-1540-47	12	957	016-203-19	8			
528	016-1540-48	12	818	016-1540-48	12	888	016-1540-48	12	958	016-203-20	8			
529	016-1540-49	12	819	016-1540-49	12	889	016-1540-49	12	959	016-204-01	8			
530	016-1540-50	12	820	016-1540-50	12	890	016-1540-50	12	960	016-204-02	8			
531	016-1540-51	12	821	016-1540-51	12	891	016-1540-51	12	961	016-204-03	8			
532	016-1540-52	12	822	016-1540-52	12	892	016-1540-52	12	962	016-204-04	8			
533	016-1540-53	12	823	016-1540-53	12	893	016-1540-53	12	963	016-204-05	8			
534	016-1540-54	12	824	016-1540-54	12	894	016-1540-54	12	964	016-204-06	8			
535	016-1540-55	12	825	016-1540-55	12	895	016-1540-55	12	965	016-204-07	8			
536	016-1540-56	12	826	016-1540-56	12	896	016-1540-56	12	966	016-204-08	8			
537	016-1540-57	12	827	016-1540-57	12	897	016-1540-57	12	967	016-204-09	8			
538	016-1540-58	12	828	016-1540-58	12	898	016-1540-58	12	968	016-204-10	8			
539	016-1540-59	12	829	016-1540-59	12	899	016-1540-59	12	969	016-204-11	8			
540	016-1540-60	12	830	016-1540-60	12	900	016-1540-60	12	970	016-204-12	8			
541	016-1540-61	12	831	016-1540-61	12	901	016-1540-61	12	971	016-204-13	8			
542	016-1540-62	12	832	016-1540-62	12	902	016-1540-62	12	972	016-204-14	8			
543	016-1540-63	12	833	016-1540-63	12	903	016-1540-63	12	973	016-204-15	8			
544	016-1540-64	12	834	016-1540-64	12	904	016-1540-64	12	974	016-204-16	8			
545	016-1540-65	12	835	016-1540-65	12	905	016-1540-65	12	975	016-204-17	8			
546	016-1540-66	12	836	016-1540-66	12	906	016-1540-66	12	976	016-204-18	8			
547	016-1540-67	12	837	016-1540-67	12	907	016-1540-67	12	977	016-204-19	8			
548	016-1540-68	12	838	016-1540-68	12	908	016-1540-68	12	978	016-204-20	8			
549	016-1540-69	12	839	016-1540-69	12	909	016-1540-69	12	979	016-205-01	8			
550	016-1540-70	12	840	016-1540-70	12	910	016-1540-70	12	980	016-205-02	8			



# ASSESSMENT DIAGRAM PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
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ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.
501	015-201-131	4	1261	164-061-13	20	1261	164-061-13	20	1261	164-061-13	20
502	015-201-132	4	1262	164-061-14	20	1262	164-061-14	20	1262	164-061-14	20
503	015-201-133	4	1263	164-061-15	20	1263	164-061-15	20	1263	164-061-15	20
504	015-201-134	4	1264	164-061-16	20	1264	164-061-16	20	1264	164-061-16	20
505	015-201-135	4	1265	164-061-17	20	1265	164-061-17	20	1265	164-061-17	20
506	015-201-136	4	1266	164-061-18	20	1266	164-061-18	20	1266	164-061-18	20
507	015-201-137	4	1267	164-061-19	20	1267	164-061-19	20	1267	164-061-19	20
508	015-201-138	4	1268	164-061-20	20	1268	164-061-20	20	1268	164-061-20	20
509	015-201-139	4	1269	164-061-21	20	1269	164-061-21	20	1269	164-061-21	20
510	015-201-140	4	1270	164-061-22	20	1270	164-061-22	20	1270	164-061-22	20
511	015-201-141	4	1271	164-061-23	20	1271	164-061-23	20	1271	164-061-23	20
512	015-201-142	4	1272	164-061-24	20	1272	164-061-24	20	1272	164-061-24	20
513	015-201-143	4	1273	164-061-25	20	1273	164-061-25	20	1273	164-061-25	20
514	015-201-144	4	1274	164-061-26	20	1274	164-061-26	20	1274	164-061-26	20
515	015-201-145	4	1275	164-061-27	20	1275	164-061-27	20	1275	164-061-27	20
516	015-201-146	4	1276	164-061-28	20	1276	164-061-28	20	1276	164-061-28	20
517	015-201-147	4	1277	164-061-29	20	1277	164-061-29	20	1277	164-061-29	20
518	015-201-148	4	1278	164-061-30	20	1278	164-061-30	20	1278	164-061-30	20
519	015-201-149	4	1279	164-061-31	20	1279	164-061-31	20	1279	164-061-31	20
520	015-201-150	4	1280	164-061-32	20	1280	164-061-32	20	1280	164-061-32	20
521	015-201-151	4	1281	164-061-33	20	1281	164-061-33	20	1281	164-061-33	20
522	015-201-152	4	1282	164-061-34	20	1282	164-061-34	20	1282	164-061-34	20
523	015-201-153	4	1283	164-061-35	20	1283	164-061-35	20	1283	164-061-35	20
524	015-201-154	4	1284	164-061-36	20	1284	164-061-36	20	1284	164-061-36	20
525	015-201-155	4	1285	164-061-37	20	1285	164-061-37	20	1285	164-061-37	20
526	015-201-156	4	1286	164-061-38	20	1286	164-061-38	20	1286	164-061-38	20
527	015-201-157	4	1287	164-061-39	20	1287	164-061-39	20	1287	164-061-39	20
528	015-201-158	4	1288	164-061-40	20	1288	164-061-40	20	1288	164-061-40	20
529	015-201-159	4	1289	164-061-41	20	1289	164-061-41	20	1289	164-061-41	20
530	015-201-160	4	1290	164-061-42	20	1290	164-061-42	20	1290	164-061-42	20
531	015-201-161	4	1291	164-061-43	20	1291	164-061-43	20	1291	164-061-43	20
532	015-201-162	4	1292	164-061-44	20	1292	164-061-44	20	1292	164-061-44	20
533	015-201-163	4	1293	164-061-45	20	1293	164-061-45	20	1293	164-061-45	20
534	015-201-164	4	1294	164-061-46	20	1294	164-061-46	20	1294	164-061-46	20
535	015-201-165	4	1295	164-061-47	20	1295	164-061-47	20	1295	164-061-47	20
536	015-201-166	4	1296	164-061-48	20	1296	164-061-48	20	1296	164-061-48	20
537	015-201-167	4	1297	164-061-49	20	1297	164-061-49	20	1297	164-061-49	20
538	015-201-168	4	1298	164-061-50	20	1298	164-061-50	20	1298	164-061-50	20
539	015-201-169	4	1299	164-061-51	20	1299	164-061-51	20	1299	164-061-51	20
540	015-201-170	4	1300	164-061-52	20	1300	164-061-52	20	1300	164-061-52	20
541	015-201-171	4	1301	164-061-53	20	1301	164-061-53	20	1301	164-061-53	20
542	015-201-172	4	1302	164-061-54	20	1302	164-061-54	20	1302	164-061-54	20
543	015-201-173	4	1303	164-061-55	20	1303	164-061-55	20	1303	164-061-55	20
544	015-201-174	4	1304	164-061-56	20	1304	164-061-56	20	1304	164-061-56	20
545	015-201-175	4	1305	164-061-57	20	1305	164-061-57	20	1305	164-061-57	20
546	015-201-176	4	1306	164-061-58	20	1306	164-061-58	20	1306	164-061-58	20
547	015-201-177	4	1307	164-061-59	20	1307	164-061-59	20	1307	164-061-59	20
548	015-201-178	4	1308	164-061-60	20	1308	164-061-60	20	1308	164-061-60	20
549	015-201-179	4	1309	164-061-61	20	1309	164-061-61	20	1309	164-061-61	20
550	015-201-180	4	1310	164-061-62	20	1310	164-061-62	20	1310	164-061-62	20
551	015-201-181	4	1311	164-061-63	20	1311	164-061-63	20	1311	164-061-63	20
552	015-201-182	4	1312	164-061-64	20	1312	164-061-64	20	1312	164-061-64	20
553	015-201-183	4	1313	164-061-65	20	1313	164-061-65	20	1313	164-061-65	20
554	015-201-184	4	1314	164-061-66	20	1314	164-061-66	20	1314	164-061-66	20
555	015-201-185	4	1315	164-061-67	20	1315	164-061-67	20	1315	164-061-67	20
556	015-201-186	4	1316	164-061-68	20	1316	164-061-68	20	1316	164-061-68	20
557	015-201-187	4	1317	164-061-69	20	1317	164-061-69	20	1317	164-061-69	20
558	015-201-188	4	1318	164-061-70	20	1318	164-061-70	20	1318	164-061-70	20
559	015-201-189	4	1319	164-061-71	20	1319	164-061-71	20	1319	164-061-71	20
560	015-201-190	4	1320	164-061-72	20	1320	164-061-72	20	1320	164-061-72	20
561	015-201-191	4	1321	164-061-73	20	1321	164-061-73	20	1321	164-061-73	20
562	015-201-192	4	1322	164-061-74	20	1322	164-061-74	20	1322	164-061-74	20
563	015-201-193	4	1323	164-061-75	20	1323	164-061-75	20	1323	164-061-75	20
564	015-201-194	4	1324	164-061-76	20	1324	164-061-76	20	1324	164-061-76	20
565	015-201-195	4	1325	164-061-77	20	1325	164-061-77	20	1325	164-061-77	20
566	015-201-196	4	1326	164-061-78	20	1326	164-061-78	20	1326	164-061-78	20
567	015-201-197	4	1327	164-061-79	20	1327	164-061-79	20	1327	164-061-79	20
568	015-201-198	4	1328	164-061-80	20	1328	164-061-80	20	1328	164-061-80	20
569	015-201-199	4	1329	164-061-81	20	1329	164-061-81	20	1329	164-061-81	20
570	015-201-200	4	1330	164-061-82	20	1330	164-061-82	20	1330	164-061-82	20





# ASSESSMENT DIAGRAM

## PT. SAN PEDRO ROAD MEDIUM LANDSCAPING ASSESSMENT DISTRICT

COUNTY OF SAN RAFAEL  
STATE OF CALIFORNIA

ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.
1481	184-172-01	21	1881	184-250-33	24	1151	184-250-08	17	1921	184-252-16	16	1891	184-252-02	16
1482	184-172-02	21	1882	184-250-34	24	1152	184-250-09	17	1922	184-252-17	16	1892	184-252-03	16
1483	184-172-03	21	1883	184-250-35	24	1153	184-250-10	17	1923	184-252-18	16	1893	184-252-04	16
1484	184-172-04	21	1884	184-250-36	24	1154	184-250-11	17	1924	184-252-19	16	1894	184-252-05	16
1485	184-172-05	21	1885	184-250-37	24	1155	184-250-12	17	1925	184-252-20	16	1895	184-252-06	16
1486	184-172-06	21	1886	184-250-38	24	1156	184-250-13	17	1926	184-252-21	16	1896	184-252-07	16
1487	184-172-07	21	1887	184-250-39	24	1157	184-250-14	17	1927	184-252-22	16	1897	184-252-08	16
1488	184-172-08	21	1888	184-250-40	24	1158	184-250-15	17	1928	184-252-23	16	1898	184-252-09	16
1489	184-172-09	21	1889	184-250-41	24	1159	184-250-16	17	1929	184-252-24	16	1899	184-252-10	16
1490	184-172-10	21	1890	184-250-42	24	1160	184-250-17	17	1930	184-252-25	16	1900	184-252-11	16
1491	184-172-11	21	1891	184-250-43	24	1161	184-250-18	17	1931	184-252-26	16	1901	184-252-12	16
1492	184-172-12	21	1892	184-250-44	24	1162	184-250-19	17	1932	184-252-27	16	1902	184-252-13	16
1493	184-172-13	21	1893	184-250-45	24	1163	184-250-20	17	1933	184-252-28	16	1903	184-252-14	16
1494	184-172-14	21	1894	184-250-46	24	1164	184-250-21	17	1934	184-252-29	16	1904	184-252-15	16
1495	184-172-15	21	1895	184-250-47	24	1165	184-250-22	17	1935	184-252-30	16	1905	184-252-16	16
1496	184-172-16	21	1896	184-250-48	24	1166	184-250-23	17	1936	184-252-31	16	1906	184-252-17	16
1497	184-172-17	21	1897	184-250-49	24	1167	184-250-24	17	1937	184-252-32	16	1907	184-252-18	16
1498	184-172-18	21	1898	184-250-50	24	1168	184-250-25	17	1938	184-252-33	16	1908	184-252-19	16
1499	184-172-19	21	1899	184-250-51	24	1169	184-250-26	17	1939	184-252-34	16	1909	184-252-20	16
1500	184-172-20	21	1900	184-250-52	24	1170	184-250-27	17	1940	184-252-35	16	1910	184-252-21	16
1501	184-172-21	21	1901	184-250-53	24	1171	184-250-28	17	1941	184-252-36	16	1911	184-252-22	16
1502	184-172-22	21	1902	184-250-54	24	1172	184-250-29	17	1942	184-252-37	16	1912	184-252-23	16
1503	184-172-23	21	1903	184-250-55	24	1173	184-250-30	17	1943	184-252-38	16	1913	184-252-24	16
1504	184-172-24	21	1904	184-250-56	24	1174	184-250-31	17	1944	184-252-39	16	1914	184-252-25	16
1505	184-172-25	21	1905	184-250-57	24	1175	184-250-32	17	1945	184-252-40	16	1915	184-252-26	16
1506	184-172-26	21	1906	184-250-58	24	1176	184-250-33	17	1946	184-252-41	16	1916	184-252-27	16
1507	184-172-27	21	1907	184-250-59	24	1177	184-250-34	17	1947	184-252-42	16	1917	184-252-28	16
1508	184-172-28	21	1908	184-250-60	24	1178	184-250-35	17	1948	184-252-43	16	1918	184-252-29	16
1509	184-172-29	21	1909	184-250-61	24	1179	184-250-36	17	1949	184-252-44	16	1919	184-252-30	16
1510	184-172-30	21	1910	184-250-62	24	1180	184-250-37	17	1950	184-252-45	16	1920	184-252-31	16
1511	184-172-31	21	1911	184-250-63	24	1181	184-250-38	17	1951	184-252-46	16	1921	184-252-32	16
1512	184-172-32	21	1912	184-250-64	24	1182	184-250-39	17	1952	184-252-47	16	1922	184-252-33	16
1513	184-172-33	21	1913	184-250-65	24	1183	184-250-40	17	1953	184-252-48	16	1923	184-252-34	16
1514	184-172-34	21	1914	184-250-66	24	1184	184-250-41	17	1954	184-252-49	16	1924	184-252-35	16
1515	184-172-35	21	1915	184-250-67	24	1185	184-250-42	17	1955	184-252-50	16	1925	184-252-36	16
1516	184-172-36	21	1916	184-250-68	24	1186	184-250-43	17	1956	184-252-51	16	1926	184-252-37	16
1517	184-172-37	21	1917	184-250-69	24	1187	184-250-44	17	1957	184-252-52	16	1927	184-252-38	16
1518	184-172-38	21	1918	184-250-70	24	1188	184-250-45	17	1958	184-252-53	16	1928	184-252-39	16
1519	184-172-39	21	1919	184-250-71	24	1189	184-250-46	17	1959	184-252-54	16	1929	184-252-40	16
1520	184-172-40	21	1920	184-250-72	24	1190	184-250-47	17	1960	184-252-55	16	1930	184-252-41	16
1521	184-172-41	21	1921	184-250-73	24	1191	184-250-48	17	1961	184-252-56	16	1931	184-252-42	16
1522	184-172-42	21	1922	184-250-74	24	1192	184-250-49	17	1962	184-252-57	16	1932	184-252-43	16
1523	184-172-43	21	1923	184-250-75	24	1193	184-250-50	17	1963	184-252-58	16	1933	184-252-44	16
1524	184-172-44	21	1924	184-250-76	24	1194	184-250-51	17	1964	184-252-59	16	1934	184-252-45	16
1525	184-172-45	21	1925	184-250-77	24	1195	184-250-52	17	1965	184-252-60	16	1935	184-252-46	16
1526	184-172-46	21	1926	184-250-78	24	1196	184-250-53	17	1966	184-252-61	16	1936	184-252-47	16
1527	184-172-47	21	1927	184-250-79	24	1197	184-250-54	17	1967	184-252-62	16	1937	184-252-48	16
1528	184-172-48	21	1928	184-250-80	24	1198	184-250-55	17	1968	184-252-63	16	1938	184-252-49	16
1529	184-172-49	21	1929	184-250-81	24	1199	184-250-56	17	1969	184-252-64	16	1939	184-252-50	16
1530	184-172-50	21	1930	184-250-82	24	1200	184-250-57	17	1970	184-252-65	16	1940	184-252-51	16
1531	184-172-51	21	1931	184-250-83	24	1201	184-250-58	17	1971	184-252-66	16	1941	184-252-52	16
1532	184-172-52	21	1932	184-250-84	24	1202	184-250-59	17	1972	184-252-67	16	1942	184-252-53	16
1533	184-172-53	21	1933	184-250-85	24	1203	184-250-60	17	1973	184-252-68	16	1943	184-252-54	16
1534	184-172-54	21	1934	184-250-86	24	1204	184-250-61	17	1974	184-252-69	16	1944	184-252-55	16
1535	184-172-55	21	1935	184-250-87	24	1205	184-250-62	17	1975	184-252-70	16	1945	184-252-56	16
1536	184-172-56	21	1936	184-250-88	24	1206	184-250-63	17	1976	184-252-71	16	1946	184-252-57	16
1537	184-172-57	21	1937	184-250-89	24	1207	184-250-64	17	1977	184-252-72	16	1947	184-252-58	16
1538	184-172-58	21	1938	184-250-90	24	1208	184-250-65	17	1978	184-252-73	16	1948	184-252-59	16
1539	184-172-59	21	1939	184-250-91	24	1209	184-250-66	17	1979	184-252-74	16	1949	184-252-60	16
1540	184-172-60	21	1940	184-250-92	24	1210	184-250-67	17	1980	184-252-75	16	1950	184-252-61	16
1541	184-172-61	21	1941	184-250-93	24	1211	184-250-68	17	1981	184-252-76	16	1951	184-252-62	16
1542	184-172-62	21	1942	184-250-94	24	1212	184-250-69	17	1982	184-252-77	16	1952	184-252-63	16
1543	184-172-63	21	1943	184-250-95	24	1213	184-250-70	17	1983	184-252-78	16	1953	184-252-64	16
1544	184-172-64	21	1944	184-250-96	24	1214	184-250-71	17	1984	184-252-79	16	1954	184-252-65	16
1545	184-172-65	21	1945	184-250-97	24	1215	184-250-72	17	1985	184-252-80	16	1955	184-252-66	16
1546	184-172-66	21	1946	184-250-98	24	1216	184-250-73	17	1986	184-252-81	16	1956	184-252-67	16
1547	184-172-67	21	1947	184-250-99	24	1217	184-250-74	17	1987	184-252-82	16	1957	184-252-68	16
1548	184-172-68	21	1948	184-250-100	24	1218	184-250-75	17	1988	184-252-83	16	1958	184-252-69	16
1549	184-172-69	21	1949	184-250-101	24	1219	184-250-76	17	1989	184-252-84	16	1959	184-252-70	16
1550	184-172-70	21	1950	184-250-102	24	1220	184-250-77	17	1990	184-252-85	16	1960	184-252-71	16
1551	184-172-71	21	1951	184-250-103	24	1221	184-250-78	17	1991	184-252-86	16	1961	184-252-72	16
1552	184-172-72	21	1952	184-250-104	24	1222	184-250-79	17	1992	184-252-87	16	1962	184-252-73	16
1553	184-172-73	21	1953	184-250-105	24	1223	184-250-80	17	1993	184-252-88	16	1963	184-252-74	16
1554	184-172-74	21	1954	184-250-106	24	1224	184-250-81	17	1994	184-252-89	16	1964	184-252-75	16
1555	184-172-75	21	1955	184-250-107	24	1225	184-250-82	17	1995	184-252-90	16	1965	184-252-76	16

# ASSESSMENT DIAGRAM

## PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 32 OF 34

ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.			
1961	185-101-07	21	2031	185-112-01	21	2101	185-133-13	17	2171	185-145-06	17	2241	185-161-03	26	2311	185-174-03	26	2381	185-201-01	17
1962	185-101-08	21	2032	185-112-02	21	2102	185-133-14	17	2172	185-145-07	17	2242	185-161-04	26	2312	185-174-04	26	2382	185-201-02	17
1963	185-101-09	21	2033	185-112-03	21	2103	185-133-15	17	2173	185-145-08	17	2243	185-161-05	26	2313	185-174-05	26	2383	185-201-03	17
1964	185-101-10	21	2034	185-112-04	21	2104	185-133-16	17	2174	185-145-09	17	2244	185-161-06	26	2314	185-174-06	26	2384	185-201-04	17
1965	185-101-11	21	2035	185-112-05	21	2105	185-133-17	17	2175	185-145-10	17	2245	185-161-07	26	2315	185-174-07	26	2385	185-201-05	17
1966	185-101-12	21	2036	185-112-06	21	2106	185-133-18	17	2176	185-145-11	17	2246	185-161-08	26	2316	185-174-08	26	2386	185-201-06	17
1967	185-101-13	21	2037	185-112-07	21	2107	185-133-19	17	2177	185-145-12	17	2247	185-161-09	26	2317	185-174-09	26	2387	185-201-07	17
1968	185-101-14	21	2038	185-112-08	21	2108	185-133-20	17	2178	185-145-13	17	2248	185-161-10	26	2318	185-174-10	26	2388	185-201-08	17
1969	185-101-15	21	2039	185-112-09	21	2109	185-133-21	17	2179	185-145-14	17	2249	185-161-11	26	2319	185-174-11	26	2389	185-201-09	17
1970	185-101-16	21	2040	185-112-10	21	2110	185-133-22	17	2180	185-145-15	17	2250	185-161-12	26	2320	185-174-12	26	2390	185-201-10	17
1971	185-101-17	16	2041	185-112-11	17	2111	185-133-23	17	2181	185-145-16	17	2251	185-161-13	26	2321	185-174-13	26	2391	185-201-11	17
1972	185-101-18	16	2042	185-112-12	17	2112	185-133-24	17	2182	185-145-17	17	2252	185-161-14	26	2322	185-174-14	26	2392	185-201-12	17
1973	185-101-19	16	2043	185-112-13	17	2113	185-133-25	17	2183	185-145-18	17	2253	185-161-15	26	2323	185-174-15	26	2393	185-201-13	17
1974	185-101-20	16	2044	185-112-14	17	2114	185-133-26	17	2184	185-145-19	17	2254	185-161-16	26	2324	185-174-16	26	2394	185-201-14	17
1975	185-101-21	16	2045	185-112-15	17	2115	185-133-27	17	2185	185-145-20	17	2255	185-161-17	26	2325	185-174-17	26	2395	185-201-15	17
1976	185-101-22	16	2046	185-112-16	17	2116	185-133-28	17	2186	185-145-21	17	2256	185-161-18	26	2326	185-174-18	26	2396	185-201-16	17
1977	185-101-23	16	2047	185-112-17	17	2117	185-133-29	17	2187	185-145-22	17	2257	185-161-19	26	2327	185-174-19	26	2397	185-201-17	17
1978	185-101-24	16	2048	185-112-18	17	2118	185-133-30	17	2188	185-145-23	17	2258	185-161-20	26	2328	185-174-20	26	2398	185-201-18	17
1979	185-102-01	21	2049	185-112-19	17	2119	185-133-31	17	2189	185-145-24	17	2259	185-161-21	26	2329	185-174-21	26	2399	185-201-19	17
1980	185-102-02	21	2050	185-112-20	17	2120	185-133-32	17	2190	185-145-25	17	2260	185-161-22	26	2330	185-174-22	26	2400	185-201-20	17
1981	185-102-03	21	2051	185-112-21	17	2121	185-133-33	17	2191	185-145-26	17	2261	185-161-23	26	2331	185-174-23	26	2401	185-201-21	17
1982	185-102-04	21	2052	185-112-22	17	2122	185-133-34	17	2192	185-145-27	17	2262	185-161-24	26	2332	185-174-24	26	2402	185-201-22	17
1983	185-102-05	21	2053	185-112-23	17	2123	185-133-35	17	2193	185-145-28	17	2263	185-161-25	26	2333	185-174-25	26	2403	185-201-23	17
1984	185-102-06	21	2054	185-112-24	17	2124	185-133-36	17	2194	185-145-29	17	2264	185-161-26	26	2334	185-174-26	26	2404	185-201-24	17
1985	185-102-07	21	2055	185-112-25	17	2125	185-133-37	17	2195	185-145-30	17	2265	185-161-27	26	2335	185-174-27	26	2405	185-201-25	17
1986	185-102-08	18	2056	185-112-26	17	2126	185-133-38	17	2196	185-145-31	17	2266	185-161-28	26	2336	185-174-28	26	2406	185-201-26	17
1987	185-102-09	16	2057	185-112-27	17	2127	185-133-39	17	2197	185-145-32	17	2267	185-161-29	26	2337	185-174-29	26	2407	185-201-27	17
1988	185-102-10	15	2058	185-112-28	17	2128	185-133-40	17	2198	185-145-33	17	2268	185-161-30	26	2338	185-174-30	26	2408	185-201-28	17
1989	185-102-11	15	2059	185-112-29	17	2129	185-133-41	17	2199	185-145-34	17	2269	185-161-31	26	2339	185-174-31	26	2409	185-201-29	17
1990	185-111-01	17	2060	185-112-30	17	2130	185-133-42	17	2200	185-145-35	17	2270	185-161-32	26	2340	185-174-32	26	2410	185-201-30	17
1991	185-111-02	17	2061	185-112-31	17	2131	185-133-43	17	2201	185-145-36	17	2271	185-161-33	26	2341	185-174-33	26	2411	185-201-31	17
1992	185-111-03	17	2062	185-112-32	17	2132	185-133-44	17	2202	185-145-37	17	2272	185-161-34	26	2342	185-174-34	26	2412	185-201-32	17
1993	185-111-04	17	2063	185-112-33	17	2133	185-133-45	17	2203	185-145-38	17	2273	185-161-35	26	2343	185-174-35	26	2413	185-201-33	17
1994	185-111-05	17	2064	185-112-34	17	2134	185-133-46	17	2204	185-145-39	17	2274	185-161-36	26	2344	185-174-36	26	2414	185-201-34	17
1995	185-111-06	17	2065	185-112-35	17	2135	185-133-47	17	2205	185-145-40	17	2275	185-161-37	26	2345	185-174-37	26	2415	185-201-35	17
1996	185-111-07	17	2066	185-112-36	17	2136	185-133-48	17	2206	185-145-41	17	2276	185-161-38	26	2346	185-174-38	26	2416	185-201-36	17
1997	185-111-08	17	2067	185-112-37	17	2137	185-133-49	17	2207	185-145-42	17	2277	185-161-39	26	2347	185-174-39	26	2417	185-201-37	17
1998	185-111-09	17	2068	185-112-38	17	2138	185-133-50	17	2208	185-145-43	17	2278	185-161-40	26	2348	185-174-40	26	2418	185-201-38	17
1999	185-111-10	17	2069	185-112-39	17	2139	185-133-51	17	2209	185-145-44	17	2279	185-161-41	26	2349	185-174-41	26	2419	185-201-39	17
2000	185-111-11	22	2070	185-112-40	17	2140	185-133-52	17	2210	185-145-45	17	2280	185-161-42	26	2350	185-174-42	26	2420	185-201-40	17
2001	185-111-12	21	2071	185-112-41	17	2141	185-133-53	17	2211	185-145-46	17	2281	185-161-43	26	2351	185-174-43	26	2421	185-201-41	17
2002	185-111-13	21	2072	185-112-42	17	2142	185-133-54	17	2212	185-145-47	17	2282	185-161-44	26	2352	185-174-44	26	2422	185-201-42	17
2003	185-111-14	21	2073	185-112-43	17	2143	185-133-55	17	2213	185-145-48	17	2283	185-161-45	26	2353	185-174-45	26	2423	185-201-43	17
2004	185-111-15	21	2074	185-112-44	17	2144	185-133-56	17	2214	185-145-49	17	2284	185-161-46	26	2354	185-174-46	26	2424	185-201-44	17
2005	185-111-16	21	2075	185-112-45	17	2145	185-133-57	17	2215	185-145-50	17	2285	185-161-47	26	2355	185-174-47	26	2425	185-201-45	17
2006	185-111-17	21	2076	185-112-46	17	2146	185-133-58	17	2216	185-145-51	17	2286	185-161-48	26	2356	185-174-48	26	2426	185-201-46	17
2007	185-111-18	21	2077	185-112-47	17	2147	185-133-59	17	2217	185-145-52	17	2287	185-161-49	26	2357	185-174-49	26	2427	185-201-47	17
2008	185-111-19	21	2078	185-112-48	17	2148	185-133-60	17	2218	185-145-53	17	2288	185-161-50	26	2358	185-174-50	26	2428	185-201-48	17
2009	185-111-20	21	2079	185-112-49	17	2149	185-133-61	17	2219	185-145-54	17	2289	185-161-51	26	2359	185-174-51	26	2429	185-201-49	17
2010	185-111-21	21	2080	185-112-50	17	2150	185-133-62	17	2220	185-145-55	17	2290	185-161-52	26	2360	185-174-52	26	2430	185-201-50	17
2011	185-111-22	21	2081	185-112-51	17	2151	185-133-63	17	2221	185-145-56	17	2291	185-161-53	26	2361	185-174-53	26	2431	185-201-51	17
2012	185-111-23	21	2082	185-112-52	17	2152	185-133-64	17	2222	185-145-57	17	2292	185-161-54	26	2362	185-174-54	26	2432	185-201-52	17
2013	185-111-24	21	2083	185-112-53	17	2153	185-133-65	17	2223	185-145-58	17	2293	185-161-55	26	2363	185-174-55	26	2433	185-201-53	17
2014	185-111-25	21	2084	185-112-54	17	2154	185-133-66	17	2224	185-145-59	17	2294	185-161-56	26	2364	185-174-56</				

# ASSESSMENT DIAGRAM

## PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT

CITY OF SAN RAFAEL  
COUNTY OF MARIN  
STATE OF CALIFORNIA

SHEET 33 OF 34

ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.	ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.			
2451	185-255-04	22	2521	186-081-10	10	2591	186-132-22	14	2661	186-153-24	14	2731	186-493-18	22	2801	186-520-13	10	2871	186-540-02	25
2452	185-255-08	22	2522	186-081-19	10	2592	186-132-23	14	2662	186-153-26	14	2732	186-493-19	22	2802	186-520-14	10	2872	186-540-03	25
2453	185-255-06	22	2523	186-081-20	10	2593	186-132-24	14	2663	186-153-35	14	2733	186-493-21	26	2803	186-520-15	10	2873	186-540-04	25
2454	185-255-07	22	2524	186-081-21	10	2594	186-132-25	14	2664	186-153-36	14	2734	186-493-22	26	2804	186-520-16	10	2874	186-540-05	25
2455	185-255-08	22	2525	186-082-01	10	2595	186-132-26	14	2665	186-153-37	14	2735	186-493-23	26	2805	186-520-19	10	2875	186-540-06	25
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2457	185-255-10	22	2527	186-081-01	13	2597	186-132-40	14	2667	186-153-44	14	2737	186-493-25	26	2807	186-520-01	22	2877	186-540-08	25
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2504	186-071-03	13	2574	186-121-24	14	2644	186-142-34	27	2714	186-154-04	26	2784	186-504-04	22	2854	186-520-50</				

**ASSESSMENT DIAGRAM**  
**PT. SAN PEDRO ROAD MEDIAN LANDSCAPING ASSESSMENT DISTRICT**

CITY OF SAN RAFAEL  
 COUNTY OF MARIN  
 STATE OF CALIFORNIA

SHEET 34 OF 34

ASSESSMENT NO.	ASSESSOR'S PARCEL NUMBER	SHEET NO.
2941	186-551-27	25
2942	186-551-28	25
2943	186-551-29	25
2944	186-551-30	25
2945	186-551-31	25
2946	186-551-32	25
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3002	186-571-22	25
3003	186-571-23	25
3004	186-571-24	25
3005	186-571-25	25
3006	186-571-26	25



**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

Department: Public Works

Prepared by: Bill Guerin,  
Director of Public Works

City Manager Approval: \_\_\_\_\_

File No.: 16.01.291

**TOPIC: FRANCISCO BOULEVARD WEST - RICE DRIVE TO SECOND STREET PROJECT**

**SUBJECT: ADOPT RESOLUTIONS RELATED TO THE FRANCISCO BOULEVARD WEST - RICE DRIVE TO SECOND STREET PROJECT, CITY PROJECT NO. 11364:**

1. RESOLUTION AWARDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT FOR THE FRANCISCO BOULEVARD WEST – RICE DRIVE TO SECOND STREET PROJECT, CITY PROJECT NO. 11364, TO GHILOTTI BROS., INC., IN THE AMOUNT OF \$2,259,787, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$253,498, FOR A TOTAL APPROPRIATED AMOUNT OF \$2,513,285.
2. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DEDUCTIVE CHANGE ORDER FOR THE FRANCISCO BOULEVARD WEST – RICE DRIVE TO SECOND STREET PROJECT, CITY PROJECT NO. 11364, IN THE AMOUNT OF \$573,285.

**RECOMMENDATION:** Staff recommends that the City Council:

1. Adopt the resolution awarding and authorizing the City Manager to execute a construction agreement with Ghilotti Bros., Inc. in the amount of \$2,259,787, and authorizing contingency funds in the amount of \$253,498.
2. Adopt the resolution authorizing the City Manager to execute a deductive change order with Ghilotti Bros., Inc. in the amount of \$573,285.

**BACKGROUND:** Francisco Boulevard West is a frontage road that parallels the west side of Highway 101 between Second Street and Andersen Drive and connects downtown to the light-industrial area of southern San Rafael. In July 2018, the Sonoma-Marin Area Rail Transit District (SMART) realigned Francisco Boulevard West between Second Street and Rice Drive as part of the Larkspur Extension in order to reduce the number of at-grade railroad crossings. The realignment “flipped” the railroad tracks and roadway moving the roadway west of the tracks.

The SMART extension to Larkspur necessitates trains crossing Third and Second Streets. Second Street between Lincoln Avenue and Hetherton Street continues to be the most challenging segment with high vehicle volumes and multiple decision points. As a result, vehicles

**FOR CITY CLERK ONLY**

**Council Meeting:**

**Disposition:**

## **SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 2**

on Second Street often end up stopped on the railroad tracks. City staff and SMART staff have considered and implemented several improvements to increase driver awareness and to improve the overall efficiency of traffic flowing through the intersection of Second Street at Francisco Boulevard West, yet the problem persists.

City staff and SMART staff have worked to refine the operations of the new traffic signals at the railroad tracks; however, vehicles consistently stop on the railroad tracks, including vehicles that turn east from Francisco Boulevard West onto Second Street. Vehicles stopping on the tracks delay the train crossing into San Rafael which exacerbates the already difficult traffic problems in the Transit Center area and also requiring the sounding of the train horn, despite the Quiet Zone designation. It also presents a safety concern to other motorists, as well as the train operators and passengers.

Many of the vehicles stopping on the tracks originate from northbound Francisco Boulevard West turning right onto Second Street. This turning movement places drivers in a situation in which they quickly respond by stopping short of the tracks or continuing to the opposite side and clearing them altogether. Based on field observation and public feedback to staff, there appears to be confusion on the part of drivers about where to stop and drivers often end up on the tracks. This is both a safety issue and a traffic challenge because the train pre-emption is extended when cars impede the train's arrival into the central San Rafael station.

To remove this conflict, staff proposes to convert Francisco Boulevard West to a southbound one-way street between Second Street and Rice Drive. This proposed change in traffic flow will significantly improve safety at the Second Street railroad crossing while allowing motorists to continue accessing businesses from Downtown to Francisco Boulevard West, Irwin Street, and Rice Drive.

Converting Francisco Boulevard West to a one-way street also allows the Multi-Use Path (MUP) two-way protected cycle track to be constructed on the vacated travel lane. The MUP will be a fully separated Class 4 pathway extending the recently completed \$5.96 million Phase I path between Rice Drive and Andersen Drive to central San Rafael.

### **Environmental Clearance**

When the MUP project was originally developed, the pathway was to be located outside of the roadway behind the existing concrete sidewalk, which necessitated a large amount of work to be performed in the creek. The revised design reduced in-creek work by approximately 80 percent and is more environmentally friendly.

With the MUP project, the northbound vehicle traffic from Francisco Boulevard West will be re-routed to Lincoln Avenue and Lindaro Street. Traffic engineering analyses indicate the existing traffic control devices (i.e., traffic signals or all-way STOP intersections) will be able to accommodate the additional traffic without significant impact.

On [December 4, 2017](#), the City Council adopted an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to California Environmental Quality Act (CEQA) Guidelines thus clearing the project for construction from an environmental standpoint. The City's environmental consultant, LSA Associates, Inc. reviewed the new scope of work and has determined the revised design would not introduce new significant environmental effects. Therefore, no additional environmental work is required beyond the environmental Addendum (Attachment 1) to the previously approved IS/MND, and no additional City Council action is required.

The revised design is also supported by the California Department of Fish and Wildlife, who issued the City an amendment to the original permit for this project; no amendment is required by the Regional Water Quality Control Board.

**ANALYSIS:** The project was advertised in accordance with San Rafael’s Municipal Code on May 15, 2020. On June 4, 2020, the following bids were received and read aloud:

<b>NAME OF BIDDER</b>	<b>Amount</b>
Ghilotti Bros., Inc	\$2,259,787
Maggiora & Ghilotti, Inc.	\$2,667,667

The construction bids have been reviewed by Public Works staff and the low bid of \$2,259,787 from Ghilotti Bros., Inc. was found to be responsive and responsible. The recommended Resolution (Attachment 2) awards the construction agreement to Ghilotti Bros., Inc.

The base bid of \$2,259,787, necessary contingency of \$253,498, and needed construction management and on-site inspection of various types, has caused the project to exceed available grant funding. To bring the project within budget, staff recommends that following execution of the contract with Ghilotti Bros., Inc., a deductive change order be issued, as set forth in Attachment 3 to this staff report. Staff worked with Ghilotti Bros., Inc. to develop a deductive change order that will reduce the total project cost by approximately \$573,000, thus resulting in a revised base contract value of \$1,686,502. With this adjustment to the contract, and the recommended construction contingency of \$253,498, the total project award will be \$1,940,000, which is within budget. Staff worked with Ghilotti Bros to eliminate pedestrian-scale street lighting, trees and tree wells separating the path from vehicular traffic, a new “trash rack” structure within the channel, and a methacrylate treatment of the existing bridge deck. It is important to note that the street already has street lights and significant new landscaping, including trees, that will be placed on the creek side of the path as a part of the project. The trash rack and bridge deck treatment can be accomplished at another time.

**PUBLIC OUTREACH:** City staff have performed the following public outreach to date as it relates to the MUP project as well as converting Francisco Boulevard West to a one-way street:

- March 7, 2020 – Presentation to Villa Real Homeowners Association at their annual meeting.
- March 10, 2020 – Staff presented the proposed one-way conversion to the San Rafael Chamber of Commerce Economic Vitality Committee.
- June 3, 2020 – Presentation to the Bicycle Pedestrian Advisory Committee

On April 3, 2020, City staff sent mailers (Attachment 5) to approximately 120 residents, tenants, and property owners adjacent to the project area notifying them of the proposed roadway changes and pending construction with a request to review the [City’s website](#) for updated information on the project. Furthermore, staff have posted to Nextdoor to raise awareness of the project and engaged the San Rafael Chamber of Commerce to understand impacts to local businesses.

**SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 4**

**FISCAL IMPACT:** The following tables summarize the project budget:

**Project Budget:**

<b>Construction Funding Sources</b>	<b>Allocation</b>
California Natural Resources Agency - Urban Greening Grant Program	\$1,200,000
Transportation Development Act (TDA) Article 3 Funds	\$308,400
Transportation Development Act (TDA) Article 4 Funds*	\$182,000
Transportation Authority of Marin Safe Pathways Program	\$400,000
Bay Area Air Quality Management District (Rollover from MUP Phase I Project)	\$150,000
<b>Total Available Funds</b>	<b>\$2,240,400</b>

\*It is anticipated that funding for Article 4 will be available to the City in July 2020. The Metropolitan Transportation Commission has not finalized their budget for FY 2020/21, however, they anticipate revenue reductions as a result of the COVID-19 pandemic. For budgeting purposes, staff has already taken into account an assumed 30% reduction in TDA Article 4 funds, which is consistent with the City's approach to gas tax reductions.

**Expenses:**

<b>Construction Expenses at Time of Award</b>	<b>Amount</b>
Construction Award	
Contract Amount	\$2,259,787
Contingency (15% of post change order bid)	\$253,498
Total Construction Award	\$2,513,285
Multiple Contracts to Support Field Inspections, Materials Testing, Biological Assistance, and Construction Support	\$186,000
<b>Total Estimated Construction Expenses</b>	<b>\$2,699,285</b>

<b>Construction Expenses Post Deductive Change Order</b>	<b>Amount</b>
Construction Award	
<b>Revised</b> Contract Amount Post Deductive Change Order	\$1,686,502
Contingency (15% of post change order bid)	\$253,498
<b>Revised</b> Total Construction Award	\$1,940,000
Multiple Contracts to Support Field Inspections, Materials Testing, Biological Assistance, and Construction Support	\$186,000*
<b>Revised Total Estimated Construction Expenses</b>	<b>\$2,126,000</b>

In summary, staff recommend the City Council award the original base bid of \$2,259,787, approve a contingency amount of \$253,498, and approve issuance of a deductive change order in the amount of \$573,285 reducing the total appropriation for construction to \$1,940,000.

\* Note: Construction support contracts will be awarded separately under the City Manager's authority.



## **SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 5**

**OPTIONS:** The City Council has the following options to consider relating to this matter:

1. Adopt the resolutions as presented, awarding the construction contract to Ghilotti Bros., Inc and immediately issuing a deductive change order to reduce the scope of work.
2. Do not award the contract and direct staff to rebid the project. If this option is chosen, rebidding will delay construction by approximately two months and likely result in the project not being completed before grant funding expires.
3. Do not award the contract and provide direction to staff.

### **RECOMMENDED ACTION:**

1. Adopt the resolution awarding and authorizing the City Manager to execute a construction agreement with Ghilotti Bros., Inc. in the amount of \$2,259,787, and authorizing contingency funds in the amount of \$253,498.
2. Adopt the resolution authorizing the City Manager to execute a deductive change order with Ghilotti Bros., Inc. in the amount of \$573,285.

### **ATTACHMENT:**

1. Environmental Addendum to the IS/MND
2. Resolution Awarding Construction Agreement to Ghilotti Bros., Inc.
3. Resolution Authorizing a Deductive Change Order be Executed
4. Draft Construction Agreement with Ghilotti Bros., Inc.
5. Public Outreach Mailer

## MEMORANDUM

**DATE:** June 1, 2020

**To:** April Miller, City of San Rafael

**FROM:** Theresa Wallace, AICP Principal  
Shanna Guiler, AICP, Associate/Senior Environmental Planner

**SUBJECT:** Addendum to the Initial Study/Mitigated Negative Declaration for the Francisco Boulevard West Multi-Use Pathway Project (SCH# 2017102079)

This memorandum, prepared pursuant to the California Environmental Quality Act (CEQA) describes the revisions to the Francisco Boulevard West Multi-Use Pathway Project (proposed project) evaluated in the October 2017 Initial Study/Mitigated Negative Declaration (2017 IS/MND) and provides a determination that the modifications to the project are within the scope of the 2017 IS/MND and no further environmental review is required. The IS/MND was adopted by the City of San Rafael City Council on December 14, 2017.

### INTRODUCTION

The 2017 IS/MND evaluated the potential environmental impacts anticipated to result from construction and operation of the proposed project, which is part of the larger Sonoma Marin Area Rail Transit (SMART) Multi-Use Pathway (MUP) between Cloverdale and Larkspur. The purpose of the proposed project is to construct an approximately 4,500-foot multi-use pathway within City of San Rafael (City) and SMART right-of-way from Andersen Drive to the Mahon Creek pathway. The multi-use pathway would consist of an 8- to 10-foot paved pathway with associated 2-foot wide shoulders, a prefabricated bridge, drainage facilities, retaining walls, fencing, and other minor project elements (e.g. signage, pavement marking). The City of San Rafael is the Lead Agency for environmental review.

This Addendum is prepared pursuant to CEQA Guidelines Section 15164(b) which states: “An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred” Section 15162 specifies that “no subsequent EIR [or MND] shall be prepared for that project unless the lead agency determines ... one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR [or MND] due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR [or MND] due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR [or MND] was certified as complete was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR [or MND];
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR [or MND];
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR [or MND] would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”

Pursuant to CEQA Guidelines Section 15164(e), this Addendum summarizes the changes to the proposed project evaluated in the 2017 IS/MND and the reasons for the City’s conclusion that changes to the proposed project and associated environmental effects do not meet the conditions described in CEQA Guidelines Section 15162 requiring preparation of a subsequent MND.

## **REVISED PROJECT**

Since adoption of the 2017 IS/MND and approval of the proposed project on December 14, 2017, the City has refined the design for the proposed pathway between 2nd Street and Rice Drive. The original pathway design proposed construction of the trail behind the existing sidewalk and in some locations overhanging the creek. The City is now proposing to close the northbound lane of Francisco Boulevard and install the pathway within the roadway section, changing this segment of Francisco Boulevard West to a one-way road. The City is also proposing to conduct some nighttime construction in order to avoid road closures during the construction period. The proposed project, as modified, constitutes the “Revised Project.”

## **Project Background**

Second Street is a one-way street in the eastbound direction and is a primary access between West Marin and US 101. Francisco Boulevard West is a two-way, two lane frontage road that generally runs parallel to US 101 from Second Street to its intersection with the US 101 southbound ramps. It provides access to a variety of businesses, including a grocery store, car dealerships, auto repair and tire shops, and other retail. The average daily traffic (ADT) on Francisco Boulevard West south of

Second Street is 6,500 vehicles and south of Rice Drive is 4,500 vehicles based on data collected in December 2019. The ADT on Lincoln Avenue is 6,400 vehicles.

In 2018, the roadway and the railroad tracks “swapped places” in order to minimize the number of rail crossings in the area. In summer 2019, the train extension to the City of Larkspur was completed, which included new traffic signals on Second and Third Streets at the railroad crossings.

With the completion of the Sonoma-Marin Area Rail Transit (SMART) extension to Larkspur, new challenges have surfaced at the intersection of Second Street and Tamalpais West Avenue-Francisco West Boulevard. The City and SMART staff have worked to refine the operations of the new traffic signals at the railroad crossings; however, vehicles consistently stop on the railroad tracks, including vehicles making a northbound right turn from Francisco Boulevard West onto Second Street. Vehicles stopping on the tracks delay the train crossing into San Rafael, exacerbating existing traffic conditions in and around the Transit Center. It also creates a safety concern for other motorists, as well as train operators and passengers.

City staff and consultants have implemented many changes over the past few months since SMART trains have started service, including:

- Modified traffic signal phasing in attempt to accommodate the northbound right-turning vehicles from Francisco Boulevard West;
- Adjusted traffic signal coordination to minimize the queuing of vehicles across the tracks;
- Coordinated with SMART staff to minimize delay for vehicles in the area and reduce the amount of time the traffic signals would be affected due to crossing trains, i.e., have the northbound and southbound trains “meet” between Second and Third Street.

While these modifications have improved conditions in the area slightly, the issue with the northbound right-turning vehicles from Francisco Boulevard West onto Second Street persists.

### Revised Project

The City proposes to convert Francisco Boulevard West to a southbound one-way street between Second Street and Rice Drive. The proposed change in traffic flow would improve safety at the Second Street railroad crossing, while maintaining access to businesses between downtown San Rafael and Francisco Boulevard West, Irwin Street, and Rice Drive.

With conversion of Francisco Boulevard West to one-way southbound, the northbound vehicle traffic would be re-routed to parallel streets such as Lincoln Avenue, Du Bois Street, and Andersen Drive. Southbound vehicle traffic would be moved to the easternmost lane. Traffic engineering analyses indicate the existing traffic control devices (i.e., traffic signals or all-way STOP intersections) can accommodate the additional traffic without significant impact to traffic operations.

As originally proposed, the MUP would be constructed on the West side of the road, now located between the existing sidewalk and the roadway, along the west side of Francisco Boulevard, extending from the terminus of the existing pathway at Second Street to Rice Drive. With the

closure of the northbound lane, the MUP would be constructed within the vacated travel lane. For this segment of the trail, the MUP would consist of a two-way protected cycle track, separated from vehicular traffic using raised landscape planters. The sidewalk would remain for pedestrian travel. This approach would eliminate the need for retaining walls and reduce the impacts to the creek along this portion of the trail alignment, as identified for the proposed project.

The first phase of the MUP from Rice Drive to Andersen Drive was constructed from late summer 2018 to spring 2019. Construction of the second phase from Rice Drive to Second Street would commence in early summer 2020. Work completion is anticipated at the end of 2020. To minimize disruption to vehicular traffic, the City proposes to conduct some construction work during nighttime hours. Otherwise, construction methodology, equipment and staging, would be the same as identified for the proposed project.

## COMPARISON TO THE CONDITIONS LISTED IN CEQA GUIDELINES SECTION 15162

The following includes an evaluation of the potential environmental effects of the Revised Project, compared to the impacts identified for implementation of the proposed project in the 2017 IS/MND.

### Aesthetics

Section I of the 2017 IS/MND analyzed the visual conditions of the project area. Similar to the proposed project, the Revised Project would not substantially impact a scenic vista nor would it substantially damage scenic resources within a State scenic highway. Like the 2017 Project, implementation of the Revised Project would alter the view for travelers along local roadways, and from adjacent commercial and industrial uses; however, proposed facilities would be visually compatible with existing roadway infrastructure. Further, as part of the Revised Project, the City would install raised landscape planters to separate the proposed cycletrack from motor vehicles, which would result in a beneficial visual effect for this portion of the MUP. Therefore, the Revised Project would not have a substantial effect on scenic vistas or existing visual resources nor would it degrade the existing visual character or quality of the site. Similar to the proposed project, the Revised Project would include installation of pathway lighting to illuminate the proposed pathway. The lighting would be approximately 12-foot high, low-level, shielded light fixtures, which would direct the light downward onto the pathway. Such lighting would be consistent with existing lighting in the project area and would not create a new source of substantial light or glare that would adversely affect day or nighttime views. All temporary construction-related sources of light or glare (i.e., construction equipment headlights/safety lights) would cease following completion of construction. Therefore, implementation of the proposed project would not result in impacts associated with light or glare that would adversely affect day or nighttime views in the project area. ***No new impacts or increase in severity of impacts would occur.***

### Agricultural Resources

Section II of the 2017 IS/MND analyzed impacts to agricultural resources. No impacts to agricultural resources were identified in the IS/MND. Similar to the proposed project, the Revised Project would not result in the conversion of agricultural land nor would it conflict with existing zoning for agricultural use or Williamson Act contract. ***No new impacts or increase in severity of impacts would occur.***

## Air Quality

Section III of the 2017 IS/MND analyzed impacts to air quality. The IS/MND identified temporary short-term, construction-related impacts to air quality. No long-term operational impacts were identified. Similar to the proposed project, the Revised Project would not conflict with or obstruct implementation of the applicable air quality plan, violate air quality standards, or result in a cumulatively considerable net increase in any criteria pollutant. Construction of the Revised Project would utilize similar construction techniques identified in the 2017 IS/MND; therefore, no additional impacts or increase in the severity of air quality impacts would occur with implementation of the Revised Project. Implementation of Mitigation Measure AIR-1, identified in the 2017 IS/MND would ensure that impacts related to air quality would be reduced to less than significant levels. ***No new impacts or increase in severity of impacts would occur and no additional mitigation measures are required.***

## Biological Resources

Section IV of the 2017 IS/MND analyzed impacts to biological resources associated with implementation of the proposed project. The 2017 IS/MND identified areas of potential impact, including adverse effects on special-status species, sensitive natural communities, nesting birds, and wetlands associated with the unnamed drainage channel and San Rafael Creek. The Revised Project would be located within the same area as the proposed project and would be subject to similar biological conditions. Therefore, impacts to biological resources would be similar to those analyzed for the proposed project in the 2017 IS/MND. Implementation of Mitigation Measures BIO-1a, BIO-1b, BIO-2a, BIO-2b, BIO-3a, BIO-3b, BIO-4, and BIO-5 identified in the 2017 IS/MND would ensure that impacts would be reduced to less than significant levels. ***No new impacts or increase in severity of impacts would occur and no additional mitigation measures are required.***

## Cultural Resources

Section V of the 2005 IS/MND analyzed impacts to cultural resources associated with implementation of the proposed project. The IS/MND identified potential impacts to known historical and archaeological resources located within 0.25-mile of the project alignment, as well as previously unidentified archaeological and paleontological deposits as a result of ground disturbing activities. The Revised Project would modify the location of the trail alignment between Second Street and Rice Drive. However, the Revised Project would not impact any known or previously identified cultural resources. Similar to the proposed project, the Revised Project has the potential to encounter cultural deposits during construction activities. Implementation of Mitigation Measures CULT-1, CULT-2, CULT-3, and CULT-4 identified in the 2017 IS/MND would ensure that impacts would be reduced to less than significant levels. ***No new impacts or increase in severity of impacts would occur and no additional mitigation measures are required.***

## Energy

Since adoption of the 2017 IS/MND, the CEQA Checklist has been updated to include a discussion of potential project impacts related to energy. As energy was not addressed in the 2017 IS/MND, the Revised Project's potential to result in a potentially significant environmental impact due to

wasteful, inefficient or unnecessary consumption of energy resources or to conflict with or obstruct a State or local plan for renewable energy or energy efficiency is described below.

Construction of the Revised Project would require the use of energy to fuel grading vehicles, trucks, and other construction vehicles. All or most of this energy would be derived from non-renewable resources. In order to increase energy efficiency on the site during project construction, the project would restrict equipment idling times to 5 minutes or less and would require construction workers to shut off idle equipment, as required by the BAAQMD's Basic Construction Mitigation Measures (Mitigation Measure AIR-1, identified in the 2017 IS/MND). In addition, construction activities are not anticipated to result in an inefficient use of energy as gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the project. Energy usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources. Therefore, construction energy impacts would be less than significant.

Typically, energy consumption is associated with fuel used for vehicle trips and natural gas and energy use. However, the proposed project would construct a MUP. Although the Revised Project would result in the elimination of the northbound lane on Francisco Boulevard West, elimination of this lane is not anticipated to significantly affect vehicular circulation in the vicinity of the project site. Vehicles using alternate routes around the one-way section of Francisco Boulevard West would continue to consume energy and it is anticipated that approximately the same number of vehicles would utilize these alternate routes as currently travel northbound on Francisco Boulevard West. Further, the Revised Project includes pedestrian and bicycle safety improvements to promote the use of alternative modes of transportation, which allow for a decreased dependence on nonrenewable energy resources. Operation of the Revised Project would not require the consumption of natural gas. Therefore, energy use consumed by the Revised Project would only be associated with minimal electricity consumption associated with lighting along the proposed pathway. Therefore, implementation of the Revised Project would not result in a long-term substantial demand for electricity and natural gas nor would the project require new service connections or construction of new off-site service lines or substations to serve the project. The nature of proposed improvements would not require substantial amounts of energy for either construction or maintenance purposes. Therefore, the Revised Project would not use non-renewable resources in a wasteful or inefficient manner.

As indicated above, energy usage on the project site during construction would be temporary in nature. In addition, energy usage associated with operation of the Revised Project would be relatively small in comparison to the State's available energy sources and energy impacts would be negligible at the regional level. Because California's energy conservation planning actions are conducted at a regional level, and because the project's total impact to regional energy supplies would be minor, the Revised Project would not conflict with California's energy conservation plans as described in the CEC's 2017 Integrated Energy Policy Report. Further, the Revised Project includes pedestrian and bicycle safety improvements to promote the use of alternative modes of transportation, which allow for a decreased dependence on nonrenewable energy resources. Thus, as shown above, the Revised Project would avoid or reduce the inefficient, wasteful, and unnecessary consumption of energy and not result in any irreversible or irretrievable commitments

of energy. Impacts would be less than significant. ***No new impacts or increase in severity of impacts would occur.***

### Geology and Soils

Section VI of the 2017 IS/MND analyzed the geological, seismic, and soil conditions within the project area. Construction of the Revised Project would occur in the same vicinity as the proposed project and would be subject to similar geological and soil conditions. Like the proposed project, the Revised Project would include construction of a MUP and associated infrastructure (e.g., drainage facilities, lighting, retaining walls, signage, landscaping). No habitable structures would be constructed; however, installation of the MUP could increase use of the site. Like the proposed project, the Revised Project would be designed and constructed consistent with the most current version of the California Building Code (CBC) and City standards, which includes specifications for site preparation, such as compaction, foundation and bedding requirements. Compliance with these regulatory requirements would ensure that potential impacts related to geology and soils would be reduced to less than significant levels. ***No new impacts or increase in severity of impacts would occur.***

### Greenhouse Gas Emissions

Similar to the proposed project, the Revised Project would not result in significant, long-term GHG emissions, as the Revised Project consists of pedestrian and bicycle improvements and would not generate vehicle trips and/or source emissions that would contribute to an increase in GHG emissions. The Revised Project would result in low levels of off-site emissions due to energy generation associated with lighting along the project segment. However, these emissions would be minimal and would not exceed the pollutant thresholds established by the BAAQMD.

As described in the 2017 IS/MND, the amortized construction emissions associated with the proposed project would be 20.4 metric tons of CO<sub>2</sub>e per year, which is well below the annual operational threshold of 1,100 metric tons per year established by the BAAQMD. Construction of the Revised Project would utilize similar construction techniques identified in the 2017 IS/MND; therefore, construction emissions would be considered less than significant. Further, implementation of Mitigation Measure AIR-1, as discussed in the Air Quality Section, would reduce construction GHG emissions by limiting construction idling emissions.

The Revised Project would not generate significant greenhouse gas emissions, either directly or indirectly that would have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. ***No new impacts or increase in severity of impacts would occur and no additional mitigation measures are required.***

### Hazards and Hazardous Materials

Section VIII of the 2017 IS/MND analyzed impacts related to hazards and hazardous materials that would be associated with implementation of the proposed project. The 2017 IS/MND identified less than significant impacts related to routine transport, use, or disposal of hazardous materials, risk of upset of hazardous materials, handling hazardous materials near schools, hazardous materials sites,



and wildland fire hazards. Development of the proposed project would be subject to applicable State and federal procedures and regulations related to hazards and hazardous materials.

The 2017 IS/MND identified a potentially significant impact related to emergency response. Like the proposed project, construction activities associated with the Revised Project would require traffic controls as necessary for the proposed improvements, which could affect emergency response. Mitigation Measure T-1, identified Section XVI, Transportation/Traffic of the 2017 IS/MND, requires the preparation of a Transportation Management Plan (TMP) that would include advance notice to local emergency service providers regarding the timing, location, and duration of construction activities. With implementation of Mitigation Measure T-1, potential impacts to emergency response or emergency evacuation plans during construction would be reduced to a less-than-significant level. Mitigation Measure T-1, previously identified in the 2017 IS/MND, would remain applicable to the Revised Project.

The Revised Project would use similar construction techniques identified for the proposed project and would be subject to the same conditions with respect to hazards. Implementation of Mitigation Measure T-1 identified in the 2017 IS/MND would reduce impacts associated with emergency response to a less-than-significant level. ***No new impacts or increase in severity of impacts would occur and no additional mitigation measures are required.***

### Hydrology and Water Quality

Section IX of the 2017 IS/MND analyzed impacts to hydrology and water quality associated with implementation of proposed project. The 2017 IS/MND determined that the proposed project would have a less than significant effect on water quality standards and waste discharge requirements. Like the proposed project, the Revised Project would result in a decrease in the amount of impervious surface area on the site, which would decrease the amount of pollutants discharged into downstream receiving waters compared to the existing condition. In addition, detention areas would be installed as part of the SMART Project on the east and west side of Francisco Boulevard, north of Rice Drive, adjacent to the project site. These detention areas would treat stormwater runoff, reduce volume and velocity of flow, and maintain the existing drainage pattern.

Like the proposed project, construction activities associated with the Revised Project would disturb site soils and could introduce pollutants into the stormwater. Preparation of an Erosion and Sediment Control Plan (ESCP) and implementation of construction BMPs would be required in compliance with the Statewide Phase II Permit (Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004), and the City's Municipal Code Section 9.30.150, Erosion and Sediment Control Plan Requirements, as specified in Compliance Measure WQ-1, in the 2017 IS/MND. Adherence to regulatory requirements would ensure that potential impacts of the Revised Project are less than significant with respect to water quality.

Like the proposed project, the Revised Project would not require the use or extraction of groundwater. However, because groundwater would be encountered during construction activities, groundwater dewatering would be required. The disposal of dewatered groundwater could introduce total dissolved solids and other constituents to surface waters, impacting water quality. As

specified in Compliance Measure WQ-2, in the 2017 IS/MND, any groundwater dewatering during excavation would be conducted in accordance with the San Francisco Bay RWQCB's Groundwater General Permit, which would require testing and treatment (as necessary) of groundwater encountered during dewatering or groundwater well construction prior to release. Therefore, with implementation of Compliance Measure WQ-2, groundwater dewatering activities would not result in any impacts related to groundwater.

Similar to the proposed project, the Revised Project would not alter the course of a stream or river within the project site, or involve extensive earth-shaping operations or other activities that would alter the existing drainage or flooding pattern of the site. The project site is located within a 100-year flood hazard area. However, the Revised Project, like the proposed project, is a trail project intended to connect to existing pathways and provide a non-vehicular transportation option along Highway 101 within the public right-of-way. Implementation of the Revised Project would not include the development of any elevated structures that would impede or redirect flows compared to the existing conditions. Therefore, like the proposed project, localized flooding within the Revised Project site would not expose people or structures to a significant risk of loss, injury or death.

As discussed above, construction and operation of the Revised Project would be subject to State and regional requirements related to stormwater runoff. Required compliance with State and local regulations regarding stormwater and dewatering during construction and operation would ensure that impacts associated with hydrology and water quality would be less than significant. ***No new impacts or increase in severity of impacts would occur.***

### Land Use

Section X of the 2017 IS/MND analyzed impacts to land use and planning associated with implementation of the proposed. The Revised Project would be constructed in the same vicinity as the proposed project and would be subject to the same land use plans discussed in the 2017 IS/MND, including the City of San Rafael General Plan. Similar to the proposed project, the Revised Project would not physically divide an established community or conflict with a habitat conservation plan or natural community conservation plan. The Revised Project, similar to the proposed project, is consistent with the goals and policies contained in the City of San Rafael General Plan 2020, Downtown San Rafael SMART Station Area Plan, and the City of San Rafael Municipal Code. Furthermore, the Revised Project would not change the City land use or zoning designations in the project area and is compatible with existing land uses along the alignment. ***No new impacts or increase in severity of impacts would occur.***

### Mineral Resources

No impacts to mineral resources were identified in the 2017 IS/MND. Similar to the proposed project, the Revised Project would not result in the loss of availability of a known mineral resource or a locally-important mineral resource recovery site. ***No new impacts or increase in severity of impacts would occur.***

### Noise

Section XII of the 2017 IS/MND analyzed noise impacts associated with the proposed project. The IS/MND identified temporary, short-term, noise impacts associated with construction of the

proposed project. Construction noise would result in a temporary or periodic increase in ambient noise levels in the project vicinity. However, it is expected that construction would result in noise levels that are lower than existing conditions due to existing vehicle traffic on the adjacent US 101 and would be similar to noise levels due to construction of the SMART project. To reduce any potential noise impact to off-site sensitive receptors, implementation of Mitigation Measure NOI-1, as identified in the 2017 IS/MND would reduce potential construction period noise impacts for the indicated sensitive receptors to less-than-significant levels.

Construction of the Revised Project would occur in the same vicinity using similar construction techniques. However, unlike the proposed project, as part of the Revised Project, the City may conduct work during nighttime hours to minimize impacts to traffic operations. Nighttime work hours would be between 8:00 p.m. and 5:00 a.m. Sunday through Thursday. Construction noise is permitted by the City when activities occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. Construction activity is not allowed on Sundays and holidays. Construction activities occurring outside of daytime hours may be permitted by the City if there are sufficient advantages to doing so (e.g., improved safety). The project encroachment permit will list the necessary conditions to be implemented in order to safeguard the interests of the public. Similar to the proposed project, construction noise associated with the Revised Project is not anticipated to exceed existing noise levels. However, Mitigation Measure NOI-1, as identified in the 2017 IS/MND has been modified to address potential nighttime construction work for the Revised Project. Double-underlined text represents language that has been added to the mitigation measure, and text with strikethrough represents language that has been deleted from the mitigation measure. Mitigation Measure NOI-1, as identified in the 2017 IS/MND and modified below, would remain applicable to the Revised Project.

Mitigation Measure NOI-1: The project contractor shall implement the following measures during construction of the project:

- Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site.
- Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all project construction.
- Prohibit extended idling time of internal combustion engines.
- All noise producing construction activities shall be limited to the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. No construction activity shall be allowed on Sundays and holidays. To conduct work outside of these hours, written permission from the City of San Rafael Public Works Director demonstrating sufficient cause shall be required prior to commencement of night work.

- Designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem.

Implementation of Mitigation Measure NOISE-1 would reduce impacts to less than significant levels. ***No new impacts or increase in severity of impacts would occur and no additional mitigation measures that cannot be implemented by the project sponsor are required.***

### Population and Housing

Section XIII of the 2017 IS/MND analyzed impacts to population and housing associated with the proposed project. No impacts to population and housing were identified in the 2017 IS/MND. Similar to the proposed project, the Revised Project would not induce substantial growth, displace any existing housing units or people, and would not necessitate the construction of replacement housing elsewhere. ***No new impacts or increase in severity of impacts would occur.***

### Public Services

Section XIV of the 2017 IS/MND analyzed impacts to public services associated with the proposed project. No significant impacts were identified. Similar to the proposed project, the Revised Project would not require the construction of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance standards for fire protection, police protection, schools, parks, or other public facilities. Public services impacts would be less than significant. ***No new impacts or increase in severity of impacts would occur.***

### Recreation

Section XV of the 2017 IS/MND analyzed impacts to recreation associated with the proposed project. Similar to the proposed project, implementation of the Revised Project would likely increase the use of existing and proposed trails. However, such an increase in use is not anticipated to result in a significant increase in use of recreation facilities such that substantial physical deterioration of the facility would occur or be facilitated. Like the proposed project, the Revised Project constitutes a recreation facility; implementation of the mitigation measures contained in the 2017 IS/MND would ensure that the Revised Project would not have an adverse physical effect on the environment. ***No new impacts or increase in severity of impacts would occur.***

### Transportation

Section XVI of the 2017 IS/MND analyzed impacts to transportation/traffic associated with the proposed project. The IS/MND identified temporary impacts associated with traffic controls during construction that could incrementally increase emergency response times within the vicinity of the project site. Construction of the Revised Project would be located in the same location as the proposed project and would use similar construction techniques that could create impacts to emergency response times during construction. Like the proposed project, construction activities associated with the Revised Project would be conducted between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays,

except when traffic or safety warrant alternate hours. Mitigation Measure T-1, identified in Section XVI, Transportation/Traffic of the 2017 IS/MND, requires the preparation of a Transportation Management Plan (TMP) that would include advance notice to local emergency service providers regarding the timing, location, and duration of construction activities. With implementation of 2014 EA Mitigation Measure T-1, potential impacts to emergency response or emergency evacuation plans during construction would be reduced to a less-than-significant level.

Unlike the proposed project, the Revised Project would result in the removal of the northbound lane of travel on Francisco Boulevard West and conversion of the northbound travel lane to a two-way cycle track with a raised landscape median. Traffic engineering analyses indicate the existing traffic control devices (i.e., traffic signals or all-way STOP intersections) can accommodate the additional traffic without significant impact to traffic operations. A *Summary of Traffic Impacts of Francisco Boulevard West One-Way Conversion* Memorandum (Traffic Analysis Memo) (City of San Rafael Public Works, May 2020) was prepared for the Revised Project to analyze the traffic impacts of eliminating the northbound travel lane on Francisco Boulevard West. The Traffic Analysis Memo is provided as an attachment to this memorandum.

To assess the potential effects of eliminating the northbound travel lane, the turning movements that would be eliminated with the conversion of Francisco Boulevard West to one-way were re-routed through the study area. Most of the re-routed trips were assumed to head north towards Second Street for a more conservative analysis, keeping re-routed vehicles in the study area. It is likely that drivers would eventually become familiar and use different routes such as staying on Andersen Drive northbound to get into the downtown area.

As shown in Table 3 in the Traffic Analysis Memo, the largest increases in vehicle delay are expected at Second Street/Lincoln Avenue and Du Bois Street/Rice Drive, where the delay for drivers is expected to increase by 4.8 seconds and 4.5 seconds respectively with the additional trips through the intersection. Decreases in delay are expected at Second Street/Francisco Boulevard West, Francisco Boulevard West/Rice Drive, and Francisco Boulevard West/Irwin Street. All intersections would operate acceptably at LOS C or above, both under existing conditions and with the conversion of Francisco Boulevard West to one-way southbound from Second Street to Rice Drive. This analysis indicates the adjacent intersections can accommodate the increase in traffic with minimal increases in delay. The Synchro analysis for all scenarios is provided as an attachment to the Traffic Analysis Memo. Therefore, traffic impacts associated with the removal of the northbound travel lane on Francisco Boulevard West would be less than significant.

Since adoption of the 2017 IS/MND, the CEQA Guidelines have been updated to remove vehicle delay and LOS have been removed from consideration under CEQA. With the current CEQA Guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled (VMT). Simultaneous with clearance of the revised *State CEQA Guidelines*, the Governor's Office of Planning and Research (OPR) released the *Technical Advisory for Evaluating Transportation Impacts under CEQA* (OPR, December 2018). Although the City has not yet adopted revised traffic

analysis guidelines, this State document provides sufficient guidance to permit the evaluation of project transportation impacts for the purposes of compliance with CEQA.

The *Technical Advisory on Evaluating Transportation Impacts under CEQA* provides examples of transportation projects unlikely to result in a substantial or measurable increase in vehicle travel. Among the examples provided are the following:

- A reduction in the number of through lanes
- The addition of new or enhanced bike or pedestrian facilities on existing streets or within existing public rights-of-way

The proposed project is consistent with the categories identified above. Therefore, the State's Technical Advisory identifies that the Revised Project is unlikely to result in a substantial or measurable increase in VMT, and the transportation impact for the purposes of CEQA would be less than significant.

Like the proposed project, the Revised Project would provide a new MUP to serve pedestrians and bicyclists. The MUP has been identified in numerous plans and policy documents as a future improvement, including the City of San Rafael Bicycle and Pedestrian Master Plan.<sup>1</sup> The Revised Project would not result in transportation impacts related to VMT nor would the removal of the northbound travel lane on Francisco Boulevard West result in traffic impacts to surrounding intersections. ***No new impacts or increase in severity of impacts would occur.***

### Tribal Cultural Resources

Section XVII of the 2017 IS/MND analyzed impacts to tribal cultural resources associated with the proposed project. No significant impacts to tribal resources were identified. The CEQA process requires consultation with Native Americans under Assembly Bill (AB) 52. As stated in the 2017 IS/MND, the City of San Rafael invited interested Native American tribes that may be culturally or traditionally affiliated with the project site to conduct consultation. The City received no responses from the tribal representatives during the 30-day comment period. Implementation of Mitigation Measures CULT-1 and CULT-2, identified in the 2017 IS/MND would reduce any potential impacts to tribal cultural resources. ***No new impacts would occur and no additional mitigation measures are required.***

### Utilities and Service Systems

Section XVIII of the 2017 IS/MND analyzed impacts to utilities and service systems associated with the proposed project. No potentially significant impacts were identified in the 2017 IS/MND. Similar to the proposed project, the Revised Project would not result in increased growth that would exceed wastewater treatment requirements, require the construction of new/expansion of existing water or wastewater treatment facilities, result in the construction or expansion of storm water drainage

<sup>1</sup> Alta Planning and Design, 2016. *City of San Rafael Bicycle and Pedestrian Master Plan 2011 Update*. November 18.

facilities, or generate substantial amounts of solid waste that would exceed landfill capacity. **No new impacts or increase in severity of impacts would occur.**

### Wildfire

Risks associated with wildfire were evaluate in Section VIII, Hazards and Hazardous Materials, of the 2017 IS/MND. Like the proposed project, the Revised Project is not located within a fire hazard severity zone and is located within Built and Planned Urban Land. The Revised Project would develop a MUP for pedestrians and bicyclists within existing rights-of-way. It would not introduce inappropriate uses or materials such as housing or a large amounts of fire-susceptible vegetation to the site that would increase the risk of wildland fire. **No new impacts or increase in severity of impacts would occur.**

### CONCLUSION

On the basis of the evaluation presented above, the Revised Project, if implemented, would not trigger any of the conditions listed under the CEQA Framework for Addendum section of this Addendum, requiring preparation of a subsequent or supplemental EIR. Thus, this Addendum satisfies the requirements of CEQA Guidelines Section 15162 and 15164. The changes to the MUP alignment, including the elimination of the northbound travel lane on Francisco Boulevard West to accommodate the MUP, would not introduce new significant environmental effects, substantially increase the severity of previously identified significant environmental effects, or demonstrate that mitigation measures or alternatives previously found not to be feasible would in fact be feasible. The proposed changes that would be implemented as part of the Revised Project would not alter the findings in the 2017 IS/MND. In addition, no change has occurred with respect to the circumstances surrounding the proposed project that would cause new or substantially more severe significant environmental effects than identified in the 2017 IS/MND, and no new information has become available that shows that the project would cause significant environmental effects not already analyzed in the 2017 IS/MND. Therefore, no further environmental review is required beyond this Addendum to the 2017 IS/MND.

Attachment: Updated Mitigation Monitoring and Reporting Program  
Traffic Analysis Memo

## MITIGATION MONITORING AND REPORTING PROGRAM

**MITIGATION MONITORING AND REPORTING PROGRAM**  
Francisco Boulevard West Multi-Use Pathway

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<b>III. AIR QUALITY</b>					
<u>Mitigation Measure AIR-1</u> : Consistent with the Basic Construction Mitigation Measures required by the BAAQMD, the following actions shall be incorporated into construction contracts and specifications for the project:	Require as a condition of approval	Planning Division	Incorporate as condition of project approval	Halt construction activities	
<ul style="list-style-type: none"> <li>All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> </ul>	Construction contractor to include construction specifications and materials in contract, and implement measures during duration of construction activities.	Building Division	Review construction specifications and materials, and retain administrative record  Monitor during scheduled construction site inspections	Halt construction activities	
<ul style="list-style-type: none"> <li>All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> </ul>					
<ul style="list-style-type: none"> <li>All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> </ul>					
<ul style="list-style-type: none"> <li>All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> </ul>					
<ul style="list-style-type: none"> <li>All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.</li> </ul>					
<ul style="list-style-type: none"> <li>Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> </ul>					
<ul style="list-style-type: none"> <li>Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the</li> </ul>					



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Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <ul style="list-style-type: none"> <li>• All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>• A publicly-visible sign shall be posted with the telephone number and person to contact at the City of San Rafael regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>					
<b>IV. BIOLOGICAL RESOURCES</b>					
<p><u>Mitigation Measure BIO-1a:</u> In order to limit the potential for sediment laden or turbid runoff from discharges into San Rafael Creek and thence into San Pablo Bay downstream, in-water work should be restricted to low-flow periods between July 1 and November 30, unless otherwise specified by appropriate agencies. This window can be extended based on creek and river conditions, if approved in writing by the National Marine Fisheries Service (NMFS). Work from the banks, trestle, falsework, and inside closed coffer dams can occur year-round.</p>	Require as a condition of approval	Planning Division	Incorporate as condition of project approval	Deny project	
<p><u>Mitigation Measure BIO-1b:</u> A Storm Water Pollution Prevention Plan (SWPPP) should be prepared and</p>	Require as a condition of	Planning Division	Incorporate as condition of project approval	Deny project	
<p><i>Mitigation Monitoring and Reporting Program</i></p>		2		<p><i>Francisco Boulevard West Multi-Use Pathway Anderson Drive to Mahon Creek Pathway</i></p>	

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**Francisco Boulevard West Multi-Use Pathway**

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>implemented in accordance with Regional Water Quality Control Board standards and requirements, as well as those of the City of San Rafael and Marin County.</p> <p><u>Mitigation Measure BIO-2a:</u> To the extent feasible, trees and shrubs in the construction zones should be trimmed or removed between September 1 and January 31 to reduce potential impacts on nesting birds. If tree and shrub removal, as well as initial ground disturbance work is conducted during the period from February 1 to August 31, a qualified wildlife biologist shall conduct preconstruction surveys for nesting birds. If tree/shrub removal or initial ground disturbance work does not commence within 10 days of the nesting bird surveys, or if such work does not commence in all areas of the project site within 10 days, then the nesting surveys will need to be repeated. If nesting birds are found, the biologist shall establish suitable buffer zones as described in Condition (b) below.</p> <p><u>Mitigation Measure BIO-2b:</u> A qualified biologist shall conduct a preconstruction survey for western pond turtle</p>	approval				
	Project sponsor obtains approvals from appropriate agencies prior to issuance of building permits	Building Division	Building Division verifies appropriate approvals obtained prior to issuance of building permit	Deny issuance of building permit	
	Contractor to implement BMPs during construction activities		Monitor during scheduled construction site inspections	Halt construction activities	
	Require as a condition of approval	Planning Division	Incorporate as condition of project approval	Deny project	
	Construction contractor to complete documentation prior to initiation of construction activities	Building Division	Verify appropriate documentation obtained prior to issuance of building permit.  Review construction specifications and retain administrative record.	Deny issuance of building permit	
	Require as a condition of	Planning Division	Incorporate as condition of project approval	Deny project	

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**Francisco Boulevard West Multi-Use Pathway**

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>no more than 30 days prior to construction along the drainage ditch within the project corridor, including beneath all crossings. If the species is determined to be present in work areas, the biologist, with prior approval from the California Department of Fish and Wildlife (CDFW), may capture turtles prior to construction activities and relocate them to nearby, suitable habitat off site.</p>	<p>approval</p> <p>Construction contractor to complete documentation prior to initiation of construction activities</p>	<p>Building Division</p>	<p>Verify appropriate documentation obtained prior to issuance of building permit.</p> <p>Review construction specifications and retain administrative record.</p>	<p>Deny issuance of building permit</p>	
<p>A qualified biologist shall conduct a preconstruction survey for roosting bats at all culvert and bridge crossings along and adjacent to the corridor. If the biologist determines that construction work has the potential to directly or indirectly disturb roosting bats, than CDFW shall be consulted as to appropriate impact avoidance and minimization measures. No work may occur within a 100-foot radius of a roosting site, until the CDFW consultation process has been completed and the agreed-upon avoidance/minimization measures have been implemented under the biologist’s supervision.</p>					
<p><u>Mitigation Measure 3a:</u> A detailed wetland Mitigation and Monitoring Plan (MMP) shall be prepared and submitted to the Corps of Engineers, Regional Water Quality Control Board, and CDFW as part of the required permit applications to these agencies under Sections 401 and 404 of the Federal Clean water Act and Section 1602 of the California Fish and Game Code. To off-set direct wetland impacts at a minimum 1:1 replacement ratio, the MMP shall provide detailed designs, performance criteria, and monitoring methods for drainage channel re-establishment at a driveway removal site. To off-set</p>	<p>Require as a condition of approval</p> <p>Project sponsor obtains approvals from appropriate agencies prior to issuance of building permits</p>	<p>Planning Division</p> <p>Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Building Division verifies appropriate approvals obtained prior to issuance of building permit</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**Francisco Boulevard West Multi-Use Pathway**

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>potential indirect impacts from shading, the MMP shall include an appropriate shade-tolerant bank channel re-seeding plan for all channel bank areas disturbed by the cantilevered sections. The MUP shall also include a native riparian tree planting plan in selected locations encompassing at least 2,040 square feet of channel bank.</p>					
<p><u>Mitigation Measure 3b:</u> To minimize the potential for indirect water quality impacts to wetlands in the ditch during construction, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented in accordance with Regional Water Quality Control Board standards and requirements, as well as those of the City of San Rafael and Marin County.</p>	<p>Require as a condition of approval</p> <p>Project sponsor obtains approvals from appropriate agencies prior to issuance of building permits</p>	<p>Planning Division</p> <p>Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Building Division verifies appropriate approvals obtained prior to issuance of building permit</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	
<p><u>Mitigation Measure BIO-4:</u> To the extent feasible, trees and shrubs in the construction zones shall be trimmed or removed between September 1 and January 31 to reduce potential impacts on nesting birds. If tree and shrub removal, as well as initial ground disturbance work is conducted during the period from February 1 to August 31, a qualified biologist shall conduct preconstruction surveys for nesting birds. If tree/shrub removal or initial ground disturbance work does not commence within 10 days of the nesting bird surveys, or if such work does not commence in all of the areas of the project site within 10 days, then the nesting surveys will need to be repeated.</p>	<p>Require as a condition of approval</p> <p>Construction contractor to complete documentation prior to initiation of construction activities</p>	<p>Planning Division</p> <p>Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Verify appropriate documentation obtained prior to issuance of building permit.</p> <p>Review construction specifications and retain administrative record.</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	
<p>If an active nest is found, the bird shall be identified to species and the approximate distance from the closest work site to the nest estimated. No additional measures</p>					

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Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>need be implemented if active nests are more than the following distances from the nearest work site: (a) 300 feet for raptors; or (b) 75 feet for other non-special-status bird species. If active nests are closer than those distances to the nearest work site and there is the potential for destruction of a nest or substantial disturbance to nesting birds due to construction activities, the biologist shall prepare a plan to establish an adequate buffer zone and to monitor nesting birds during construction. Disturbance of active nests shall be avoided to the extent possible until the biologist determines that the nests are no longer active.</p>					
<p><u>Mitigation Measure BIO-5:</u> A tree planting plan entailing the planting of six native trees (resulting in a 3:1 replacement ratio) shall be prepared and implemented. The plan may include trees needed for implementation of mitigation measure d (1) above. The planted trees shall be monitored for three years following planting to verify that trees have successfully reestablished.</p>	<p>Require as a condition of approval</p> <p>Project sponsor prepares plan prior issuance of a building permit. Implements plan and monitoring for three years following construction.</p>	<p>Planning Division</p> <p>Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Building Division reviews plan prior to issuance of building permit</p> <p>Verify annual monitoring to ensure trees have reestablished.</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	
<p><b>V. CULTURAL RESOURCES</b></p>					
<p><u>Mitigation Measure CULT-1:</u> An archaeologist who meets the Secretary of the Interior’s <i>Professional Qualifications Standards</i> for Archeology shall be onsite during construction-related ground disturbance activities (i.e., grading and excavation). Monitoring shall continue at this</p>	<p>Require as a condition of approval</p> <p>Construction contractor to</p>	<p>Planning Division</p> <p>Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Review construction</p>	<p>Deny project</p> <p>Halt construction activities</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM**  
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Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>location until the archaeologist determines that there is a low potential for subsurface archaeological deposits.</p> <p>Should an archaeological deposit be encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and the on-site archaeologist shall assess the deposit, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. The City shall be notified by the construction contractor within 24 hours of the encounter. If found to be significant by the on-site archaeologist (i.e., eligible for listing in the California Register of Historical Resources), the City shall be responsible for funding and overseeing implementation of appropriate mitigation measures. Mitigation measures may include, but would not be limited to, recording the archaeological deposit, data recovery and analysis, and public outreach. Upon completion of the selected mitigations, a report documenting methods, findings, and recommendations shall be prepared and submitted to the City for review, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate local curation facility and used for future research and public interpretive displays, as appropriate.</p> <p><u>Mitigation/Compliance Measure CULT-2:</u> If unknown, precontact or historic-period archaeological materials are encountered during project activities that are not archaeologically monitored, all work within 25 feet of the find shall halt until a qualified archaeologist can evaluate</p>	<p>include construction specifications and materials in contract, and implement measures during duration of construction activities.</p>	<p>Planning Division</p> <p>Building Division</p>	<p>specifications and materials, and retain administrative record</p> <p>Monitor during scheduled construction site inspections</p>	<p>Deny project</p> <p>Halt construction activities</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM**  
**Francisco Boulevard West Multi-Use Pathway**

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>the find and make recommendations. Cultural resources materials may include pre-contact resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations shall be required to mitigate adverse impacts from project implementation. These additional studies may include, but are not limited to, avoidance, test excavation, or other forms of significance evaluations.</p>	<p>include construction specifications and materials in contract, and implement measures during duration of construction activities.</p>		<p>specifications and materials, and retain administrative record</p> <p>Monitor during scheduled construction site inspections</p>		
<p><u>Mitigation/Compliance Measure CULT-3:</u> If paleontological deposits are identified during project construction activity, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist shall be contacted to review the find. The project team, the City, and the paleontologist shall develop and implement a plan for impact avoidance. Should avoidance be infeasible due to engineering requirements, the project team shall develop and implement a plan to offset the loss of paleontological data through the implementation of a data recovery project, including paleontological recovery. If determined to be a unique paleontological resource, the potentially significant impacts caused by construction may be mitigated through monitoring during construction activity (beyond the area of the initial find), recovery and analysis of the deposit by the paleontologist, resource recordation, and report preparation.</p>	<p>Require as a condition of approval</p> <p>Construction contractor to include construction specifications and materials in contract, and implement measures during duration of construction activities.</p>	<p>Planning Division</p> <p>Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Review construction specifications and materials, and retain administrative record</p> <p>Monitor during scheduled construction site inspections</p>	<p>Deny project</p> <p>Halt construction activities</p>	

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**Francisco Boulevard West Multi-Use Pathway**

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p><u>Mitigation Measure CULT-4:</u> If human remains are identified during construction and cannot be preserved in place, the City shall fund: 1) the removal and documentation of the human remains from the project corridor by a qualified archaeologist meeting the Secretary of the Interior’s <i>Professional Qualifications Standards</i> for Archeology, 2) the scientific analysis and of the remains by a qualified archaeologist, should such analysis be permitted by the Native American Most Likely Descendent, and 3) the reburial of the remains, as appropriate. All excavation, analysis, and reburial of Native American human remains shall be done in consultation with the Native American Most Likely Descendent, as identified by the California Native American Heritage Commission.</p>	<p>Require as a condition of approval</p> <p>Construction contractor to include construction specifications and materials in contract, and implement measures during duration of construction activities.</p>	<p>Planning Division</p>	<p>Incorporate as condition of project approval</p> <p>Review construction specifications and materials, and retain administrative record</p> <p>Monitor during scheduled construction site inspections</p>	<p>Deny project</p> <p>Halt construction activities</p>	
<p><b>IX. HYDROLOGY AND WATER QUALITY</b></p>					
<p><u>Compliance Measure WQ-1:</u> Prior to the issuance of a building permit, the Construction Contractor shall prepare and submit an Erosion and Sediment Control Plan (ESCP) to the City of San Rafael Engineer, or appropriate designee for review and approval, as specified in the Statewide Phase II Permit (Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004), and the City of San Rafael Municipal Code Section 9.30.150, Erosion and Sediment Control Plan Requirements. The ESCP will follow the most recent version of the Marin County Stormwater Pollution Prevention Program (MCSTOPPP) Construction Erosion and Sediment Control Plan package and include, at a minimum, the following: (1) description of the project and soil disturbing; (2) site</p> <p><i>Mitigation Monitoring and Reporting Program</i></p>	<p>Require as a condition of approval</p> <p>Project sponsor obtains approvals from appropriate agencies prior to issuance of building permits</p>	<p>Planning Division</p> <p>Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Building Division verifies appropriate approvals obtained prior to issuance of building permit</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	



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Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
<p>specific construction-phase Best Management Practices (BMPs); (3) rationale for selecting the BMPs; (4) list of applicable outside agency permits associated with the soil disturbing activity; (5) financial security that temporary measures will be implemented and maintained during construction; and (6) approved ESCP will be a condition of the issuance of the appropriate permit issued by the City for the proposed project.</p>					
<p><u>Compliance Measure WQ-2:</u> All groundwater dewatering activities shall comply with the requirements of the General Waste Discharge Requirements for Discharge or Reuse of Extracted Brackish Groundwater, Reverse Osmosis Concentrate Resulting from Treated Brackish Groundwater, and Extracted Groundwater from Structure Dewatering Requiring Treatment (Order No. R2-2012-0060, National Pollutant Discharge Elimination System No. CAG912004), or subsequent permit. This compliance shall include submission of a Notice of Intent (NOI) for coverage under the permit to the San Francisco Bay Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.</p>	<p>Require as a condition of approval</p> <p>Project sponsor obtains approvals from appropriate agencies prior to issuance of building permits</p>	<p>Planning Division</p> <p>Building Division</p>	<p>Incorporate as condition of project approval</p> <p>Building Division verifies appropriate approvals obtained prior to issuance of building permit</p>	<p>Deny project</p> <p>Deny issuance of building permit</p>	
<p><b>XII. NOISE</b>  <u>Mitigation Measure NOI-1:</u> The project contractor shall implement the following measures during construction of the project:</p>	<p>Require as a condition of approval</p>	<p>Planning Division</p>	<p>Incorporate as condition of project approval</p>	<p>Deny project</p>	

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<ul style="list-style-type: none"> <li>• Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers’ standards.</li> <li>• Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site.</li> <li>• Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all project construction.</li> <li>• Prohibit extended idling time of internal combustion engines.</li> <li>• All noise producing construction activities shall be limited to the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. No construction activity shall be allowed on Sundays and holidays. <u>To conduct work outside of these hours, written permission from the City of San Rafael Public Works Director demonstrating sufficient cause shall be required prior to commencement of night work.</u></li> <li>• Designate a “disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to</li> </ul>	<p>Construction contractor to include construction specifications and materials in contract, and implement measures during duration of construction activities.</p>	<p>Building Division</p>	<p>Review construction specifications and materials, and retain administrative record</p> <p>Monitor during scheduled construction site inspections</p>	<p>Halt construction activities</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM**  
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Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring / Reporting Action & Schedule	Non-Compliance Sanction/Activity	Monitoring Compliance Record (Name/Date)
correct the problem.					
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
<p><u>2014 EA Mitigation Measure T-1</u>: SMART will develop a construction phasing/sequencing and traffic management plan to be developed and implemented by the contractor to minimize Proposed Action effects during construction. This plan will define each construction operation, approximate duration, and the necessary traffic controls to maintain access for vehicles. The plan will require the movement of heavy equipment and transport materials during off-peak travel demand periods. To reduce the effect on parking supply, the plan will encourage workers to carpool and use public transit. To address safety issues, clearly defined access for non-motorized modes will be maintained during construction. Staging areas will be fenced and signed. Where roadways and sidewalks are impassable for bicycles and pedestrians, safe alternate routes and pathways will be signed and maintained during construction. This plan will be coordinated with the cities of San Rafael and Larkspur, local fire and police departments, and transit providers.</p>	Require as a condition of approval	Planning Division	Incorporate as condition of project approval	Deny project	
	Project sponsor obtains approvals from appropriate agencies prior to issuance of building permits	Building Division	Building Division verifies appropriate approvals obtained prior to issuance of building permit	Deny issuance of building permit	



# DEPARTMENT OF PUBLIC WORKS

## Memorandum

DATE: May 12, 2020 DPW FILE NO: 18.06.52

TO: Bill Guerin, Director of Public Works  
Paul Jensen, Director of Community Development

FROM: Rafat Raie, Deputy Director  
Lauren Davini, Traffic Engineer

C: Hunter Young, Assistant Director – City Engineer  
April Miller, Senior Engineer

RE: Summary of Traffic Impacts of Francisco Boulevard West One-Way Conversion

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### Executive Summary

The purpose of this memorandum is to document the conceptual traffic analyses of a project idea to convert Francisco Boulevard west from a two-way to a one-way operation between Second Street and Rice Drive. It is also to help the City with making the proper environmental findings to establish the conceptual plan.

The results of this traffic conversion showed minor changes in the level of service at two intersections during the afternoon peak hours. This change is below the threshold identified in the significance criteria of the 2020 City of San Rafael General Plan.

### Background

Second Street is a one-way street in the eastbound direction and is a primary access between West Marin and US 101. Francisco Boulevard West is a two-way, two lane frontage road that generally runs parallel to US 101 from Second Street to its intersection with the US 101 southbound ramps. It provides access to a variety of businesses, including a grocery store, car dealerships, auto repair and tire shops, and other retail. In 2018, the roadway and the railroad tracks “swapped places” in order to minimize the number of rail crossings in the area. The average daily traffic (ADT) on Francisco Boulevard West south of Second Street is 6,500 and south of Rice Drive is 4,500 based on data collected December 2019. The ADT on Lincoln Avenue is 6,400.

With the completion of the Sonoma-Marín Area Rail Transit (SMART) extension to Larkspur, new challenges have surfaced at the intersection of Second Street and Tamalpais West Avenue-Francisco West Boulevard. The ADT on Second Street is 30,000 so the timing of the traffic signals in the eastbound

direction is prioritized over the north-south traffic. This has resulted in issues with the vehicles wishing to make a northbound right turn onto Second Street and stopping on the tracks because of the limited storage space between Francisco Boulevard West and the railroad tracks. Drivers in the northbound right turn lane continue to make the turn not realizing they do not have the room to clear the railroad tracks of Second Street due to the skewed intersection. Vehicles trapped on the tracks end up causing major delays that often gridlock a big portion of the downtown network and create potentially unsafe conditions. This can also affect southbound right-turning traffic from Tamalpais Avenue, which is an important exit route for some of the buses from the Transit Center.

City staff and consultants have implemented many changes over the past few months since SMART trains have started service, including:

- Modified traffic signal phasing in attempt to accommodate the northbound right-turning vehicles from Francisco Boulevard West;
- Adjusted traffic signal coordination to minimize the queuing of vehicles across the tracks;
- Coordinated with SMART staff to minimize delay for vehicles in the area and reduce the amount of time the traffic signals would be affected due to crossing trains, i.e., have the northbound and southbound trains “meet” between Second and Third Street.

While these modifications have improved conditions in the area slightly, the issue with the northbound right-turning vehicles from Francisco Boulevard West onto Second Street persists.

### **Project Scope**

Because of the safety concerns stated previously, the City is contemplating the closure of Francisco Boulevard West to northbound traffic from Rice Drive to Second Street. This scenario would move southbound vehicle traffic to the eastern most lane.

The scope of the project was chosen to analyze the potential impact of the diverted northbound traffic to parallel facilities including eight intersections in the immediate area. Below is Figure 1, showing the project limits and adjacent intersections.

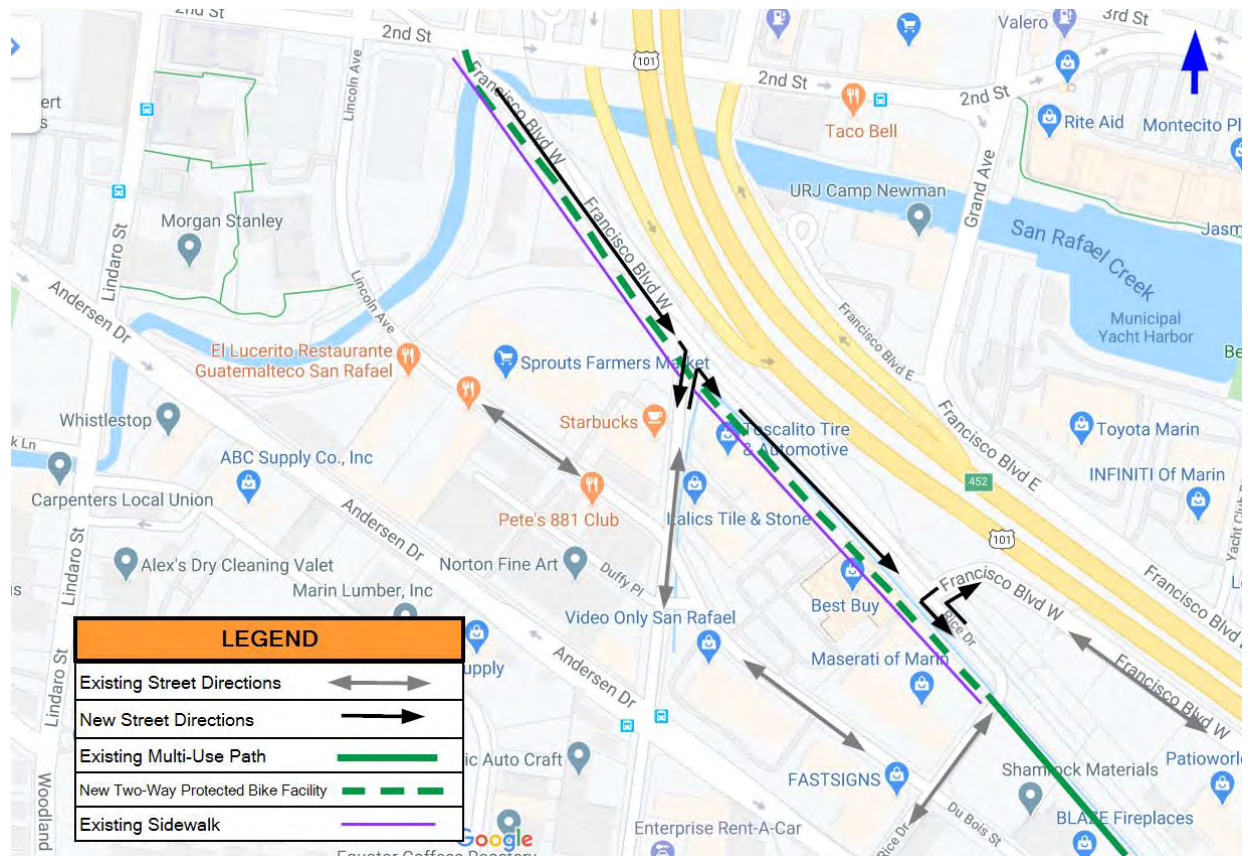


Figure 1 Project Limits and Adjacent Intersections

## Traffic Analysis

### Study Intersections

The eight intersections shown below in Table 1 were included in the traffic study. Peak traffic congestion in the region typically occurs during the commute peak periods between 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m. The peak hour is defined as the highest one-hour volume counted during each of the two-hour time periods.

ID	Intersection
516	Second St/Lincoln Ave
524	Second St/Francisco W-Tamalpais
561	Du Bois St/Rice Dr
562	Du Bois St/Lincoln Ave-Irwin St
580	Andersen Dr/Irwin St
581	Francisco W/Rice Dr
813	Francisco W/Irwin St
1620	Andersen Dr/Rice Dr

## Analysis Methodology

Intersection operating conditions are assessed through an evaluation of peak hour Levels of Service (LOS). The LOS methodology qualitatively characterizes traffic conditions through a measurement of overall congestion. There are six levels of operation or “grades,” ranging from LOS A to LOS F. LOS A represents free-flowing traffic conditions, where motorists are affected little by other motorists, and the level of comfort and convenience to the motorist is high. LOS F is characterized by congested conditions, where motorists usually experience discomfort, inconvenience, and long delays and have little, if any, freedom to choose speeds or lanes of travel. Table 2 shows the Level of Service criteria for signalized and unsignalized intersections.

LOS	Description	Overall Delay (seconds/vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	Little or no delay	≤ 10.0	≤ 10.0
B	Short traffic delay	>10.0 and ≤ 20.0	>10.0 and ≤ 15.0
C	Average delay	>20.0 and ≤ 35.0	>15.0 and ≤ 25.0
D	Long delay	>35.0 and ≤ 55.0	>25.0 and ≤ 35.0
E	Very long delay	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	Extreme delay	> 80.0	> 50.0

Source: Highway Capacity Manual, Transportation Research Board, 2000.

For all study intersections (signalized and unsignalized), traffic conditions were evaluated using Synchro software and the 2000 Highway Capacity Manual (HCM) operations methodology. 2010 HCM operations methodology was not used because of challenges analyzing intersections with shared and exclusive lanes and signalized intersections with non-NEMA phasing. The delays presented in this document represent average delays for all vehicles entering a given intersection.

The Synchro 8 software package was used to analyze the operating conditions and LOS at the study intersections.

### Level of Service Standards

The Circulation Element of the City of San Rafael General Plan 2020 establishes policies and standards for traffic levels of service. The LOS standard that applies to the study intersections would be that signalized intersections must maintain a LOS D during the peak hours of operation.

The General Plan 2020 Draft EIR states the following standards for unsignalized intersections:

- If an unsignalized intersection with baseline traffic volumes is operating at an acceptable LOS (LOS A, B, C, D, or E) and deteriorates to an unacceptable operation (LOS F), this impact is significant. *It should be noted that LOS is evaluated for intersections overall, and not by any single approach or movement.*
- If an unsignalized intersection with baseline traffic volumes is already operating at LOS F and there is an increase in the delay of five seconds or more, this impact is significant.

For signalized intersections, the following standards are used:

- If a signalized intersection with baseline traffic volumes is operating at an acceptable LOS and deteriorates to an unacceptable operation (LOS E or F), this impact is significant.
- If a signalized intersection with baseline traffic volumes is at an unacceptable LOS or already operating at LOS F and there is an increase in the delay of five seconds or more, this impact is significant.

### Trip Distribution Assumptions

The turning movements that would be eliminated with the conversion of Francisco Boulevard West to one-way were rerouted through the study area. Most of the rerouted trips were assumed to head north towards Second Street for a more conservative analysis. This keeps the re-routed vehicles in the study area but it's likely that drivers will eventually become familiar and use different routes such as staying on Andersen Drive northbound to get into the downtown area. The attached exhibits show the anticipated additional traffic distributed at each of the study intersections.

### Operational Analysis

Turning movement counts at the study intersections were collected Fall 2017 and December 2019. It should be noted that volumes in the first half of December are typically higher than other times of the year due to extra trips for holiday shopping, so this analysis is conservative.

#### Existing and One-Way Conversion Levels of Service

Table 3 shows the intersection operation under Existing volumes and lane geometry and Existing volumes with the proposed one-way conversion of Francisco Boulevard West from Second Street to Rice Drive and re-routed volumes.

ID	Intersection	AM				PM			
		Existing		One-Way		Existing		One-Way	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
516	Second St/Lincoln Ave	19.6	B	19.4	B	20.0	B	24.8	C
524	Second St/Francisco W-Tamalpais	9.4	A	9.4	A	14.2	B	12.8	B
561	Du Bois St/Rice Dr	1.6	A	4.5	A	1.6	A	6.1	A
562	Du Bois St/Lincoln Ave-Irwin St	9.5	A	10.8	A	12.3	B	17.8	C
580	Andersen Dr/Irwin St	19.2	B	19.4	B	19.2	B	19.6	B
581	Francisco W/Rice Dr	5.8	A	5.7	A	6.8	A	6.5	A
813	Francisco W/Irwin St	8.8	A	7.4	A	10.7	A	9.2	A
1620	Andersen Dr/Rice Dr	0.2	A	0.9	A	0.2	A	1.4	A

Note: Delay is reported in seconds (s)

The largest increases are expected at Second Street/Lincoln Avenue and Du Bois Street/Rice Drive, where the delay for drivers is expected to increase by 4.8 seconds and 4.5 seconds respectively with the



additional trips through the intersection. Decreases in delay are expected at Second Street/Francisco Boulevard West, Francisco Boulevard West/Rice Drive, and Francisco Boulevard West/Irwin Street. The intersections operate acceptably at LOS C or better, both under existing conditions and with the conversion of Francisco Boulevard West to one-way southbound from Second Street to Rice Drive. This analysis indicates the adjacent intersections can accommodate the increase in traffic with minimal increases in delay. The Synchro analysis for all scenarios is enclosed.

### **Benefits and Conclusions**

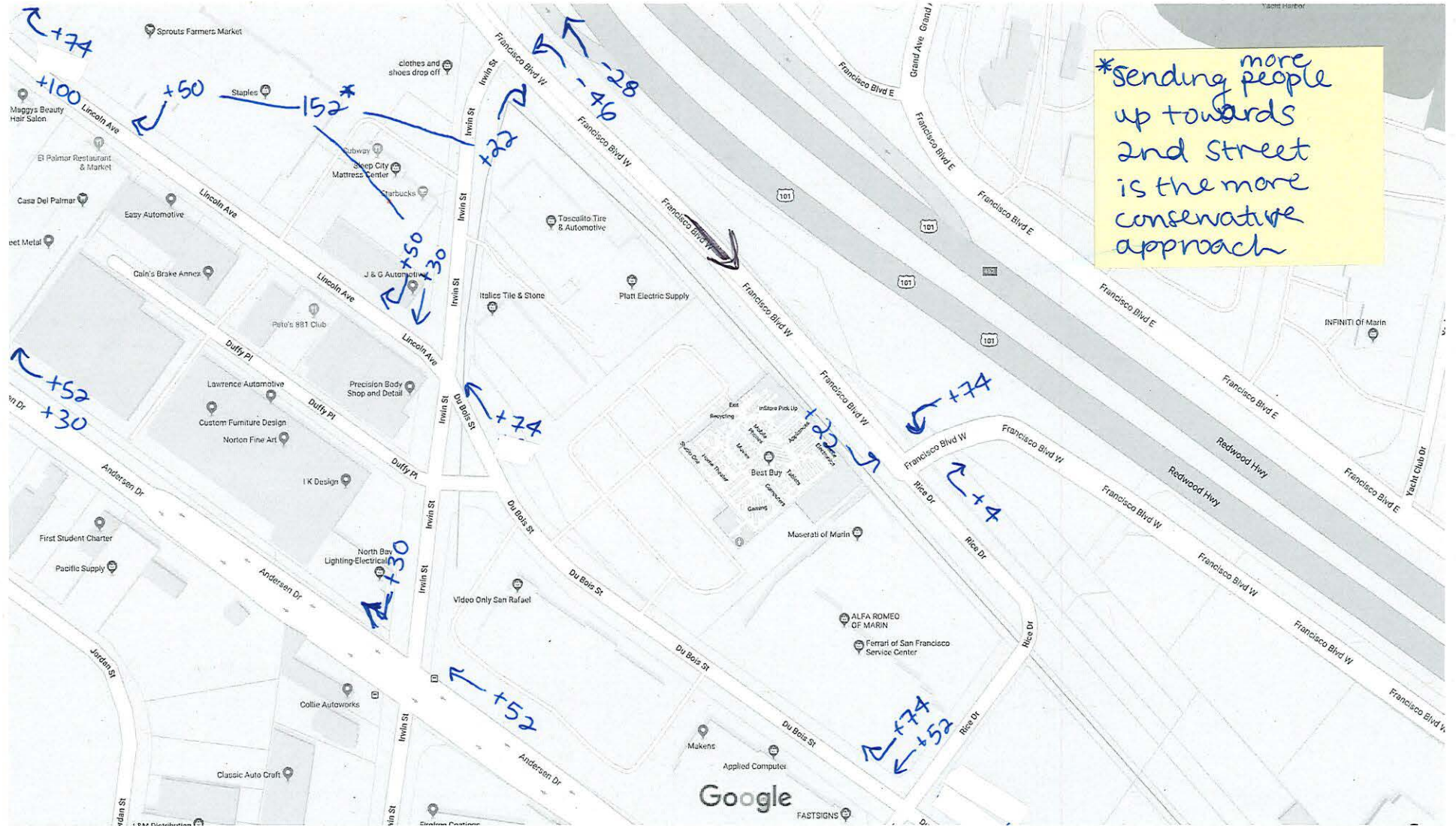
The benefits of the one-way conversions are obvious from a safety point of view because of the elimination of a major potential conflict and many hours of delays. By eliminating the northbound right turn from Francisco Boulevard West onto Second Street, the likelihood of vehicles getting stuck on the tracks is minimized. This benefits vehicles and buses making a southbound right from Tamalpais Avenue onto Second Street.

Another major consequential benefit is the availability of paved surface width that could accommodate pedestrian and bicycle traffic. It has been a long-range plan of the community and region to complete the North-South Greenway, which is a multi-use path (MUP) planned to generally follow the path of the Sonoma-Marín Area Rail Transit (SMART) line. The path has been completed to the south from Rice Drive to the Cal Park Tunnel (city limits) and north of downtown from Mission Avenue to the top of Lincoln Avenue.

One of the concerns from the business community is a decrease in business because of a potential decrease in pass-by traffic. This issue may be addressed with directional signing. With much of the guidance occurring through online applications, the City would contact all navigation systems such as Google and Yahoo to make this minor change to the existing street network.

Enclosures: Trip Re-route Assumptions  
Synchro Analysis

Google Maps



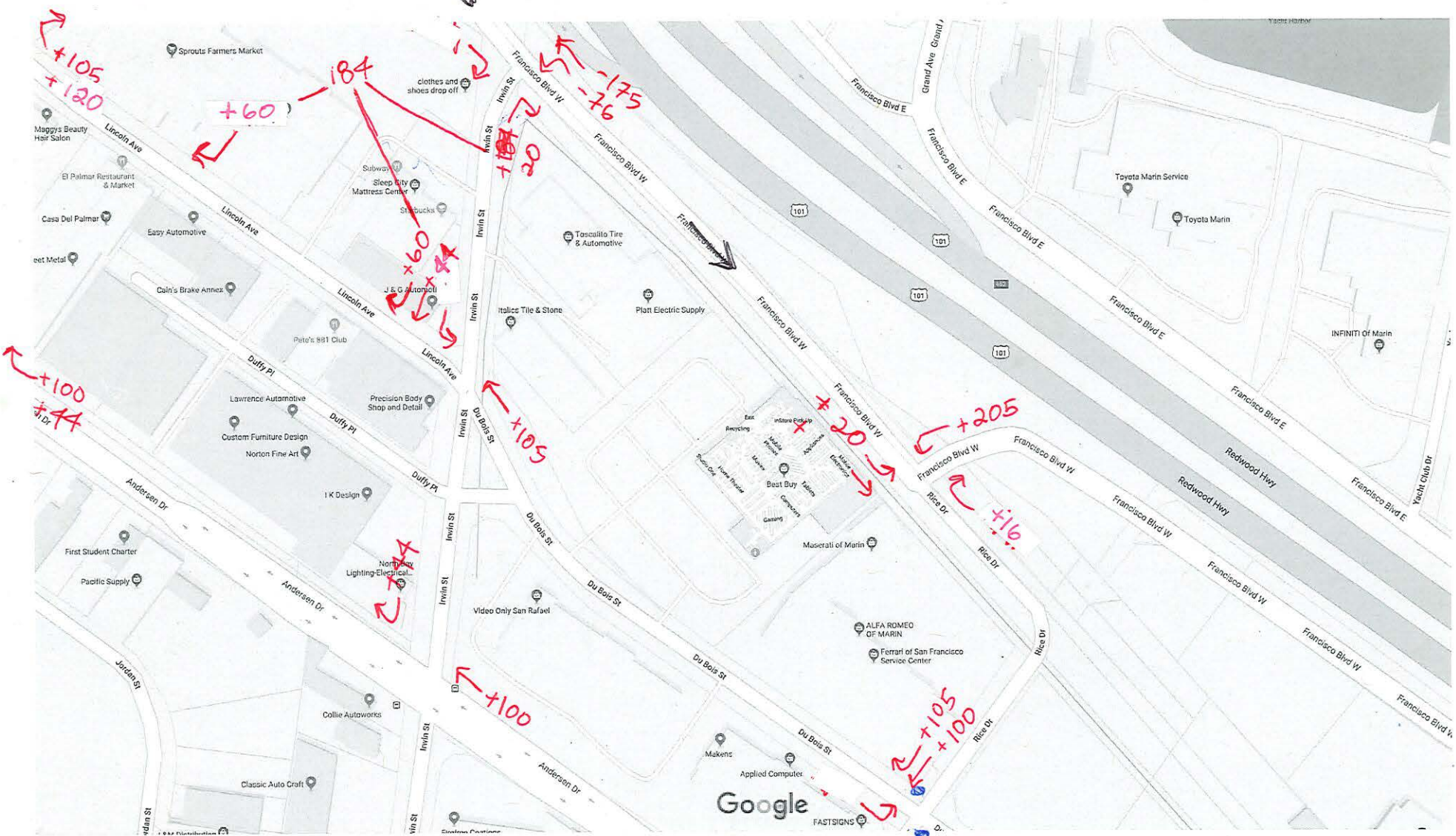
\*sending more up towards 2nd street is the more conservative approach

AM Reroute  
 SB only 2nd - Rice

+52

Map data ©2020 50 ft

Google Maps



Map data ©2020 50 ft

PM Reroute  
SB only 2nd-Rice

+100

# HCM Signalized Intersection Capacity Analysis

516: Lincoln & 2nd

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4TTL	T					T	T		4TTL	
Traffic Volume (vph)	118	1598	37	0	0	0	0	86	44	115	225	0
Future Volume (vph)	118	1598	37	0	0	0	0	86	44	115	225	0
Ideal Flow (vphpl)	1600	1600	1600	1800	1800	1800	1800	1600	1600	1600	1600	1800
Lane Width	12	10	10	12	12	12	12	12	12	9	9	9
Total Lost time (s)		3.9	3.9					3.9	3.9		3.8	
Lane Util. Factor		0.86	1.00					1.00	1.00		0.95	
Frbp, ped/bikes		1.00	0.96					1.00	0.97		1.00	
Flpb, ped/bikes		1.00	1.00					1.00	1.00		1.00	
Frt		1.00	0.85					1.00	0.85		1.00	
Flt Protected		1.00	1.00					1.00	1.00		0.98	
Satd. Flow (prot)		4508	1071					1412	1168		2243	
Flt Permitted		1.00	1.00					1.00	1.00		0.81	
Satd. Flow (perm)		4508	1071					1412	1168		1854	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	131	1776	41	0	0	0	0	96	49	128	250	0
RTOR Reduction (vph)	0	0	18	0	0	0	0	0	16	0	0	0
Lane Group Flow (vph)	0	1907	23	0	0	0	0	96	33	0	378	0
Confl. Peds. (#/hr)	19		31						15			
Confl. Bikes (#/hr)			7						3			
Parking (#/hr)										2	2	
Turn Type	Perm	NA	Perm					NA	Perm	Perm	NA	
Protected Phases		2						4			8	
Permitted Phases	2		2						4	8		
Actuated Green, G (s)		49.9	49.9					29.9	29.9		30.0	
Effective Green, g (s)		51.1	51.1					31.1	31.1		31.2	
Actuated g/C Ratio		0.57	0.57					0.35	0.35		0.35	
Clearance Time (s)		5.1	5.1					5.1	5.1		5.0	
Lane Grp Cap (vph)		2559	608					487	403		642	
v/s Ratio Prot								0.07				
v/s Ratio Perm		0.42	0.02						0.03		c0.20	
v/c Ratio		0.75	0.04					0.20	0.08		0.59	
Uniform Delay, d1		14.6	8.6					20.7	19.8		24.1	
Progression Factor		1.00	1.00					1.00	1.00		1.00	
Incremental Delay, d2		2.0	0.1					0.9	0.4		3.9	
Delay (s)		16.6	8.7					21.6	20.2		28.1	
Level of Service		B	A					C	C		C	
Approach Delay (s)		16.4			0.0			21.1			28.1	
Approach LOS		B			A			C			C	

## Intersection Summary

HCM 2000 Control Delay	18.5	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.69		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	7.8
Intersection Capacity Utilization	62.2%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

## 542: Francisco W./Tamalpais & 2nd

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4TTL	T					T	T	T	T		
Traffic Volume (vph)	37	1672	48	0	0	0	0	46	232	88	190	0	
Future Volume (vph)	37	1672	48	0	0	0	0	46	232	88	190	0	
Ideal Flow (vphpl)	1600	1600	1600	1800	1800	1800	1800	1600	1600	1600	1600	1800	
Lane Width	12	11	10	12	12	12	12	10	13	10	12	12	
Total Lost time (s)		4.1	4.1					3.2	3.2	3.6	3.6		
Lane Util. Factor		0.86	1.00					1.00	1.00	1.00	1.00		
Frbp, ped/bikes		1.00	0.92					1.00	0.98	1.00	1.00		
Flpb, ped/bikes		1.00	1.00					1.00	1.00	1.00	1.00		
Frt		1.00	0.85					1.00	0.85	1.00	1.00		
Flt Protected		1.00	1.00					1.00	1.00	0.95	1.00		
Satd. Flow (prot)		4678	1030					1318	1220	1105	1249		
Flt Permitted		1.00	1.00					1.00	1.00	0.72	1.00		
Satd. Flow (perm)		4678	1030					1318	1220	842	1249		
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	
Adj. Flow (vph)	41	1858	53	0	0	0	0	51	258	98	211	0	
RTOR Reduction (vph)	0	0	22	0	0	0	0	0	21	0	0	0	
Lane Group Flow (vph)	0	1899	31	0	0	0	0	51	237	98	211	0	
Confl. Peds. (#/hr)	65		34						3	3			
Confl. Bikes (#/hr)			5						3				
Parking (#/hr)										3	3		
Turn Type	Perm	NA	Perm					NA	Perm	Perm	NA		
Protected Phases		2						4			8		
Permitted Phases	2		2						4	8			
Actuated Green, G (s)		50.4	50.4					29.3	29.3	28.9	28.9		
Effective Green, g (s)		51.9	51.9					30.8	30.8	30.4	30.4		
Actuated g/C Ratio		0.58	0.58					0.34	0.34	0.34	0.34		
Clearance Time (s)		5.6	5.6					4.7	4.7	5.1	5.1		
Lane Grp Cap (vph)		2697	593					451	417	284	421		
v/s Ratio Prot								0.04			0.17		
v/s Ratio Perm		0.41	0.03						c0.19	0.12			
v/c Ratio		0.70	0.05					0.11	0.57	0.35	0.50		
Uniform Delay, d1		13.6	8.3					20.3	24.2	22.3	23.8		
Progression Factor		0.19	0.00					1.00	1.00	1.00	1.00		
Incremental Delay, d2		1.1	0.1					0.5	5.5	3.3	4.2		
Delay (s)		3.7	0.1					20.8	29.7	25.6	28.0		
Level of Service		A	A					C	C	C	C		
Approach Delay (s)		3.6			0.0			28.2			27.2		
Approach LOS		A			A			C			C		
<b>Intersection Summary</b>													
HCM 2000 Control Delay			9.4									HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio			0.66										
Actuated Cycle Length (s)			90.0									Sum of lost time (s)	7.7
Intersection Capacity Utilization			68.7%									ICU Level of Service	C
Analysis Period (min)			15										
c Critical Lane Group													

# HCM Unsignalized Intersection Capacity Analysis

## 561: Du Bois & Rice

















04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	5	3	3	13	1	15	2	131	31	13	99	4
Future Volume (Veh/h)	5	3	3	13	1	15	2	131	31	13	99	4
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	3	3	14	1	16	2	142	34	14	108	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								1150				
pX, platoon unblocked												
vC, conflicting volume	318	318	110	306	303	159	112			176		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	318	318	110	306	303	159	112			176		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	99	100	98	100	98	100			99		
cM capacity (veh/h)	618	592	943	637	603	886	1478			1400		
<b>Direction, Lane #</b>	<b>EB 1</b>	<b>WB 1</b>	<b>NB 1</b>	<b>SB 1</b>								
Volume Total	11	31	178	126								
Volume Left	5	14	2	14								
Volume Right	3	16	34	4								
cSH	673	743	1478	1400								
Volume to Capacity	0.02	0.04	0.00	0.01								
Queue Length 95th (ft)	1	3	0	1								
Control Delay (s)	10.4	10.1	0.1	0.9								
Lane LOS	B	B	A	A								
Approach Delay (s)	10.4	10.1	0.1	0.9								
Approach LOS	B	B										
<b>Intersection Summary</b>												
Average Delay			1.6									
Intersection Capacity Utilization			24.5%		ICU Level of Service					A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis  
 562: Du Bois/Lincoln & Irwin.

04/23/2020

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	64	134	12	20	92	26	16	61	53	22	67	54
Future Volume (vph)	64	134	12	20	92	26	16	61	53	22	67	54
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	70	146	13	22	100	28	17	66	58	24	73	59
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	229	150	141	156								
Volume Left (vph)	70	22	17	24								
Volume Right (vph)	13	28	58	59								
Hadj (s)	0.06	-0.05	-0.19	-0.16								
Departure Headway (s)	4.9	4.9	4.9	4.9								
Degree Utilization, x	0.31	0.20	0.19	0.21								
Capacity (veh/h)	685	674	672	671								
Control Delay (s)	10.1	9.2	9.0	9.2								
Approach Delay (s)	10.1	9.2	9.0	9.2								
Approach LOS	B	A	A	A								
Intersection Summary												
Delay			9.5									
Level of Service			A									
Intersection Capacity Utilization			38.0%	ICU Level of Service	A							
Analysis Period (min)			15									

# HCM Signalized Intersection Capacity Analysis

579: Du Bois & Andersen

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	403	55	42	273	178	63	116	254	85	56	9
Future Volume (vph)	10	403	55	42	273	178	63	116	254	85	56	9
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	1900	1900	1900	1900	1900	1900
Lane Width	11	10	12	11	10	12	11	12	12	11	12	12
Total Lost time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frbp, ped/bikes	1.00	0.99		1.00	0.98		1.00	0.95		1.00	1.00	
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	0.98		1.00	0.94		1.00	0.90		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1801	1786		1801	1684		1711	1594		1711	1815	
Flt Permitted	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)	1801	1786		1801	1684		1711	1594		1711	1815	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	11	448	61	47	303	198	70	129	282	94	62	10
RTOR Reduction (vph)	0	5	0	0	24	0	0	88	0	0	6	0
Lane Group Flow (vph)	11	504	0	47	477	0	70	323	0	94	66	0
Confl. Peds. (#/hr)			15			16			25			6
Confl. Bikes (#/hr)			2			7			1			2
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases												
Actuated Green, G (s)	1.5	24.2		4.5	27.2		4.6	18.5		6.7	20.6	
Effective Green, g (s)	2.5	26.1		5.5	29.1		5.6	20.1		7.7	22.2	
Actuated g/C Ratio	0.04	0.37		0.08	0.41		0.08	0.28		0.11	0.31	
Clearance Time (s)	4.0	4.9		4.0	4.9		4.0	4.6		4.0	4.6	
Vehicle Extension (s)	2.0	3.0		2.0	3.0		2.0	3.0		2.0	3.0	
Lane Grp Cap (vph)	63	652		138	686		134	448		184	564	
v/s Ratio Prot	0.01	c0.28		c0.03	c0.28		0.04	c0.20		c0.05	0.04	
v/s Ratio Perm												
v/c Ratio	0.17	0.77		0.34	0.69		0.52	0.72		0.51	0.12	
Uniform Delay, d1	33.4	20.0		31.2	17.5		31.6	23.1		30.1	17.6	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	5.7		0.5	3.1		1.7	5.6		1.0	0.1	
Delay (s)	33.9	25.7		31.8	20.5		33.3	28.7		31.1	17.7	
Level of Service	C	C		C	C		C	C		C	B	
Approach Delay (s)		25.9			21.5			29.4			25.3	
Approach LOS		C			C			C			C	

## Intersection Summary

HCM 2000 Control Delay	25.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	71.4	Sum of lost time (s)	12.0
Intersection Capacity Utilization	72.3%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			



# HCM Signalized Intersection Capacity Analysis

## 580: Irwin. & Andersen

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗		↖	↗		↖	↗	
Traffic Volume (vph)	39	440	64	29	236	62	49	180	36	56	144	18
Future Volume (vph)	39	440	64	29	236	62	49	180	36	56	144	18
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	1900	1900	1900	1900	1900	1900
Lane Width	11	11	12	11	10	12	11	12	12	11	13	12
Total Lost time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frbp, ped/bikes	1.00	0.99		1.00	0.99		1.00	0.99		1.00	1.00	
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	0.98		1.00	0.97		1.00	0.97		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1801	1847		1801	1762		1711	1801		1711	1885	
Flt Permitted	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)	1801	1847		1801	1762		1711	1801		1711	1885	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	43	489	71	32	262	69	54	200	40	62	160	20
RTOR Reduction (vph)	0	5	0	0	10	0	0	9	0	0	6	0
Lane Group Flow (vph)	43	555	0	32	321	0	54	231	0	62	174	0
Confl. Peds. (#/hr)			18			3			19			12
Confl. Bikes (#/hr)			2			4						1
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases												
Actuated Green, G (s)	3.8	25.2		2.2	23.6		4.6	14.0		4.6	14.0	
Effective Green, g (s)	4.8	27.1		3.2	25.5		5.6	15.2		5.6	15.2	
Actuated g/C Ratio	0.08	0.43		0.05	0.40		0.09	0.24		0.09	0.24	
Clearance Time (s)	4.0	4.9		4.0	4.9		4.0	4.2		4.0	4.2	
Vehicle Extension (s)	2.0	3.0		2.0	3.0		2.0	3.0		2.0	3.0	
Lane Grp Cap (vph)	137	793		91	712		151	433		151	454	
v/s Ratio Prot	c0.02	c0.30		0.02	0.18		0.03	c0.13		c0.04	0.09	
v/s Ratio Perm												
v/c Ratio	0.31	0.70		0.35	0.45		0.36	0.53		0.41	0.38	
Uniform Delay, d1	27.6	14.7		28.9	13.7		27.1	20.9		27.2	20.0	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	2.7		0.9	0.5		0.5	1.3		0.7	0.5	
Delay (s)	28.1	17.4		29.8	14.2		27.6	22.1		27.9	20.6	
Level of Service	C	B		C	B		C	C		C	C	
Approach Delay (s)		18.2			15.5			23.1			22.4	
Approach LOS		B			B			C			C	

### Intersection Summary

HCM 2000 Control Delay	19.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.60		
Actuated Cycle Length (s)	63.1	Sum of lost time (s)	12.0
Intersection Capacity Utilization	62.1%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

## 581: Rice Dr & Francisco W.

04/23/2020



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	22	74	4	67	121	5
Future Volume (vph)	22	74	4	67	121	5
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800
Total Lost time (s)	4.0		4.0	4.0		4.0
Lane Util. Factor	1.00		1.00	1.00		1.00
Frt	0.90		1.00	0.85		1.00
Flt Protected	0.99		1.00	1.00		0.95
Satd. Flow (prot)	1563		1765	1500		1684
Flt Permitted	0.99		1.00	1.00		0.73
Satd. Flow (perm)	1563		1765	1500		1291
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	24	80	4	73	132	5
RTOR Reduction (vph)	0	0	0	48	0	0
Lane Group Flow (vph)	104	0	4	25	0	137
Turn Type	Prot		NA	Perm	Perm	NA
Protected Phases	8		2			6
Permitted Phases				2	6	
Actuated Green, G (s)	7.0		7.7	7.7		7.7
Effective Green, g (s)	7.0		7.7	7.7		7.7
Actuated g/C Ratio	0.31		0.34	0.34		0.34
Clearance Time (s)	4.0		4.0	4.0		4.0
Vehicle Extension (s)	3.0		3.0	3.0		3.0
Lane Grp Cap (vph)	481		598	508		437
v/s Ratio Prot	c0.07		0.00			
v/s Ratio Perm				0.02		c0.11
v/c Ratio	0.22		0.01	0.05		0.31
Uniform Delay, d1	5.8		5.0	5.0		5.5
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	0.2		0.0	0.0		0.4
Delay (s)	6.0		5.0	5.1		6.0
Level of Service	A		A	A		A
Approach Delay (s)	6.0		5.1			6.0
Approach LOS	A		A			A

### Intersection Summary

HCM 2000 Control Delay	5.8	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.27		
Actuated Cycle Length (s)	22.7	Sum of lost time (s)	8.0
Intersection Capacity Utilization	26.8%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

# HCM Unsignalized Intersection Capacity Analysis

813: Francisco W. & Irwin

04/23/2020



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	152	72	46	28	52	102
Future Volume (vph)	152	72	46	28	52	102
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	165	78	50	30	57	111

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total (vph)	243	80	168
Volume Left (vph)	165	50	0
Volume Right (vph)	78	0	111
Hadj (s)	-0.02	0.16	-0.36
Departure Headway (s)	4.4	4.8	4.2
Degree Utilization, x	0.30	0.11	0.20
Capacity (veh/h)	767	699	799
Control Delay (s)	9.3	8.4	8.3
Approach Delay (s)	9.3	8.4	8.3
Approach LOS	A	A	A

## Intersection Summary

Delay		8.8	
Level of Service		A	
Intersection Capacity Utilization		37.3%	ICU Level of Service
Analysis Period (min)		15	A

# HCM Unsignalized Intersection Capacity Analysis

## 1620: Andersen & Rice

04/23/2020

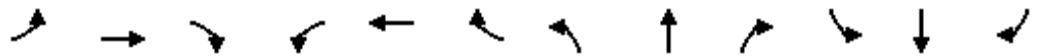


Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↶			↷
Traffic Volume (veh/h)	0	500	307	38	0	20
Future Volume (Veh/h)	0	500	307	38	0	20
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	0	556	341	42	0	22
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		676	1004			
pX, platoon unblocked					0.78	
vC, conflicting volume	383				918	362
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	383				755	362
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	97
cM capacity (veh/h)	1175				294	683
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	556	383	22			
Volume Left	0	0	0			
Volume Right	0	42	22			
cSH	1700	1700	683			
Volume to Capacity	0.33	0.23	0.03			
Queue Length 95th (ft)	0	0	2			
Control Delay (s)	0.0	0.0	10.4			
Lane LOS			B			
Approach Delay (s)	0.0	0.0	10.4			
Approach LOS			B			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			31.1%	ICU Level of Service		A
Analysis Period (min)			15			

# HCM Signalized Intersection Capacity Analysis

516: Lincoln & 2nd

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4TTL	T					T	T		4T	
Traffic Volume (vph)	191	1674	47	0	0	0	0	180	126	114	152	0
Future Volume (vph)	191	1674	47	0	0	0	0	180	126	114	152	0
Ideal Flow (vphpl)	1600	1600	1600	1800	1800	1800	1800	1600	1600	1600	1600	1800
Lane Width	12	10	10	12	12	12	12	12	12	9	9	9
Total Lost time (s)		3.9	3.9					3.9	3.9		3.8	
Lane Util. Factor		0.86	1.00					1.00	1.00		0.95	
Frbp, ped/bikes		1.00	0.96					1.00	0.97		1.00	
Flpb, ped/bikes		1.00	1.00					1.00	1.00		1.00	
Frt		1.00	0.85					1.00	0.85		1.00	
Flt Protected		0.99	1.00					1.00	1.00		0.98	
Satd. Flow (prot)		4496	1071					1412	1168		2233	
Flt Permitted		0.99	1.00					1.00	1.00		0.71	
Satd. Flow (perm)		4496	1071					1412	1168		1624	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	212	1860	52	0	0	0	0	200	140	127	169	0
RTOR Reduction (vph)	0	0	22	0	0	0	0	0	16	0	0	0
Lane Group Flow (vph)	0	2072	30	0	0	0	0	200	124	0	296	0
Confl. Peds. (#/hr)	19		31						15			
Confl. Bikes (#/hr)			7						3			
Parking (#/hr)										2	2	
Turn Type	Perm	NA	Perm					NA	Perm	Perm	NA	
Protected Phases		2						4			8	
Permitted Phases	2		2						4	8		
Actuated Green, G (s)		49.9	49.9					29.9	29.9		30.0	
Effective Green, g (s)		51.1	51.1					31.1	31.1		31.2	
Actuated g/C Ratio		0.57	0.57					0.35	0.35		0.35	
Clearance Time (s)		5.1	5.1					5.1	5.1		5.0	
Lane Grp Cap (vph)		2552	608					487	403		562	
v/s Ratio Prot								0.14				
v/s Ratio Perm		0.46	0.03						0.11		c0.18	
v/c Ratio		0.81	0.05					0.41	0.31		0.53	
Uniform Delay, d1		15.6	8.6					22.5	21.6		23.5	
Progression Factor		1.00	1.00					1.00	1.00		1.00	
Incremental Delay, d2		2.9	0.2					2.6	2.0		3.5	
Delay (s)		18.5	8.8					25.0	23.5		27.0	
Level of Service		B	A					C	C		C	
Approach Delay (s)		18.3			0.0			24.4			27.0	
Approach LOS		B			A			C			C	
<b>Intersection Summary</b>												
HCM 2000 Control Delay			20.0					HCM 2000 Level of Service			B	
HCM 2000 Volume to Capacity ratio			0.70									
Actuated Cycle Length (s)			90.0					Sum of lost time (s)		7.8		
Intersection Capacity Utilization			68.3%					ICU Level of Service		C		
Analysis Period (min)			15									
c Critical Lane Group												

# HCM Signalized Intersection Capacity Analysis

542: Francisco W./Tamalpais & 2nd

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4TTH	T					T	T	T	T	
Traffic Volume (vph)	34	1771	109	0	0	0	0	131	332	74	187	0
Future Volume (vph)	34	1771	109	0	0	0	0	131	332	74	187	0
Ideal Flow (vphpl)	1600	1600	1600	1800	1800	1800	1800	1600	1600	1600	1600	1800
Lane Width	12	11	10	12	12	12	12	10	13	10	12	12
Total Lost time (s)		4.1	4.1					3.2	3.2	3.6	3.6	
Lane Util. Factor		0.86	1.00					1.00	1.00	1.00	1.00	
Frbp, ped/bikes		1.00	0.92					1.00	0.98	1.00	1.00	
Flpb, ped/bikes		1.00	1.00					1.00	1.00	1.00	1.00	
Frt		1.00	0.85					1.00	0.85	1.00	1.00	
Flt Protected		1.00	1.00					1.00	1.00	0.95	1.00	
Satd. Flow (prot)		4680	1029					1318	1220	1105	1249	
Flt Permitted		1.00	1.00					1.00	1.00	0.63	1.00	
Satd. Flow (perm)		4680	1029					1318	1220	728	1249	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	38	1968	121	0	0	0	0	146	369	82	208	0
RTOR Reduction (vph)	0	0	54	0	0	0	0	0	20	0	0	0
Lane Group Flow (vph)	0	2006	67	0	0	0	0	146	349	82	208	0
Confl. Peds. (#/hr)	65		34						3	3		
Confl. Bikes (#/hr)			5						3			
Parking (#/hr)										3	3	
Turn Type	Perm	NA	Perm					NA	Perm	Perm	NA	
Protected Phases		2						4			8	
Permitted Phases	2		2						4	8		
Actuated Green, G (s)		48.4	48.4					31.3	31.3	30.9	30.9	
Effective Green, g (s)		49.9	49.9					32.8	32.8	32.4	32.4	
Actuated g/C Ratio		0.55	0.55					0.36	0.36	0.36	0.36	
Clearance Time (s)		5.6	5.6					4.7	4.7	5.1	5.1	
Lane Grp Cap (vph)		2594	570					480	444	262	449	
v/s Ratio Prot								0.11			0.17	
v/s Ratio Perm		0.43	0.07						c0.29	0.11		
v/c Ratio		0.77	0.12					0.30	0.79	0.31	0.46	
Uniform Delay, d1		15.6	9.6					20.4	25.5	20.8	22.1	
Progression Factor		0.45	0.03					1.00	1.00	1.00	1.00	
Incremental Delay, d2		1.5	0.3					1.6	13.1	3.1	3.4	
Delay (s)		8.4	0.6					22.1	38.5	23.9	25.5	
Level of Service		A	A					C	D	C	C	
Approach Delay (s)		8.0			0.0			33.9			25.1	
Approach LOS		A			A			C			C	

## Intersection Summary

HCM 2000 Control Delay	14.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.78		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	7.7
Intersection Capacity Utilization	78.7%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Unsignalized Intersection Capacity Analysis

## 561: Du Bois & Rice

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	5	2	0	4	7	16	2	125	19	20	122	8
Future Volume (Veh/h)	5	2	0	4	7	16	2	125	19	20	122	8
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	2	0	4	8	17	2	136	21	22	133	9
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								1150				
pX, platoon unblocked												
vC, conflicting volume	353	342	138	333	336	146	142			157		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	353	342	138	333	336	146	142			157		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	100	99	99	98	100			98		
cM capacity (veh/h)	577	570	911	611	574	901	1441			1423		
<b>Direction, Lane #</b>	<b>EB 1</b>	<b>WB 1</b>	<b>NB 1</b>	<b>SB 1</b>								
Volume Total	7	29	159	164								
Volume Left	5	4	2	22								
Volume Right	0	17	21	9								
cSH	575	737	1441	1423								
Volume to Capacity	0.01	0.04	0.00	0.02								
Queue Length 95th (ft)	1	3	0	1								
Control Delay (s)	11.3	10.1	0.1	1.1								
Lane LOS	B	B	A	A								
Approach Delay (s)	11.3	10.1	0.1	1.1								
Approach LOS	B	B										
<b>Intersection Summary</b>												
Average Delay			1.6									
Intersection Capacity Utilization			30.1%		ICU Level of Service					A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis  
 562: Du Bois/Lincoln & Irwin.

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	83	179	10	47	102	26	8	131	108	33	78	83
Future Volume (vph)	83	179	10	47	102	26	8	131	108	33	78	83
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	90	195	11	51	111	28	9	142	117	36	85	90

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total (vph)	296	190	268	211
Volume Left (vph)	90	51	9	36
Volume Right (vph)	11	28	117	90
Hadj (s)	0.07	0.00	-0.22	-0.19
Departure Headway (s)	5.7	5.8	5.5	5.6
Degree Utilization, x	0.47	0.31	0.41	0.33
Capacity (veh/h)	587	553	597	573
Control Delay (s)	13.6	11.4	12.2	11.4
Approach Delay (s)	13.6	11.4	12.2	11.4
Approach LOS	B	B	B	B

Intersection Summary

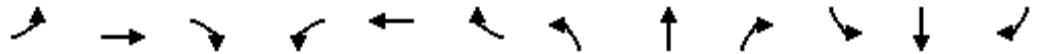
Delay	12.3
Level of Service	B
Intersection Capacity Utilization	55.6%
ICU Level of Service	B
Analysis Period (min)	15



# HCM Signalized Intersection Capacity Analysis

579: Du Bois & Andersen

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	403	55	42	273	178	63	116	254	85	56	9
Future Volume (vph)	10	403	55	42	273	178	63	116	254	85	56	9
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	1900	1900	1900	1900	1900	1900
Lane Width	11	10	12	11	10	12	11	12	12	11	12	12
Total Lost time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frbp, ped/bikes	1.00	0.99		1.00	0.98		1.00	0.95		1.00	1.00	
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	0.98		1.00	0.94		1.00	0.90		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1801	1786		1801	1684		1711	1594		1711	1815	
Flt Permitted	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)	1801	1786		1801	1684		1711	1594		1711	1815	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	11	448	61	47	303	198	70	129	282	94	62	10
RTOR Reduction (vph)	0	5	0	0	24	0	0	88	0	0	6	0
Lane Group Flow (vph)	11	504	0	47	477	0	70	323	0	94	66	0
Confl. Peds. (#/hr)			15			16			25			6
Confl. Bikes (#/hr)			2			7			1			2
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases												
Actuated Green, G (s)	1.5	24.2		4.5	27.2		4.6	18.5		6.7	20.6	
Effective Green, g (s)	2.5	26.1		5.5	29.1		5.6	20.1		7.7	22.2	
Actuated g/C Ratio	0.04	0.37		0.08	0.41		0.08	0.28		0.11	0.31	
Clearance Time (s)	4.0	4.9		4.0	4.9		4.0	4.6		4.0	4.6	
Vehicle Extension (s)	2.0	3.0		2.0	3.0		2.0	3.0		2.0	3.0	
Lane Grp Cap (vph)	63	652		138	686		134	448		184	564	
v/s Ratio Prot	0.01	c0.28		c0.03	c0.28		0.04	c0.20		c0.05	0.04	
v/s Ratio Perm												
v/c Ratio	0.17	0.77		0.34	0.69		0.52	0.72		0.51	0.12	
Uniform Delay, d1	33.4	20.0		31.2	17.5		31.6	23.1		30.1	17.6	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	5.7		0.5	3.1		1.7	5.6		1.0	0.1	
Delay (s)	33.9	25.7		31.8	20.5		33.3	28.7		31.1	17.7	
Level of Service	C	C		C	C		C	C		C	B	
Approach Delay (s)		25.9			21.5			29.4			25.3	
Approach LOS		C			C			C			C	

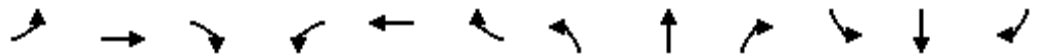
## Intersection Summary

HCM 2000 Control Delay	25.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	71.4	Sum of lost time (s)	12.0
Intersection Capacity Utilization	72.3%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

580: Irwin. & Andersen

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗		↖	↗		↖	↗	
Traffic Volume (vph)	39	440	64	29	236	62	49	180	36	56	144	18
Future Volume (vph)	39	440	64	29	236	62	49	180	36	56	144	18
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	1900	1900	1900	1900	1900	1900
Lane Width	11	11	12	11	10	12	11	12	12	11	13	12
Total Lost time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frbp, ped/bikes	1.00	0.99		1.00	0.99		1.00	0.99		1.00	1.00	
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	0.98		1.00	0.97		1.00	0.97		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1801	1847		1801	1762		1711	1801		1711	1885	
Flt Permitted	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)	1801	1847		1801	1762		1711	1801		1711	1885	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	43	489	71	32	262	69	54	200	40	62	160	20
RTOR Reduction (vph)	0	5	0	0	10	0	0	9	0	0	6	0
Lane Group Flow (vph)	43	555	0	32	321	0	54	231	0	62	174	0
Confl. Peds. (#/hr)			18			3			19			12
Confl. Bikes (#/hr)			2			4						1
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases												
Actuated Green, G (s)	3.8	25.2		2.2	23.6		4.6	14.0		4.6	14.0	
Effective Green, g (s)	4.8	27.1		3.2	25.5		5.6	15.2		5.6	15.2	
Actuated g/C Ratio	0.08	0.43		0.05	0.40		0.09	0.24		0.09	0.24	
Clearance Time (s)	4.0	4.9		4.0	4.9		4.0	4.2		4.0	4.2	
Vehicle Extension (s)	2.0	3.0		2.0	3.0		2.0	3.0		2.0	3.0	
Lane Grp Cap (vph)	137	793		91	712		151	433		151	454	
v/s Ratio Prot	c0.02	c0.30		0.02	0.18		0.03	c0.13		c0.04	0.09	
v/s Ratio Perm												
v/c Ratio	0.31	0.70		0.35	0.45		0.36	0.53		0.41	0.38	
Uniform Delay, d1	27.6	14.7		28.9	13.7		27.1	20.9		27.2	20.0	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	2.7		0.9	0.5		0.5	1.3		0.7	0.5	
Delay (s)	28.1	17.4		29.8	14.2		27.6	22.1		27.9	20.6	
Level of Service	C	B		C	B		C	C		C	C	
Approach Delay (s)		18.2			15.5			23.1			22.4	
Approach LOS		B			B			C			C	

## Intersection Summary

HCM 2000 Control Delay	19.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.60		
Actuated Cycle Length (s)	63.1	Sum of lost time (s)	12.0
Intersection Capacity Utilization	62.1%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

## 581: Rice Dr & Francisco W.

01/08/2020



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	18	205	16	32	122	11
Future Volume (vph)	18	205	16	32	122	11
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800
Total Lost time (s)	4.0		4.0	4.0		4.0
Lane Util. Factor	1.00		1.00	1.00		1.00
Frt	0.88		1.00	0.85		1.00
Flt Protected	1.00		1.00	1.00		0.96
Satd. Flow (prot)	1540		1765	1500		1687
Flt Permitted	1.00		1.00	1.00		0.73
Satd. Flow (perm)	1540		1765	1500		1291
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	20	223	17	35	133	12
RTOR Reduction (vph)	0	0	0	24	0	0
Lane Group Flow (vph)	243	0	17	11	0	145
Turn Type	Prot		NA	Perm	Perm	NA
Protected Phases	8		2			6
Permitted Phases				2	6	
Actuated Green, G (s)	9.6		8.6	8.6		8.6
Effective Green, g (s)	9.6		8.6	8.6		8.6
Actuated g/C Ratio	0.37		0.33	0.33		0.33
Clearance Time (s)	4.0		4.0	4.0		4.0
Vehicle Extension (s)	3.0		3.0	3.0		3.0
Lane Grp Cap (vph)	564		579	492		423
v/s Ratio Prot	c0.16		0.01			
v/s Ratio Perm				0.01		c0.11
v/c Ratio	0.43		0.03	0.02		0.34
Uniform Delay, d1	6.2		6.0	6.0		6.7
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	0.5		0.0	0.0		0.5
Delay (s)	6.8		6.0	6.0		7.1
Level of Service	A		A	A		A
Approach Delay (s)	6.8		6.0			7.1
Approach LOS	A		A			A

### Intersection Summary

HCM 2000 Control Delay	6.8	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.39		
Actuated Cycle Length (s)	26.2	Sum of lost time (s)	8.0
Intersection Capacity Utilization	35.5%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

HCM Unsignalized Intersection Capacity Analysis  
 813: Francisco W. & Irwin

01/08/2020



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	184	77	76	175	65	107
Future Volume (vph)	184	77	76	175	65	107
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	200	84	83	190	71	116

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total (vph)	284	273	187
Volume Left (vph)	200	83	0
Volume Right (vph)	84	0	116
Hadj (s)	0.00	0.09	-0.34
Departure Headway (s)	5.0	5.0	4.7
Degree Utilization, x	0.40	0.38	0.24
Capacity (veh/h)	671	684	712
Control Delay (s)	11.3	11.0	9.2
Approach Delay (s)	11.3	11.0	9.2
Approach LOS	B	B	A

Intersection Summary			
Delay		10.7	
Level of Service		B	
Intersection Capacity Utilization	50.4%		ICU Level of Service A
Analysis Period (min)		15	

# HCM Unsignalized Intersection Capacity Analysis

## 1620: Andersen & Rice

01/08/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑			↑
Traffic Volume (veh/h)	0	500	307	38	0	20
Future Volume (Veh/h)	0	500	307	38	0	20
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	0	556	341	42	0	22
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		676	1004			
pX, platoon unblocked					0.78	
vC, conflicting volume	383				918	362
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	383				755	362
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	97
cM capacity (veh/h)	1175				294	683
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	556	383	22			
Volume Left	0	0	0			
Volume Right	0	42	22			
cSH	1700	1700	683			
Volume to Capacity	0.33	0.23	0.03			
Queue Length 95th (ft)	0	0	2			
Control Delay (s)	0.0	0.0	10.4			
Lane LOS			B			
Approach Delay (s)	0.0	0.0	10.4			
Approach LOS			B			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			31.1%	ICU Level of Service		A
Analysis Period (min)			15			

# HCM Signalized Intersection Capacity Analysis

516: Lincoln & 2nd

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4TTL	T					T	T		4T	
Traffic Volume (vph)	118	1598	37	0	0	0	0	86	218	115	225	0
Future Volume (vph)	118	1598	37	0	0	0	0	86	218	115	225	0
Ideal Flow (vphpl)	1600	1600	1600	1800	1800	1800	1800	1600	1600	1600	1600	1800
Lane Width	12	10	10	12	12	12	12	12	12	9	9	9
Total Lost time (s)		3.9	3.9					3.9	3.9		3.8	
Lane Util. Factor		0.86	1.00					1.00	1.00		0.95	
Frbp, ped/bikes		1.00	0.96					1.00	0.97		1.00	
Flpb, ped/bikes		1.00	1.00					1.00	1.00		1.00	
Frt		1.00	0.85					1.00	0.85		1.00	
Flt Protected		1.00	1.00					1.00	1.00		0.98	
Satd. Flow (prot)		4508	1071					1412	1168		2243	
Flt Permitted		1.00	1.00					1.00	1.00		0.81	
Satd. Flow (perm)		4508	1071					1412	1168		1854	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	131	1776	41	0	0	0	0	96	242	128	250	0
RTOR Reduction (vph)	0	0	18	0	0	0	0	0	16	0	0	0
Lane Group Flow (vph)	0	1907	23	0	0	0	0	96	226	0	378	0
Confl. Peds. (#/hr)	19		31						15			
Confl. Bikes (#/hr)			7						3			
Parking (#/hr)										2	2	
Turn Type	Perm	NA	Perm					NA	Perm	Perm	NA	
Protected Phases		2						4			8	
Permitted Phases	2		2						4	8		
Actuated Green, G (s)		49.9	49.9					29.9	29.9		30.0	
Effective Green, g (s)		51.1	51.1					31.1	31.1		31.2	
Actuated g/C Ratio		0.57	0.57					0.35	0.35		0.35	
Clearance Time (s)		5.1	5.1					5.1	5.1		5.0	
Lane Grp Cap (vph)		2559	608					487	403		642	
v/s Ratio Prot								0.07				
v/s Ratio Perm		0.42	0.02						0.19		c0.20	
v/c Ratio		0.75	0.04					0.20	0.56		0.59	
Uniform Delay, d1		14.6	8.6					20.7	23.9		24.1	
Progression Factor		1.00	1.00					1.00	1.00		1.00	
Incremental Delay, d2		2.0	0.1					0.9	5.5		3.9	
Delay (s)		16.6	8.7					21.6	29.4		28.1	
Level of Service		B	A					C	C		C	
Approach Delay (s)		16.4			0.0			27.2			28.1	
Approach LOS		B			A			C			C	

Intersection Summary			
HCM 2000 Control Delay	19.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.69		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	7.8
Intersection Capacity Utilization	74.8%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

## 542: Francisco W./Tamalpais & 2nd

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR		
Lane Configurations		4TTL	T							T	T			
Traffic Volume (vph)	37	1672	48	0	0	0	0	0	0	88	190	0		
Future Volume (vph)	37	1672	48	0	0	0	0	0	0	88	190	0		
Ideal Flow (vphpl)	1600	1600	1600	1800	1800	1800	1800	1600	1600	1600	1600	1800		
Lane Width	12	11	10	12	12	12	12	10	13	10	12	12		
Total Lost time (s)		4.1	4.1							3.6	3.6			
Lane Util. Factor		0.86	1.00							1.00	1.00			
Frbp, ped/bikes		1.00	0.92							1.00	1.00			
Flpb, ped/bikes		1.00	1.00							1.00	1.00			
Frt		1.00	0.85							1.00	1.00			
Flt Protected		1.00	1.00							0.95	1.00			
Satd. Flow (prot)		4678	1030							1105	1249			
Flt Permitted		1.00	1.00							0.95	1.00			
Satd. Flow (perm)		4678	1030							1105	1249			
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90		
Adj. Flow (vph)	41	1858	53	0	0	0	0	0	0	98	211	0		
RTOR Reduction (vph)	0	0	22	0	0	0	0	0	0	0	0	0		
Lane Group Flow (vph)	0	1899	31	0	0	0	0	0	0	98	211	0		
Confl. Peds. (#/hr)	65		34							3	3			
Confl. Bikes (#/hr)			5							3				
Parking (#/hr)										3	3			
Turn Type	Perm	NA	Perm							Perm	NA			
Protected Phases		2									8			
Permitted Phases	2		2							8				
Actuated Green, G (s)		50.4	50.4							28.9	28.9			
Effective Green, g (s)		51.9	51.9							30.4	30.4			
Actuated g/C Ratio		0.58	0.58							0.34	0.34			
Clearance Time (s)		5.6	5.6							5.1	5.1			
Lane Grp Cap (vph)		2697	593							373	421			
v/s Ratio Prot											c0.17			
v/s Ratio Perm		0.41	0.03							0.09				
v/c Ratio		0.70	0.05							0.26	0.50			
Uniform Delay, d1		13.6	8.3							21.7	23.8			
Progression Factor		0.42	0.07							1.00	1.00			
Incremental Delay, d2		1.1	0.1							1.7	4.2			
Delay (s)		6.8	0.7							23.4	28.0			
Level of Service		A	A							C	C			
Approach Delay (s)		6.6			0.0			0.0			26.5			
Approach LOS		A			A			A			C			
<b>Intersection Summary</b>														
HCM 2000 Control Delay			9.4									HCM 2000 Level of Service	A	
HCM 2000 Volume to Capacity ratio			0.63											
Actuated Cycle Length (s)			90.0								7.7			
Intersection Capacity Utilization			52.7%										ICU Level of Service	A
Analysis Period (min)			15											
c Critical Lane Group														

# HCM Unsignalized Intersection Capacity Analysis

## 561: Du Bois & Rice

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	5	3	3	13	53	89	2	131	31	13	99	4
Future Volume (Veh/h)	5	3	3	13	53	89	2	131	31	13	99	4
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	3	3	14	58	97	2	142	34	14	108	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								1150				
pX, platoon unblocked												
vC, conflicting volume	427	318	110	306	303	159	112			176		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	427	318	110	306	303	159	112			176		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	99	100	98	90	89	100			99		
cM capacity (veh/h)	440	592	943	637	603	886	1478			1400		
<b>Direction, Lane #</b>	<b>EB 1</b>	<b>WB 1</b>	<b>NB 1</b>	<b>SB 1</b>								
Volume Total	11	169	178	126								
Volume Left	5	14	2	14								
Volume Right	3	97	34	4								
cSH	561	743	1478	1400								
Volume to Capacity	0.02	0.23	0.00	0.01								
Queue Length 95th (ft)	1	22	0	1								
Control Delay (s)	11.5	11.3	0.1	0.9								
Lane LOS	B	B	A	A								
Approach Delay (s)	11.5	11.3	0.1	0.9								
Approach LOS	B	B										
<b>Intersection Summary</b>												
Average Delay			4.5									
Intersection Capacity Utilization			30.7%		ICU Level of Service				A			
Analysis Period (min)			15									



HCM Unsignalized Intersection Capacity Analysis  
 562: Du Bois/Lincoln & Irwin.

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	64	134	12	20	122	76	16	135	53	22	67	54
Future Volume (vph)	64	134	12	20	122	76	16	135	53	22	67	54
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	70	146	13	22	133	83	17	147	58	24	73	59

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total (vph)	229	238	222	156
Volume Left (vph)	70	22	17	24
Volume Right (vph)	13	83	58	59
Hadj (s)	0.06	-0.16	-0.11	-0.16
Departure Headway (s)	5.4	5.2	5.3	5.4
Degree Utilization, x	0.34	0.34	0.33	0.23
Capacity (veh/h)	617	643	614	600
Control Delay (s)	11.2	10.8	10.9	10.0
Approach Delay (s)	11.2	10.8	10.9	10.0
Approach LOS	B	B	B	B

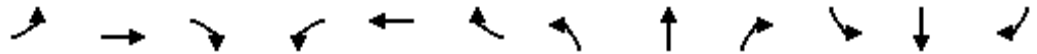
**Intersection Summary**

Delay	10.8
Level of Service	B
Intersection Capacity Utilization	48.7%
ICU Level of Service	A
Analysis Period (min)	15

# HCM Signalized Intersection Capacity Analysis

579: Du Bois & Andersen

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	403	55	42	273	178	63	116	254	85	56	9
Future Volume (vph)	10	403	55	42	273	178	63	116	254	85	56	9
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	1900	1900	1900	1900	1900	1900
Lane Width	11	10	12	11	10	12	11	12	12	11	12	12
Total Lost time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frbp, ped/bikes	1.00	0.99		1.00	0.98		1.00	0.95		1.00	1.00	
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	0.98		1.00	0.94		1.00	0.90		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1801	1786		1801	1684		1711	1594		1711	1815	
Flt Permitted	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)	1801	1786		1801	1684		1711	1594		1711	1815	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	11	448	61	47	303	198	70	129	282	94	62	10
RTOR Reduction (vph)	0	5	0	0	24	0	0	88	0	0	6	0
Lane Group Flow (vph)	11	504	0	47	477	0	70	323	0	94	66	0
Confl. Peds. (#/hr)			15			16			25			6
Confl. Bikes (#/hr)			2			7			1			2
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases												
Actuated Green, G (s)	1.5	24.2		4.5	27.2		4.6	18.5		6.7	20.6	
Effective Green, g (s)	2.5	26.1		5.5	29.1		5.6	20.1		7.7	22.2	
Actuated g/C Ratio	0.04	0.37		0.08	0.41		0.08	0.28		0.11	0.31	
Clearance Time (s)	4.0	4.9		4.0	4.9		4.0	4.6		4.0	4.6	
Vehicle Extension (s)	2.0	3.0		2.0	3.0		2.0	3.0		2.0	3.0	
Lane Grp Cap (vph)	63	652		138	686		134	448		184	564	
v/s Ratio Prot	0.01	c0.28		c0.03	c0.28		0.04	c0.20		c0.05	0.04	
v/s Ratio Perm												
v/c Ratio	0.17	0.77		0.34	0.69		0.52	0.72		0.51	0.12	
Uniform Delay, d1	33.4	20.0		31.2	17.5		31.6	23.1		30.1	17.6	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	5.7		0.5	3.1		1.7	5.6		1.0	0.1	
Delay (s)	33.9	25.7		31.8	20.5		33.3	28.7		31.1	17.7	
Level of Service	C	C		C	C		C	C		C	B	
Approach Delay (s)		25.9			21.5			29.4			25.3	
Approach LOS		C			C			C			C	

## Intersection Summary

HCM 2000 Control Delay	25.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	71.4	Sum of lost time (s)	12.0
Intersection Capacity Utilization	72.3%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

580: Irwin. & Andersen

04/23/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗		↖	↗		↖	↗	
Traffic Volume (vph)	39	440	64	29	288	62	49	180	36	56	144	48
Future Volume (vph)	39	440	64	29	288	62	49	180	36	56	144	48
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	1900	1900	1900	1900	1900	1900
Lane Width	11	11	12	11	10	12	11	12	12	11	13	12
Total Lost time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frbp, ped/bikes	1.00	0.99		1.00	0.99		1.00	0.99		1.00	0.99	
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	0.98		1.00	0.97		1.00	0.97		1.00	0.96	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1801	1847		1801	1772		1711	1801		1711	1836	
Flt Permitted	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)	1801	1847		1801	1772		1711	1801		1711	1836	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	43	489	71	32	320	69	54	200	40	62	160	53
RTOR Reduction (vph)	0	5	0	0	8	0	0	9	0	0	15	0
Lane Group Flow (vph)	43	555	0	32	381	0	54	231	0	62	198	0
Confl. Peds. (#/hr)			18			3			19			12
Confl. Bikes (#/hr)			2			4						1
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases												
Actuated Green, G (s)	3.7	26.0		2.3	24.6		4.6	14.1		4.6	14.1	
Effective Green, g (s)	4.7	27.9		3.3	26.5		5.6	15.3		5.6	15.3	
Actuated g/C Ratio	0.07	0.44		0.05	0.41		0.09	0.24		0.09	0.24	
Clearance Time (s)	4.0	4.9		4.0	4.9		4.0	4.2		4.0	4.2	
Vehicle Extension (s)	2.0	3.0		2.0	3.0		2.0	3.0		2.0	3.0	
Lane Grp Cap (vph)	132	803		92	732		149	429		149	438	
v/s Ratio Prot	c0.02	c0.30		0.02	0.22		0.03	c0.13		c0.04	0.11	
v/s Ratio Perm												
v/c Ratio	0.33	0.69		0.35	0.52		0.36	0.54		0.42	0.45	
Uniform Delay, d1	28.2	14.6		29.4	14.1		27.6	21.3		27.7	20.8	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	2.6		0.8	0.7		0.5	1.3		0.7	0.7	
Delay (s)	28.7	17.2		30.2	14.7		28.1	22.6		28.4	21.6	
Level of Service	C	B		C	B		C	C		C	C	
Approach Delay (s)		18.0			15.9			23.6			23.1	
Approach LOS		B			B			C			C	

## Intersection Summary

HCM 2000 Control Delay	19.4	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.60		
Actuated Cycle Length (s)	64.1	Sum of lost time (s)	12.0
Intersection Capacity Utilization	62.1%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

## 581: Rice Dr & Francisco W.

04/23/2020



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↶			↷		↵
Traffic Volume (vph)	96	0	0	71	143	5
Future Volume (vph)	96	0	0	71	143	5
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800
Total Lost time (s)	4.0			4.0		4.0
Lane Util. Factor	1.00			1.00		1.00
Frt	1.00			0.86		1.00
Flt Protected	0.95			1.00		0.95
Satd. Flow (prot)	1676			1526		1683
Flt Permitted	0.95			1.00		0.95
Satd. Flow (perm)	1676			1526		1683
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	104	0	0	77	155	5
RTOR Reduction (vph)	0	0	0	51	0	0
Lane Group Flow (vph)	104	0	0	26	0	160
Turn Type	Prot			Perm	Perm	NA
Protected Phases	8					6
Permitted Phases				2	6	
Actuated Green, G (s)	6.9			7.5		7.5
Effective Green, g (s)	6.9			7.5		7.5
Actuated g/C Ratio	0.31			0.33		0.33
Clearance Time (s)	4.0			4.0		4.0
Vehicle Extension (s)	3.0			3.0		3.0
Lane Grp Cap (vph)	516			510		563
v/s Ratio Prot	c0.06					
v/s Ratio Perm				0.02		0.10
v/c Ratio	0.20			0.05		0.28
Uniform Delay, d1	5.7			5.0		5.5
Progression Factor	1.00			1.00		1.00
Incremental Delay, d2	0.2			0.0		0.3
Delay (s)	5.9			5.1		5.8
Level of Service	A			A		A
Approach Delay (s)	5.9		5.1			5.8
Approach LOS	A		A			A

### Intersection Summary

HCM 2000 Control Delay	5.7	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.24		
Actuated Cycle Length (s)	22.4	Sum of lost time (s)	8.0
Intersection Capacity Utilization	20.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

HCM Unsignalized Intersection Capacity Analysis  
 813: Francisco W. & Irwin

04/23/2020



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	0	94	0	0	52	102
Future Volume (vph)	0	94	0	0	52	102
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	102	0	0	57	111

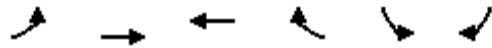
Direction, Lane #	EB 1	SB 1
Volume Total (vph)	102	168
Volume Left (vph)	0	0
Volume Right (vph)	102	111
Hadj (s)	-0.57	-0.36
Departure Headway (s)	3.7	3.7
Degree Utilization, x	0.10	0.17
Capacity (veh/h)	938	932
Control Delay (s)	7.1	7.5
Approach Delay (s)	7.1	7.5
Approach LOS	A	A

Intersection Summary			
Delay		7.4	
Level of Service		A	
Intersection Capacity Utilization	22.3%		ICU Level of Service A
Analysis Period (min)		15	

# HCM Unsignalized Intersection Capacity Analysis

## 1620: Andersen & Rice

04/23/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑			↑
Traffic Volume (veh/h)	0	500	307	38	0	72
Future Volume (Veh/h)	0	500	307	38	0	72
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	0	556	341	42	0	80
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		676	1004			
pX, platoon unblocked					0.78	
vC, conflicting volume	383				918	362
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	383				757	362
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	88
cM capacity (veh/h)	1175				294	683
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	556	383	80			
Volume Left	0	0	0			
Volume Right	0	42	80			
cSH	1700	1700	683			
Volume to Capacity	0.33	0.23	0.12			
Queue Length 95th (ft)	0	0	10			
Control Delay (s)	0.0	0.0	11.0			
Lane LOS			B			
Approach Delay (s)	0.0	0.0	11.0			
Approach LOS			B			
Intersection Summary						
Average Delay			0.9			
Intersection Capacity Utilization			31.1%	ICU Level of Service		A
Analysis Period (min)			15			

# HCM Signalized Intersection Capacity Analysis

516: Lincoln & 2nd

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4TTL	T					T	T		4T		
Traffic Volume (vph)	191	1674	47	0	0	0	0	180	351	114	152	0	
Future Volume (vph)	191	1674	47	0	0	0	0	180	351	114	152	0	
Ideal Flow (vphpl)	1600	1600	1600	1800	1800	1800	1800	1600	1600	1600	1600	1800	
Lane Width	12	10	10	12	12	12	12	12	12	9	9	9	
Total Lost time (s)		3.9	3.9					3.9	3.9		3.8		
Lane Util. Factor		0.86	1.00					1.00	1.00		0.95		
Frbp, ped/bikes		1.00	0.96					1.00	0.97		1.00		
Flpb, ped/bikes		1.00	1.00					1.00	1.00		1.00		
Frt		1.00	0.85					1.00	0.85		1.00		
Flt Protected		0.99	1.00					1.00	1.00		0.98		
Satd. Flow (prot)		4496	1071					1412	1168		2233		
Flt Permitted		0.99	1.00					1.00	1.00		0.71		
Satd. Flow (perm)		4496	1071					1412	1168		1624		
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	
Adj. Flow (vph)	212	1860	52	0	0	0	0	200	390	127	169	0	
RTOR Reduction (vph)	0	0	22	0	0	0	0	0	16	0	0	0	
Lane Group Flow (vph)	0	2072	30	0	0	0	0	200	374	0	296	0	
Confl. Peds. (#/hr)	19		31						15				
Confl. Bikes (#/hr)			7						3				
Parking (#/hr)										2	2		
Turn Type	Perm	NA	Perm					NA	Perm	Perm	NA		
Protected Phases		2						4			8		
Permitted Phases	2		2						4	8			
Actuated Green, G (s)		49.9	49.9					29.9	29.9		30.0		
Effective Green, g (s)		51.1	51.1					31.1	31.1		31.2		
Actuated g/C Ratio		0.57	0.57					0.35	0.35		0.35		
Clearance Time (s)		5.1	5.1					5.1	5.1		5.0		
Lane Grp Cap (vph)		2552	608					487	403		562		
v/s Ratio Prot								0.14					
v/s Ratio Perm		0.46	0.03						0.32		0.18		
v/c Ratio		0.81	0.05					0.41	0.93		0.53		
Uniform Delay, d1		15.6	8.6					22.5	28.4		23.5		
Progression Factor		1.00	1.00					1.00	1.00		1.00		
Incremental Delay, d2		2.9	0.2					2.6	29.8		3.5		
Delay (s)		18.5	8.8					25.0	58.1		27.0		
Level of Service		B	A					C	E		C		
Approach Delay (s)		18.3			0.0			46.9			27.0		
Approach LOS		B			A			D			C		
<b>Intersection Summary</b>													
HCM 2000 Control Delay			24.8									HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.85										
Actuated Cycle Length (s)			90.0									Sum of lost time (s)	7.8
Intersection Capacity Utilization			85.9%									ICU Level of Service	E
Analysis Period (min)			15										
c Critical Lane Group													

# HCM Signalized Intersection Capacity Analysis

## 542: Francisco W./Tamalpais & 2nd

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4TTL	T							T	T	
Traffic Volume (vph)	34	1771	109	0	0	0	0	0	0	74	187	0
Future Volume (vph)	34	1771	109	0	0	0	0	0	0	74	187	0
Ideal Flow (vphpl)	1600	1600	1600	1800	1800	1800	1800	1600	1600	1600	1600	1800
Lane Width	12	11	10	12	12	12	12	10	13	10	12	12
Total Lost time (s)		4.1	4.1							3.6	3.6	
Lane Util. Factor		0.86	1.00							1.00	1.00	
Frbp, ped/bikes		1.00	0.92							1.00	1.00	
Flpb, ped/bikes		1.00	1.00							1.00	1.00	
Frt		1.00	0.85							1.00	1.00	
Flt Protected		1.00	1.00							0.95	1.00	
Satd. Flow (prot)		4680	1029							1105	1249	
Flt Permitted		1.00	1.00							0.95	1.00	
Satd. Flow (perm)		4680	1029							1105	1249	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	38	1968	121	0	0	0	0	0	0	82	208	0
RTOR Reduction (vph)	0	0	54	0	0	0	0	0	0	0	0	0
Lane Group Flow (vph)	0	2006	67	0	0	0	0	0	0	82	208	0
Confl. Peds. (#/hr)	65		34							3	3	
Confl. Bikes (#/hr)			5							3		
Parking (#/hr)										3	3	
Turn Type	Perm	NA	Perm							Perm	NA	
Protected Phases		2									8	
Permitted Phases	2		2							8		
Actuated Green, G (s)		48.4	48.4							30.9	30.9	
Effective Green, g (s)		49.9	49.9							32.4	32.4	
Actuated g/C Ratio		0.55	0.55							0.36	0.36	
Clearance Time (s)		5.6	5.6							5.1	5.1	
Lane Grp Cap (vph)		2594	570							397	449	
v/s Ratio Prot											c0.17	
v/s Ratio Perm		0.43	0.07							0.07		
v/c Ratio		0.77	0.12							0.21	0.46	
Uniform Delay, d1		15.6	9.6							19.9	22.1	
Progression Factor		0.67	0.09							1.00	1.00	
Incremental Delay, d2		1.3	0.2							1.2	3.4	
Delay (s)		11.8	1.1							21.1	25.5	
Level of Service		B	A							C	C	
Approach Delay (s)		11.2			0.0			0.0			24.3	
Approach LOS		B			A			A			C	

### Intersection Summary

HCM 2000 Control Delay	12.8	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.65		
Actuated Cycle Length (s)	90.0	Sum of lost time (s)	7.7
Intersection Capacity Utilization	54.3%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			



# HCM Unsignalized Intersection Capacity Analysis

## 561: Du Bois & Rice

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	5	2	0	4	107	121	2	125	19	20	122	8
Future Volume (Veh/h)	5	2	0	4	107	121	2	125	19	20	122	8
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	2	0	4	116	132	2	136	21	22	133	9
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								1150				
pX, platoon unblocked												
vC, conflicting volume	522	342	138	333	336	146	142			157		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	522	342	138	333	336	146	142			157		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	100	100	99	80	85	100			98		
cM capacity (veh/h)	331	570	911	611	574	901	1441			1423		
<b>Direction, Lane #</b>	<b>EB 1</b>	<b>WB 1</b>	<b>NB 1</b>	<b>SB 1</b>								
Volume Total	7	252	159	164								
Volume Left	5	4	2	22								
Volume Right	0	132	21	9								
cSH	376	710	1441	1423								
Volume to Capacity	0.02	0.36	0.00	0.02								
Queue Length 95th (ft)	1	40	0	1								
Control Delay (s)	14.7	12.8	0.1	1.1								
Lane LOS	B	B	A	A								
Approach Delay (s)	14.7	12.8	0.1	1.1								
Approach LOS	B	B										
<b>Intersection Summary</b>												
Average Delay			6.1									
Intersection Capacity Utilization			40.7%		ICU Level of Service					A		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis  
 562: Du Bois/Lincoln & Irwin.

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Stop			Stop	
Traffic Volume (vph)	83	179	10	47	146	86	8	236	108	33	78	83
Future Volume (vph)	83	179	10	47	146	86	8	236	108	33	78	83
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	90	195	11	51	159	93	9	257	117	36	85	90

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total (vph)	296	303	383	211
Volume Left (vph)	90	51	9	36
Volume Right (vph)	11	93	117	90
Hadj (s)	0.07	-0.12	-0.14	-0.19
Departure Headway (s)	6.7	6.5	6.3	6.7
Degree Utilization, x	0.55	0.54	0.67	0.39
Capacity (veh/h)	485	501	538	463
Control Delay (s)	17.4	17.0	20.9	13.9
Approach Delay (s)	17.4	17.0	20.9	13.9
Approach LOS	C	C	C	B

Intersection Summary

Delay	17.8
Level of Service	C
Intersection Capacity Utilization	63.4%
ICU Level of Service	B
Analysis Period (min)	15

# HCM Signalized Intersection Capacity Analysis

579: Du Bois & Andersen

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗		↖	↗		↖	↗	
Traffic Volume (vph)	10	403	55	42	273	178	63	116	254	85	56	9
Future Volume (vph)	10	403	55	42	273	178	63	116	254	85	56	9
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	1900	1900	1900	1900	1900	1900
Lane Width	11	10	12	11	10	12	11	12	12	11	12	12
Total Lost time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frbp, ped/bikes	1.00	0.99		1.00	0.98		1.00	0.95		1.00	1.00	
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	0.98		1.00	0.94		1.00	0.90		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1801	1786		1801	1684		1711	1594		1711	1815	
Flt Permitted	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)	1801	1786		1801	1684		1711	1594		1711	1815	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	11	448	61	47	303	198	70	129	282	94	62	10
RTOR Reduction (vph)	0	5	0	0	24	0	0	88	0	0	6	0
Lane Group Flow (vph)	11	504	0	47	477	0	70	323	0	94	66	0
Confl. Peds. (#/hr)			15			16			25			6
Confl. Bikes (#/hr)			2			7			1			2
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases												
Actuated Green, G (s)	1.5	24.2		4.5	27.2		4.6	18.5		6.7	20.6	
Effective Green, g (s)	2.5	26.1		5.5	29.1		5.6	20.1		7.7	22.2	
Actuated g/C Ratio	0.04	0.37		0.08	0.41		0.08	0.28		0.11	0.31	
Clearance Time (s)	4.0	4.9		4.0	4.9		4.0	4.6		4.0	4.6	
Vehicle Extension (s)	2.0	3.0		2.0	3.0		2.0	3.0		2.0	3.0	
Lane Grp Cap (vph)	63	652		138	686		134	448		184	564	
v/s Ratio Prot	0.01	c0.28		c0.03	c0.28		0.04	c0.20		c0.05	0.04	
v/s Ratio Perm												
v/c Ratio	0.17	0.77		0.34	0.69		0.52	0.72		0.51	0.12	
Uniform Delay, d1	33.4	20.0		31.2	17.5		31.6	23.1		30.1	17.6	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	5.7		0.5	3.1		1.7	5.6		1.0	0.1	
Delay (s)	33.9	25.7		31.8	20.5		33.3	28.7		31.1	17.7	
Level of Service	C	C		C	C		C	C		C	B	
Approach Delay (s)		25.9			21.5			29.4			25.3	
Approach LOS		C			C			C			C	

## Intersection Summary

HCM 2000 Control Delay	25.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	71.4	Sum of lost time (s)	12.0
Intersection Capacity Utilization	72.3%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

580: Irwin. & Andersen

01/08/2020



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗		↖	↗		↖	↗	
Traffic Volume (vph)	39	440	64	29	336	62	49	180	36	56	144	62
Future Volume (vph)	39	440	64	29	336	62	49	180	36	56	144	62
Ideal Flow (vphpl)	2000	2000	2000	2000	2000	2000	1900	1900	1900	1900	1900	1900
Lane Width	11	11	12	11	10	12	11	12	12	11	13	12
Total Lost time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frbp, ped/bikes	1.00	0.99		1.00	1.00		1.00	0.99		1.00	0.99	
Flpb, ped/bikes	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Frt	1.00	0.98		1.00	0.98		1.00	0.97		1.00	0.95	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1801	1847		1801	1779		1711	1801		1711	1817	
Flt Permitted	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)	1801	1847		1801	1779		1711	1801		1711	1817	
Peak-hour factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	43	489	71	32	373	69	54	200	40	62	160	69
RTOR Reduction (vph)	0	5	0	0	6	0	0	9	0	0	20	0
Lane Group Flow (vph)	43	555	0	32	436	0	54	231	0	62	209	0
Confl. Peds. (#/hr)			18			3			19			12
Confl. Bikes (#/hr)			2			4						1
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	
Protected Phases	5	2		1	6		3	8		7	4	
Permitted Phases												
Actuated Green, G (s)	3.7	26.4		2.3	25.0		4.6	14.1		4.6	14.1	
Effective Green, g (s)	4.7	28.3		3.3	26.9		5.6	15.3		5.6	15.3	
Actuated g/C Ratio	0.07	0.44		0.05	0.42		0.09	0.24		0.09	0.24	
Clearance Time (s)	4.0	4.9		4.0	4.9		4.0	4.2		4.0	4.2	
Vehicle Extension (s)	2.0	3.0		2.0	3.0		2.0	3.0		2.0	3.0	
Lane Grp Cap (vph)	131	810		92	741		148	427		148	431	
v/s Ratio Prot	c0.02	c0.30		0.02	0.24		0.03	c0.13		c0.04	0.12	
v/s Ratio Perm												
v/c Ratio	0.33	0.69		0.35	0.59		0.36	0.54		0.42	0.49	
Uniform Delay, d1	28.4	14.5		29.6	14.5		27.8	21.5		27.9	21.2	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	2.4		0.8	1.2		0.6	1.4		0.7	0.9	
Delay (s)	28.9	16.9		30.4	15.7		28.3	22.9		28.6	22.1	
Level of Service	C	B		C	B		C	C		C	C	
Approach Delay (s)		17.8			16.7			23.9			23.5	
Approach LOS		B			B			C			C	

## Intersection Summary

HCM 2000 Control Delay	19.6	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.59		
Actuated Cycle Length (s)	64.5	Sum of lost time (s)	12.0
Intersection Capacity Utilization	62.7%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

# HCM Signalized Intersection Capacity Analysis

## 581: Rice Dr & Francisco W.

01/08/2020



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↰			↱		↱
Traffic Volume (vph)	223	0	0	48	142	11
Future Volume (vph)	223	0	0	48	142	11
Ideal Flow (vphpl)	1800	1800	1800	1800	1800	1800
Total Lost time (s)	4.0			4.0		4.0
Lane Util. Factor	1.00			1.00		1.00
Frt	1.00			0.86		1.00
Flt Protected	0.95			1.00		0.96
Satd. Flow (prot)	1676			1526		1686
Flt Permitted	0.95			1.00		0.96
Satd. Flow (perm)	1676			1526		1686
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	242	0	0	52	154	12
RTOR Reduction (vph)	0	0	0	35	0	0
Lane Group Flow (vph)	242	0	0	17	0	166
Turn Type	Prot			Perm	Perm	NA
Protected Phases	8					6
Permitted Phases				2	6	
Actuated Green, G (s)	9.0			8.1		8.1
Effective Green, g (s)	9.0			8.1		8.1
Actuated g/C Ratio	0.36			0.32		0.32
Clearance Time (s)	4.0			4.0		4.0
Vehicle Extension (s)	3.0			3.0		3.0
Lane Grp Cap (vph)	600			492		544
v/s Ratio Prot	c0.14					
v/s Ratio Perm				0.01		0.10
v/c Ratio	0.40			0.03		0.31
Uniform Delay, d1	6.0			5.8		6.4
Progression Factor	1.00			1.00		1.00
Incremental Delay, d2	0.4			0.0		0.3
Delay (s)	6.5			5.8		6.7
Level of Service	A			A		A
Approach Delay (s)	6.5		5.8			6.7
Approach LOS	A		A			A

### Intersection Summary

HCM 2000 Control Delay	6.5	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.36		
Actuated Cycle Length (s)	25.1	Sum of lost time (s)	8.0
Intersection Capacity Utilization	28.6%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

# HCM Unsignalized Intersection Capacity Analysis

813: Francisco W. & Irwin

01/08/2020



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Stop	Stop	
Traffic Volume (vph)	184	97	0	0	65	107
Future Volume (vph)	184	97	0	0	65	107
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	200	105	0	0	71	116
Direction, Lane #	EB 1	SB 1				
Volume Total (vph)	305	187				
Volume Left (vph)	200	0				
Volume Right (vph)	105	116				
Hadj (s)	-0.04	-0.34				
Departure Headway (s)	4.3	4.3				
Degree Utilization, x	0.36	0.22				
Capacity (veh/h)	814	793				
Control Delay (s)	9.7	8.5				
Approach Delay (s)	9.7	8.5				
Approach LOS	A	A				
<b>Intersection Summary</b>						
Delay			9.2			
Level of Service			A			
Intersection Capacity Utilization			Err%	ICU Level of Service		H
Analysis Period (min)			15			

# HCM Unsignalized Intersection Capacity Analysis

## 1620: Andersen & Rice

01/08/2020



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↵			↗
Traffic Volume (veh/h)	0	500	307	38	0	120
Future Volume (Veh/h)	0	500	307	38	0	120
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	0	556	341	42	0	133
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		676	1004			
pX, platoon unblocked					0.78	
vC, conflicting volume	383				918	362
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	383				758	362
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	81
cM capacity (veh/h)	1175				294	683
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	556	383	133			
Volume Left	0	0	0			
Volume Right	0	42	133			
cSH	1700	1700	683			
Volume to Capacity	0.33	0.23	0.19			
Queue Length 95th (ft)	0	0	18			
Control Delay (s)	0.0	0.0	11.5			
Lane LOS			B			
Approach Delay (s)	0.0	0.0	11.5			
Approach LOS			B			
Intersection Summary						
Average Delay			1.4			
Intersection Capacity Utilization			34.0%	ICU Level of Service		A
Analysis Period (min)			15			

**RESOLUTION NO.**

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AWARDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT FOR THE FRANCISCO BOULEVARD WEST - RICE DRIVE TO SECOND STREET PROJECT, CITY PROJECT NO. 11364, TO GHILOTTI BROS., INC., IN THE AMOUNT OF \$2,259,787, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$253,498 FOR A TOTAL APPROPRIATED AMOUNT OF \$2,513,285.**

**WHEREAS**, on the 4th day of June 2020, pursuant to due and legal notice published in the manner provided by law, inviting sealed bids or proposals for the work hereinafter mentioned, as more fully appears from the Affidavit of Publication thereof on file in the office of the City Clerk of the City of San Rafael, California, the City Clerk of said City did publicly open, examine, and declare all sealed bids or proposals for doing the following work in said City, to wit:

**“Francisco Boulevard West – Rice Drive to Second Street Project”  
City Project No. 11364**

in accordance with the plans and specifications therefor on file in the office of the Department of Public Works; and

**WHEREAS**, the bid of \$2,259,787 from Ghilotti Bros., Inc., at the unit prices stated in its bid, was and is the lowest and best bid for said work and said bidder is the lowest responsible bidder; and

**WHEREAS**, staff has recommended that the project budget include a contingency amount of \$253,498; and

**WHEREAS**, this project is a revised design for a portion of the Multi-Use Path Project for which the City Council adopted an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to California Environmental Quality Act (CEQA) on December 4, 2017. The City’s environmental consultant has determined that the revised design that is the subject of this award would not introduce new significant environmental effects and therefore, no additional environmental work is required. The consultant has prepared an Addendum to the previously approved IS/MND which has been considered by the City Council and placed in the City’s files for this project;



**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN RAFAEL**

**RESOLVES** as follows:

1. The bid of Ghilotti Bros., Inc. is hereby accepted at the unit prices stated in its bid, and the contract for said work and improvements is hereby awarded to Ghilotti Bros., Inc., at the stated unit prices.
2. The City Manager is authorized and directed to execute a contract with Ghilotti Bros., Inc., for the bid amount, subject to final approval as to form by the City Attorney, and to return the bidder's bond upon the execution of the contract.
3. Funds totaling \$1,940,000, which reflects the appropriated amount following the issuance of the recommended deductive change order, will be appropriated for this project from the various grants as outlined in the staff report.
4. The Director of Public Works is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

**I, Lindsay Lara**, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of June 2020 by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

File No.: 16.01.291

**RESOLUTION NO.**

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE A DEDUCTIVE CHANGE ORDER FOR THE FRANCISCO BOULEVARD WEST - RICE DRIVE TO SECOND STREET PROJECT, CITY PROJECT NO. 11364, IN THE AMOUNT OF \$573,285.**

**WHEREAS**, on the 4th day of June 2020, pursuant to due and legal notice published in the manner provided by law, inviting sealed bids or proposals for the work hereinafter mentioned, as more fully appears from the Affidavit of Publication thereof on file in the office of the City Clerk of the City of San Rafael, California, the City Clerk of said City did publicly open, examine, and declare all sealed bids or proposals for doing the following work in said City, to wit:

**“Francisco Boulevard West – Rice Drive to Second Street Project”**

**City Project No. 11364**

in accordance with the plans and specifications therefor on file in the office of the Department of Public Works; and

**WHEREAS**, the bid of \$2,259,787 from Ghilotti Bros., Inc., at the unit prices stated in its bid, was and is the lowest and best bid for said work and said bidder is the lowest responsible bidder; and

**WHEREAS**, on June 15, 2020, the City Council awarded a construction contract to Ghilotti Bros., Inc. at the bid amount of \$2,259,787; and

**WHEREAS**, the bid amount plus the contingency of \$253,498 exceeds the available budget and requires adjustment to bring anticipated project expenses to within budget; and

**WHEREAS**, City staff have negotiated a deductive change order with Ghilotti Bros., Inc. in the amount of \$573,285.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES** as follows:

1. The City Manager is hereby directed, following execution of the contract with Ghilotti Bros, Inc., to execute a deductive change order to that contract, at unit prices recommended by the Public Works Director and agreed to by Ghilotti Bros., Inc., in a total amount of \$573,285.

2. The City Manager is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

**I, Lindsay Lara**, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of June 2020 by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

File No.: 16.01.291

LINDSAY LARA, City Clerk

## Contract

This public works contract ("Contract") is entered into by and between the City of San Rafael ("City") and Ghilotti Bros., Inc. ("Contractor"), for work on the Francisco Boulevard West – Rice Drive to Second Street Project ("Project").

The parties agree as follows:

1. **Award of Contract.** In response to the Notice Inviting Bids, Contractor has submitted a Bid Proposal to perform the Work to construct the Project. On June 15, 2020, City authorized award of this Contract to Contractor for the amount set forth in Section 4, below.
2. **Contract Documents.** The Contract Documents incorporated into this Contract include and are comprised of all of the documents listed below. The definitions provided in Article 1 of the General Conditions apply to all of the Contract Documents, including this Contract.
  - 2.1 Notice Inviting Bids;
  - 2.2 Instructions to Bidders;
  - 2.3 Addenda, if any;
  - 2.4 Bid Proposal and attachments thereto;
  - 2.5 Contract;
  - 2.6 Payment and Performance Bonds;
  - 2.7 General Conditions;
  - 2.8 Special Conditions;
  - 2.9 Project Plans and Specifications;
  - 2.10 Change Orders, if any;
  - 2.11 Notice of Award;
  - 2.12 Notice to Proceed;
  - 2.13 Uniform Standards All Cities and County of Marin (available online at: <https://www.marincounty.org/-/media/files/departments/pw/engineering/2018-ucs-complete-set.pdf?la=en>); and
  - 2.14 The following: No Other Documents
3. **Contractor's Obligations.** Contractor will perform all of the Work required for the Project, as specified in the Contract Documents. Contractor must provide, furnish, and supply all things necessary and incidental for the timely performance and completion of the Work, including all necessary labor, materials, supplies, tools, equipment, transportation, onsite facilities, and utilities, unless otherwise specified in the Contract Documents. Contractor must use its best efforts to diligently prosecute and complete the Work in a professional and expeditious manner and to meet or exceed the performance standards required by the Contract Documents, and in full compliance with Laws.
4. **Payment.** As full and complete compensation for Contractor's timely performance and completion of the Work in strict accordance with the terms and conditions of the Contract Documents, City will pay Contractor \$1,686,502 ("Contract Price") for all of Contractor's direct and indirect costs to perform the Work, including all labor, materials, supplies, equipment, taxes, insurance, bonds and all overhead costs, in accordance with the payment provisions in the General Conditions.
5. **Time for Completion.** Contractor will fully complete the Work for the Project within 120 working days from the commencement date given in the Notice to Proceed ("Contract Time"). By signing below, Contractor expressly waives any claim for delayed early completion.
6. **Liquidated Damages.** If Contractor fails to complete the Work within the Contract Time, City will assess liquidated damages in the amount of \$500 per day for each day of unexcused delay in

completion, and such liquidated damages may be deducted from City's payments due or to become due to Contractor under this Contract.

**7. Labor Code Compliance.**

**7.1 General.** This Contract is subject to all applicable requirements of Chapter 1 of Part 7 of Division 2 of the Labor Code, including requirements pertaining to wages, working hours and workers' compensation insurance, as further specified in Article 9 of the General Conditions.

**7.2 Prevailing Wages.** This Project is subject to the prevailing wage requirements applicable to the locality in which the Work is to be performed for each craft, classification or type of worker needed to perform the Work, including employer payments for health and welfare, pension, vacation, apprenticeship and similar purposes. Copies of these prevailing rates are available online at <http://www.dir.ca.gov/DLSR>.

**7.3 DIR Registration.** City may not enter into the Contract with a bidder without proof that the bidder and its Subcontractors are registered with the California Department of Industrial Relations to perform public work pursuant to Labor Code § 1725.5, subject to limited legal exceptions.

**8. Workers' Compensation Certification.** Pursuant to Labor Code § 1861, by signing this Contract, Contractor certifies as follows: "I am aware of the provisions of Labor Code § 3700 which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work on this Contract."

**9. Conflicts of Interest.** Contractor, its employees, Subcontractors and agents, may not have, maintain or acquire a conflict of interest in relation to this Contract in violation of any City ordinance or requirement, or in violation of any California law, including Government Code § 1090 et seq., or the Political Reform Act, as set forth in Government Code § 81000 et seq. and its accompanying regulations. Any violation of this Section constitutes a material breach of the Contract.

**10. Independent Contractor.** Contractor is an independent contractor under this Contract and will have control of the Work and the means and methods by which it is performed. Contractor and its Subcontractors are not employees of City and are not entitled to participate in any health, retirement, or any other employee benefits from City.

11. **Notice.** Any notice, billing, or payment required by or pursuant to the Contract Documents must be made in writing, signed, dated and sent to the other party by personal delivery, U.S. Mail, a reliable overnight delivery service, or by email as a PDF file. Notice is deemed effective upon delivery, except that service by U.S. Mail is deemed effective on the second working day after deposit for delivery. Notice for each party must be given as follows:

**City:**

City Clerk's Office  
1400 Fifth Avenue, Room 209  
San Rafael, CA 94901  
Attn: City Clerk

Copy to: Director of Public Works  
Email: [Bill.Guerin@cityofsanrafael.org](mailto:Bill.Guerin@cityofsanrafael.org)

**Contractor:**

Name: Ghilotti Bros. Inc.  
Address: 525 Jacoby Street  
City/State/Zip: San Rafael, CA 94901  
Phone: 415-265-7011  
Attn: Dennis Huetter  
Email: [dennish@ghilottibros.com](mailto:dennish@ghilottibros.com)  
Copy to: Debbie Petersen

12. **General Provisions.**

- 12.1 **Assignment and Successors.** Contractor may not assign its rights or obligations under this Contract, in part or in whole, without City's written consent. This Contract is binding on Contractor's and City's lawful heirs, successors and permitted assigns.
- 12.2 **Third Party Beneficiaries.** There are no intended third-party beneficiaries to this Contract.
- 12.3 **Governing Law and Venue.** This Contract will be governed by California law and venue will be in the Marin County Superior Court, and no other place. Contractor waives any right it may have pursuant to Code of Civil Procedure § 394, to file a motion to transfer any action arising from or relating to this Contract to a venue outside of Marin County, California.
- 12.4 **Amendment.** No amendment or modification of this Contract will be binding unless it is in a writing duly authorized and signed by the parties to this Contract.
- 12.5 **Integration.** This Contract and the Contract Documents incorporated herein, including authorized amendments or Change Orders thereto, constitute the final, complete, and exclusive terms of the agreement between City and Contractor.
- 12.6 **Severability.** If any provision of the Contract Documents is determined to be illegal, invalid, or unenforceable, in whole or in part, the remaining provisions of the Contract Documents will remain in full force and effect.
- 12.7 **Iran Contracting Act.** If the Contract Price exceeds \$1,000,000, Contractor certifies, by signing below, that it is not identified on a list created under the Iran Contracting Act, Public

Contract Code § 2200 et seq. (the "Act"), as a person engaging in investment activities in Iran, as defined in the Act, or is otherwise expressly exempt under the Act.

- 12.8 Authorization.** Each individual signing below warrants that he or she is authorized to do so by the party that he or she represents, and that this Contract is legally binding on that party. If Contractor is a corporation, signatures from two officers of the corporation are required pursuant to California Corporation Code § 313. If Contractor is a partnership, a signature from a general partner with authority to bind the partnership is required.

*[Signatures are on the following page.]*

The parties agree to this Contract as witnessed by the signatures below:

**CITY:**

Approved as to form:

s/ \_\_\_\_\_

s/ \_\_\_\_\_

Jim Schutz, City Manager

Robert F. Epstein, City Attorney

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

s/ \_\_\_\_\_

\_\_\_\_\_  
Lindsay Lara, City Clerk

Date: \_\_\_\_\_

**CONTRACTOR:**

\_\_\_\_\_ Business Name

s/ \_\_\_\_\_

Seal:

\_\_\_\_\_  
Name, Title

Date: \_\_\_\_\_

Second Signature (See Section 12.8):

s/ \_\_\_\_\_

\_\_\_\_\_  
Name, Title

Date: \_\_\_\_\_

\_\_\_\_\_  
Contractor's California License Number(s) and Expiration Date(s)

END OF CONTRACT



April 3, 2020



Dear San Rafael Resident/Property Owner,

This letter serves as notification of upcoming construction activities within the vicinity of Francisco Boulevard West. For safety reasons, the City will be converting Francisco Boulevard West into a one-way street for southbound vehicle traffic between 2<sup>nd</sup> Street and Rice Drive. South of Rice Drive, Francisco Boulevard West will remain a two-way street. This conversion is based on unforeseen traffic impacts introduced after the SMART train Larkspur extension opened.

Currently in the design stages, the conversion will include a two-way Class IV bike facility along the corridor which will connect to the Rice Drive to Andersen Drive multi-use path. Construction is planned to begin July 2020 and is expected to be completed in the Fall 2020. The project will try to limit impacts during construction by implementing a phased construction approach, however partial closures of Francisco Boulevard West may take place for up to two months during construction.

For more information on the project, please feel free to visit the City's Project website at the following address:

<https://www.cityofsanrafael.org/active-projects>

*Francisco Blvd West One Way Conversion and Multi-Use Path*

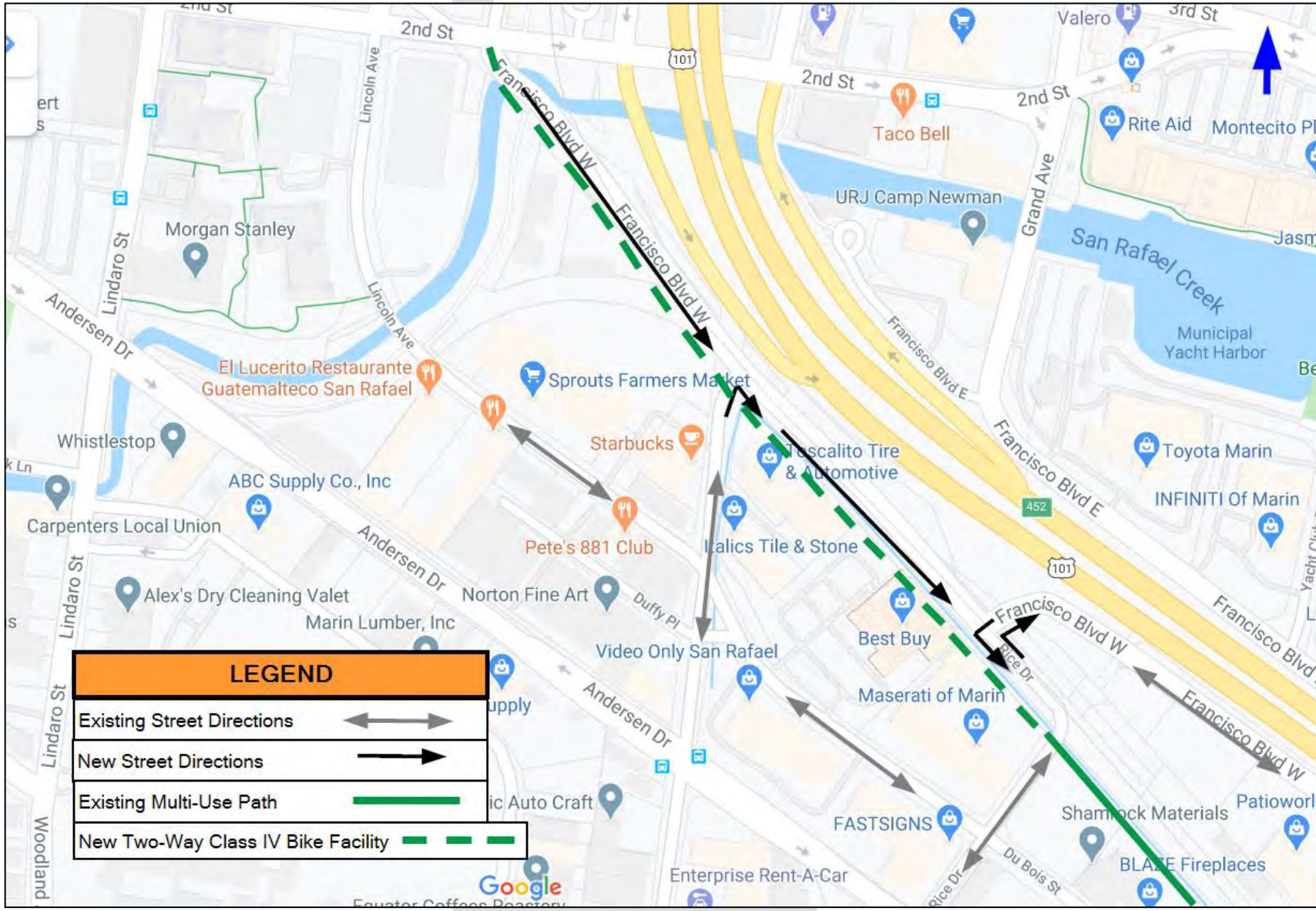
Please review the information on the website and contact me if you have any additional questions or concerns. I am available by phone 415-485-3409 or e-mail

[Aprilm@cityofsanrafael.org](mailto:Aprilm@cityofsanrafael.org).

Thank in advance for your patience and cooperation while this project is underway.

Sincerely,

April Miller, PE  
Senior Civil Engineer





**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

**Department: Public Works**

**Prepared by: Bill Guerin,  
Director of Public Works**

**City Manager Approval:** \_\_\_\_\_

**TOPIC: MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM**

**SUBJECT: A RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE COUNTY OF MARIN FOR THE MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM CONTROL INFRASTRUCTURE PROJECT.**

**RECOMMENDATION:** Adopt the resolution authorizing and directing the City Manager to execute a Memorandum of Understanding (MOU) with the County of Marin for the Marin County Stormwater Pollution Prevention Program Control Infrastructure Project.

**BACKGROUND:** In 1990, the U.S. Environmental Protection Agency (EPA) established a stormwater program within the National Pollutant Discharge Elimination System (NPDES) permit program. The NPDES permit program addresses the discharge of pollutants to waters of the United States.

To assist in meeting the goals of the NPDES, the Marin County Stormwater Pollution Prevention Program (MCSTOPPP) was created in 1993 to protect and enhance water quality in creeks and wetlands, preserve beneficial uses of local waterways, and comply with State and Federal regulations. Participating member agencies include the 11 cities and towns in Marin County, as well as the County of Marin.

Each MCSTOPPP member agency implements a local stormwater pollution prevention program and helps fund the Countywide MCSTOPPP, which provides for the coordination and consistency of approaches between the local stormwater programs. In FY 2019-20, the City paid \$162,291 to the County of Marin for administering the MCSTOPPP program. In addition to the cash payment made to MCSTOPPP, Public Works staff support the program's efforts by responding to illegal discharges, performing regular street sweeping, and clearing debris from storm drains and creeks. Additionally, Land Development staff review and enforce stormwater and creek protection controls for development projects, and perform inspections. Educational outreach is also conducted as a part of the MCSTOPPP program.

As part of the NPDES program, all municipalities in Marin will be required to address trash within the permittee's jurisdictional area. Most consequential to San Rafael, this means that full trash

**FOR CITY CLERK ONLY**

**File No.:**

**Council Meeting:**

**Disposition:**

## **SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 2**

capture systems must be installed and placed in high priority locations. High priority locations are areas with significant trash and debris which are at risk of entering the stormwater system. Full capture systems, which will typically be located at or near our pump-stations, are required to be in place by December 1, 2030. These systems are extremely costly to design and install but are very effective at removing debris from the stormwater system. Non-centralized trash capture systems that would be located at each drain inlet would clog quickly and can be resource-intensive to maintain and keep clear of debris during storm events.

**ANALYSIS:** In 2019, the County of Marin applied for funding from the EPA for their San Francisco Water Quality Improvement Fund to help mitigate the cost of installing several full trash capture systems throughout the County. On August 20, 2019, the County Board of Supervisors, on behalf of MCSTOPPP, accepted grant funds in the amount of \$685,000, thus funding the Marin County Stormwater Pollution Prevention Program Control Infrastructure Project (Infrastructure Project) administered by MCSTOPPP staff which likely includes funding for a large full capture device in San Rafael.

The goals of the Countywide Infrastructure project are to: 1) improve water quality in the San Francisco Bay by reducing and preventing trash in stormwater discharges, 2) monitor the success of MCSTOPPP implementations of trash pollution prevention, and 3) share lessons learned from trash control efforts regionally and statewide.

The Infrastructure Project grant funds will be used to financially support various sub-projects administered either by MCSTOPPP or by local jurisdictions. Sub-projects include:

1. Implementing a range of trash capture planning and pollution prevention public outreach efforts.
2. Purchasing of one large full capture device for the MCSTOPPP member agency with the highest trash load. At this time, MCSTOPPP has indicated the City of San Rafael would be the member agency to receive grant funds in the approximate amount of \$597,000.
3. Purchasing and installing numerous small trash capture devices for various MCSTOPPP member agencies. The member agencies will identify high priority areas for the small trash capture devices.

In order to access these grant funds available through MCSTOPPP, the City must enter into the attached Memorandum of Understanding (MOU) with the County. The MOU defines roles and responsibilities of all MCSTOPPP member-agencies.

If approved, the City's roles under the MOU would include identifying locations where trash capture devices could be installed, coordinating with property owners, procuring regulatory agency permits, and following required protocols for seeking reimbursement of expenses. All City projects seeking to use these grant funds must be completed by June 30, 2024.

**FISCAL IMPACT:** Should the City of San Rafael be the recipient of the \$597,000 large full capture device funding, MCSTOPPP would require a local match of approximately \$190,000. The local match may be satisfied through implementation of existing trash reduction workplans, matching capital investments, or in-kind expenditures of labor. For example, the City currently utilizes the Downtown Streets Team to assist in keeping the Downtown area clean and free of debris in City streets. City expenses associated with this program would count towards the City's local match for this Infrastructure Project. Furthermore, any staff time or design contracts to facilitate a City project would count towards the local match requirement. Staff expects the existing activities already taking place will fulfill the local match obligation.

## **SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 3**

If the City pursues a construction project to install one large full capture device, staff will return before the City Council to recommend an award of contract and further detail the funding plan to support construction. The total cost of installing a large full capture device is not known at this time.

**OPTIONS:** The City Council has the following options to consider relating to this matter:

1. Adopt the resolution as presented approving the MOU.
2. Do not adopt the resolution. If this option is chosen, the City will forfeit participation in the Infrastructure Project as a sub-recipient of grant funding. The City however will still be required to implement trash capture devices by the December 1, 2030 deadline and fund that project in its entirety.

**ATTACHMENT:**

1. Resolution Approving the Memorandum of Understanding
2. Memorandum of Understanding

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SAN RAFAEL APPROVING AND AUTHORIZING THE CITY  
MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING  
WITH THE COUNTY OF MARIN FOR THE MARIN COUNTY STORMWATER  
POLLUTION PREVENTION PROGRAM CONTROL INFRASTRUCTURE PROJECT**

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**WHEREAS**, the National Pollutant Discharge Elimination System (NPDES) permit program addresses the discharge of pollutants to waters of the United States; and

**WHEREAS**, as part of the NPDES Phase II Small Municipal Separate Storm Sewer Systems (MS4) Permit renewal, all municipalities in Marin will be required to address trash within the permittee's jurisdictional area and corresponding priority land use areas; and

**WHEREAS**, the City of San Rafael is a member agency participating in the Marin County Stormwater Pollution Prevention Program (MCSTOPPP), which program assists the City in complying with the MS4 Permit; and

**WHEREAS**, MCSTOPPP has received a federal grant from the United States Environmental Protection Agency (EPA) in the amount of \$685,000 to implement infrastructure improvements aimed at reducing trash and debris in the waters of the United States; and

**WHEREAS**, the City of San Rafael desires to be a sub-recipient of the EPA grant to implement a project to install trash capture devices at select locations; and

**WHEREAS**, to become a sub-recipient of the EPA grant, the City must agree to the terms set forth in the Memorandum of Understanding attached as Exhibit A;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San Rafael hereby approves and authorizes the City Manager to execute the Memorandum of Understanding with the County of Marin attached hereto as Exhibit A and incorporated herein by reference, in a final form to be approved by the City Attorney.

I, **LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15th day of June 2020, by the following vote, to wit:

**AYES:            COUNCILMEMBERS:**

**NOES:            COUNCILMEMBERS:**

**ABSENT:        COUNCILMEMBERS:**

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**LINDSAY LARA, City Clerk**

File No.: 23

**MEMORANDUM OF UNDERSTANDING  
BETWEEN THE COUNTY OF MARIN AND THE MEMBER AGENCIES OF THE  
MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM,  
REGARDING ENVIRONMENTAL PROTECTION AGENCY FUNDING AND MEMBER  
AGENCY MATCH FUNDING FOR IMPLEMENTATION OF STORMWATER TRASH  
CAPTURE PROJECTS**

**Project Title: Marin County Pollution Control Infrastructure Project**

**U.S. Environmental Protection Agency Agreement No.: W9 - 99T87001 - 3**

This Memorandum of Understanding (“MOU”) is made and entered into this day of \_\_\_\_\_ 2020, by and between the **County of Marin**, a political subdivision of the State of California, (“COUNTY”) and the participating Marin County Stormwater Pollution Program (MCSTOPPP) municipalities as represented by the signatures to this MOU, hereinafter collectively referred to as the “**Parties**”.

**RECITALS**

WHEREAS, COUNTY has applied for a grant and has been determined by the U.S. Environmental Protection Agency (“EPA”) to be eligible for a grant pursuant to applicable State laws and regulations; and

WHEREAS, on July 15, 2019 the EPA approved grant funding for the Project, more fully described in Exhibit A attached hereto; and

WHEREAS, the Project generally consists of trash capture planning, infrastructure purchasing, installation, maintenance, monitoring, public outreach, and knowledge sharing to prevent and/or treat trash stormwater pollution within MCSTOPPP agencies prioritized watersheds; and

WHEREAS, pursuant to the San Francisco Bay Water Quality Improvement Fund (“SFBWQIF”) Grant Program Grant Agreement (“Grant Agreement”) entered into between the EPA and COUNTY, Agreement No. W9 - 99T87001 – 3, dated October 29, 2019, (attached hereto), and subsequent amendments, the term of this MOU and the Project shall begin on the date this MOU is made and entered into and continue through Project completion plus thirty-five (35) years unless otherwise terminated or amended as provided in this MOU. However, all work shall be completed by October 31, 2024 unless extended through an amendment to the Grant Agreement executed by the EPA and COUNTY; and

WHEREAS, COUNTY is the grantee under the Grant Agreement and is responsible for accepting and complying with all the terms, provisions, conditions, and commitments of the Grant Agreement; and

WHEREAS, COUNTY is responsible for coordinating and developing implementation of the Project and for executing subcontract agreements for the distribution of EPA SFBWQIF grant funds to the Parties on the terms and conditions set forth in the Grant Agreement and this MOU;

WHEREAS, COUNTY is responsible for complying with and requiring its subrecipients,



contractors, and subcontractors to comply with all applicable laws, policies and regulations; and

WHEREAS, the MCSTOPPP participating agencies are subrecipients of the Grant Agreement, pursuant to this MOU, and this MOU sets out the responsibilities of the Parties with respect to the Project and to submit invoices for reimbursement of work performed under the Grant Agreement; and

WHEREAS, COUNTY and MCSTOPPP participating agencies agree pursuant to this MOU to implement the Project on land and/or easements of the Parties and to abide by the terms set forth in this MOU.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties hereto agree as follows:

1. Definitions.

(a) **County of Marin** ("**COUNTY**") shall mean: (i) COUNTY, including all commissions, departments, agencies, and other subdivisions of COUNTY; (ii) COUNTY's elected officials, directors, officers, employees, agents, successors, and assigns; (iii) all persons or entities acting on behalf of the foregoing.

(b) "**Losses**" shall mean any and all liabilities, obligations, losses, damages, penalties, claims, actions, suits, judgments, fees, expenses and costs of whatsoever kind and nature (including legal fees and expenses and costs of investigation, of prosecuting or defending any Loss described) whether or not such Loss be founded or unfounded, of whatsoever kind and nature.

(c) **References to this MOU.** References to this MOU include: (i) any and all appendices, exhibits, schedules, and attachments hereto; (ii) any and all statutes, ordinances, regulations or other documents expressly incorporated by reference herein; and (iii) any and all amendments, modifications or supplements hereto. References to sections, subsections or appendices refer to sections or subsections of or appendices to this MOU, unless otherwise expressly stated. Terms such as "hereunder," "herein" or "hereto" refer to this MOU as a whole.

(d) **Reference to laws.** Any reference in this MOU to a federal or state statute, regulation, executive order, requirement, policy, guide, guideline or instruction shall mean that statute, regulation, executive order, requirement, policy, guide, guideline or instruction as is currently in effect and as may be amended, modified or supplemented from time to time.

2. Invoices and Approval.

The Parties shall comply with the invoicing, budget detail and reporting provisions set forth in Exhibit B for any work performed in which the party intends to seek reimbursement under the Grant Agreement. The Parties will not proceed with any work on the Project for which the Parties intend to seek reimbursement by grant funds until authorized in writing by COUNTY.

3. Match Funds.

The Parties agree to provide match funds up to SIX HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$685,000) for this Project. This amount of match funds is based on work in-kind, such as labor, capital purchasing and installation costs as incurred under the tasks in the Scope of Work, set forth in Exhibit A attached hereto. Each party to this MOU understands and agrees that it is required to match funds equivalent to any and all invoices for reimbursement submitted by said party pursuant to the Grant Agreement and shall provide such information in its reports submitted pursuant to Exhibit B.

4. Liability and Security.

The Parties agree to cooperate, to the extent allowed by law, in the submission of claims pursuant to the Federal Tort Claims Act against the United States for personal injuries or property damage resulting from the negligent or wrongful act or omission of any employee of the United States while acting within the scope of his or her employment, arising out of this MOU.

5. Compliance with the Grant Agreement.

The Parties shall comply with the Grant Agreement, including the terms and conditions and special conditions included in Exhibit C attached hereto and incorporated by reference as though fully set forth herein. The Parties shall promptly comply with all standards, specifications and formats as may from time to time exist, related to evaluation, planning and monitoring of the Grant Scope of Work, set forth in Exhibit A attached hereto, and shall cooperate in good faith with COUNTY and the EPA Project Officer, as defined in the Grant Agreement, in any evaluation, planning, implementation, monitoring, or reporting activities conducted or authorized by COUNTY or the EPA Project Officer.

6. Dispute Resolution.

If a dispute arises between the Parties concerning the interpretation or operation of this MOU, any party may request mediation by providing the other parties with written notice of such request. No party is obligated to enter mediation. Nevertheless, if the Parties mutually agree to enter mediation, the parties shall attempt to agree upon a single mediator, and the costs of mediation shall be borne equally by the Parties. Any efforts at mediation shall conclude within ninety (90) days after the written notice, unless the Parties mutually agree to extend the time period for the mediation.

7. Indemnification; Hold Harmless.

To the fullest extent permitted by law, each Party (the "Indemnifying Party") agrees to defend the other Parties, their affiliates and each of their officers, agents, employees and volunteers (each an "Indemnified Party") from and against any action, claim, losses, suit, investigation or other proceeding brought by a third party (a "Claim") to the extent such Claim results from the Indemnifying Party's breach of this MOU or the negligence, willful misconduct or fraud or violation of law on the part of the Indemnifying Party, its officers, agents, employees, or volunteers in connection with this MOU. The Indemnifying Party will indemnify and hold harmless the Indemnified Party from any

liabilities, losses, damages, judgments, awards, fines, penalties, costs and expenses (including reasonable attorneys' fees and costs of defense) incurred by or levied against such Indemnified Party as a result of such Claim, excluding, however, such liability, claims, losses, damages or expenses arising from the negligence or willful acts of the Indemnified Party.

Further, Indemnifying Party shall make Indemnified Party and/or County whole for any payment of any penalty, fine or assessment against County or any other Indemnified Party arising from the failure of Indemnifying Party or its respective officers, agents, employees, volunteers, contractors and subcontractors to comply with the Grant Agreement and all applicable regulations, including, but not limited to, any penalties, fines or assessments that may be assessed under a Federal or State False Claims Act Provision.

8. Termination.

Prior to expending any EPA Grant funding any party may withdraw from this MOU, without cause and without liability to the other parties, by providing the other parties written notice of intention to do so thirty (30) days prior to the effective date of withdrawal. After commencement of the Project, termination of this MOU shall not relieve the terminating party from any duties, assurances or Losses that may occur in connection with the Project. The term of this MOU and the Project shall begin on the date this MOU is made and entered into and continue through Project completion plus thirty-five (35) years unless otherwise terminated or amended as provided in this MOU or by mutual agreement of the Parties.

9. Notice.

All notices and other communications required or permitted to be given under this MOU, including any notice of change of address, shall be in writing and given by personal delivery, or deposited with the United States Postal Service, postage prepaid, addressed to the parties intended to be notified. Notice shall be deemed given as of the date of personal delivery, or if mailed, upon the date of deposit with the United States Postal Service. Notice shall be given as follows:

TO COUNTY:

Raul Rojas, Project Director  
Director of Public Works  
Marin County Department of Public Works  
3501 Civic Center Drive, Room 304  
San Rafael, CA 94913-4186  
415/499-6583  
e-mail: [rojas@co.marin.ca.us](mailto:rojas@co.marin.ca.us)

TO PUBLIC WORKS DIRECTORS OF MARIN CITIES AND TOWNS:

Robert Zadnik Director of Public Works, City of Belvedere 450 San Rafael Avenue Belvedere, CA 94920 415/435-3838 rzadnik@cityofbelvedere.com	R.J. Suokko, Director of Public Works Town of Corte Madera 300 Tamalpais Drive Corte Madera, CA 94925. 415/927-5057 rsuokko@tcmmail.com	Mark Lockaby Public Works Manager Town of Fairfax 142 Bolinas Road Fairfax, CA 94930 (415) 458-2370 mlockaby@townoffairfax.org
Julian Skinner, Director of Public Works City of Larkspur 325 Doherty Dr Larkspur, CA 94939 415/927-5020 skinner@cityoflarkspur.org	Andrew Poster, Director of Public Works City of Mill Valley 26 Corte Madera Ave Mill Valley, CA 94941 415/384-4800 publicworks@cityofmillvalley.org	Christopher Blunk Public Works Director City of Novato 922 Machin Avenue Novato, CA 94945 415/899-8246 <a href="mailto:pw@novato.org">pw@novato.org</a>
Richard Simonitch Public Works Director/Engineer Town of Ross P.O. Box 320, 31 Sir Francis Drake Boulevard Ross, California 94957 415/453- 1453rsimonitch@townofross.org	Kevin McGowan, Director of Public Works & City Engineer 420 Litho Street Sausalito, CA 94965-1933 415/289-4176 kmcgowan@sausalito.gov	Sean Condry Public Works & Building Director Town of San Anselmo 525 San Anselmo Avenue San Anselmo, CA 94960 415/258-4616 scondry@townofsananselmo.org
Bill Guerin, Director of Public Works City of San Rafael, 111 Morphew Street San Rafael, CA 94901 415/485-3355	Steven Palmer Town of Tiburon Director of Public Works / Town Engineer 1505 Tiburon Boulevard Tiburon, CA 94920 415/435-7388	

10. Anti-Deficiency Act.

Notwithstanding any provision to the contrary herein, nothing in this MOU shall be construed as binding the United States of America to expend in any one fiscal year any sum in excess of appropriations made by Congress or administratively allocated for the purpose of compliance with the conditions for this MOU for the fiscal year, or bind the United States under any contract or other obligation for the further expenditure of money in excess of such appropriations or allocations, and nothing in this MOU may be considered as implying that Congress will at a later date appropriate funds sufficient to meet deficiencies.

Notwithstanding any provision to the contrary herein, nothing in this MOU shall be construed as binding the COUNTY or the Parties to expend in any one fiscal year any sum in excess of appropriations approved by the COUNTY's Board of Supervisors or, the Parties' respective Councils for the purpose of compliance with this MOU for that fiscal year, or bind the COUNTY or the Parties under any contract or other obligation for the further expenditure of money in excess of such approved appropriation.

11. Promotions.

The Parties will not publicize or otherwise circulate promotional material (such as advertisements, sales brochures, press releases, speeches, still and motion pictures, articles, manuscripts, or other publications), which states or implies United States, EPA, SFBWQIF, or United States employee endorsement of a product, service or position which the party represents. No release of information relating to this MOU may state or imply that the United States approves of the party's work product or considers the party's work product to be superior to other products or services.

12. Public Information Release.

No party will unilaterally publish a joint publication without consulting the other parties. This restriction does not apply to popular publication of previously published technical matter. Publication pursuant to this MOU may be produced independently or in collaboration with others; however, in all cases proper credit will be given to the efforts of those parties contributing to the publication. In the event no agreement is reached concerning the manner of publication or interpretation of results, any party may publish data after due notice and submission of the proposed manuscripts to the other parties. In such instances, the party publishing the data will give due credit to the cooperation but assume full responsibility for any statements on which there is a difference of opinion.

13. Civil Rights.

During the performance of this MOU, the Parties agree to abide by the terms of all applicable laws related to non-discrimination.

14. Entire Agreement and Amendment.

The terms and conditions of this MOU, all exhibits attached, and all documents expressly incorporated by reference, represent the entire MOU of the Parties with respect to the subject matter of this MOU. This written MOU shall supersede any and all prior agreements, oral or written, regarding the subject matter between the COUNTY and the Parties. The terms and conditions of this MOU shall not be altered or modified except by a written amendment to this MOU signed by the Parties.

The following Exhibits are attached and made a part of this MOU by this reference:

Exhibit A	SCOPE OF WORK AND SCHEDULE
Exhibit B	INVOICING, BUDGET DETAIL AND REPORTING PROVISIONS
Exhibit C	GRANT AGREEMENT AND EPA GENERAL TERMS AND CONDITIONS EFFECTIVE OCTOBER 1, 2019

15. Procurement.

The Parties agree to follow the EPA Best Practice Guide for Procuring Services,

Supplies and Equipment Under EPA Assistance Agreements, attached hereto as Attachment 3.

16. Assignment.

The Parties shall not assign this MOU to any third-party, either in whole or in part, without the written consent of all Parties.

17. Representations.

The Parties agree to comply with all terms, provisions, conditions, and commitments of this MOU, including all incorporated documents, and to fulfill all assurances, declarations, representations, and commitments not amended by the Grant Agreement made by COUNTY, accompanying documents, and communications filed in support of the request for grant funding. The Parties shall comply with and require its contractors and subcontractors to comply with all applicable laws, policies and regulations.

IN WITNESS WHEREOF, THIS MEMORANDUM OF UNDERSTANDING HAS BEEN ENTERED INTO AS FOLLOWS:

COUNTY OF MARIN

By \_\_\_\_\_  
Katie Rice

Its President, Board of Supervisors  
\_\_\_\_\_, 2020

APPROVED AS TO FORM:

By \_\_\_\_\_  
Jenna J. Brady, Deputy County  
Counsel

CITY OF NOVATO

By \_\_\_\_\_  
Adam McGill  
City Manager,

(Inert page break)

CITY OF SAN RAFAEL

By \_\_\_\_\_  
Jim Schutz  
City Manager,

(Inert page break)

TOWN OF FAIRFAX

By \_\_\_\_\_  
GARRETT TOY  
TOWN MANAGER,

(Inert page break)

TOWN OF SAN ANSELMO

By \_\_\_\_\_  
David Donery  
Town Manager,

(Inert page break)

Town of Ross

By \_\_\_\_\_  
Joe Chinn  
City Manager,

(Inert page break)

CITY OF LARKSPUR

By \_\_\_\_\_  
Dan Schwartz  
City Manager,

(Inert page break)

TOWN OF CORTE MADERA

By \_\_\_\_\_  
Todd Cusimano  
Town Manager,

(Inert page break)

CITY OF MILL VALLEY

By \_\_\_\_\_  
James C. McCann  
City Manager,

(Inert page break)

TOWN OF TIBURON

By \_\_\_\_\_  
David Kulik  
Mayor

(Inert page break)

CITY OF BELVEDERE

By \_\_\_\_\_  
Nancy Kemnitzer  
Mayor



## Exhibit A — Scope of Work and Schedule

The Parties shall complete the following Scope of Work as indicated:

### A. GENERAL DELIVERABLES AND COMPLIANCE REQUIREMENTS

1. Identify and provide stormwater GIS information for trash capture planning, installation, and monitoring prior to payment or reimbursement of project invoices by the COUNTY. Submittal requirements for stormwater GIS data are available at:

<https://www.marinmap.org/dnn/Tools/DataDocumentUpload.aspx>.

2. Purchasing and Contracting shall follow the EPA guidance in “Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements,” September 7, 2018.
3. If landowner agreements are required, signed copies must be submitted to the Grant Project Officer through COUNTY before work begins.
4. If permits are required, the permits must be obtained and signed copies submitted to the Grant Project Officer through the COUNTY before trash capture installation begins.
5. Federal Disclosure Documents – Include the following disclosure statement in any document, written report, or brochure prepared in whole or in part pursuant to this MOU:

“Funding for this project has been provided in full or in part through an agreement with the United States Environmental Protection Agency (EPA). The contents of this document do not necessarily reflect the views and policies of the EPA, nor does mention of trade names or commercial products constitute endorsement or recommendation for use.”

6. The Parties shall also include in each of its contracts for work under this MOU a provision that incorporates the requirements stated within this exhibit.

B. SCHEDULE OF WORK TO BE PERFORMED BY COUNTY AND/OR MCSTOPPP PARTICIPATING AGENCIES

Task	Name	Description	Deliverables	Responsibility	Deliverable Date(s)
<b>1</b>	<b>Planning large and small full trash capture device installations</b>	<b>Marin municipalities use existing and new mapping to select optimal device installation locations</b>	<b>Installation locations and trash load reduction estimates</b>		
1.1	TMA delineation, ranking, and prioritization	Watershed and stormdrain network GIS mapping and ranking	Drainage network map data, location, and ranking	County and Parties	June 2020
1.2	Identify CalTrans partnership opportunities	Map CalTrans projects possibilities	Maps and device selections	County	June 2020
1.3	Identify public private partnerships and device retrofit opportunities	Review existing device specs with vendor for proposal to SWRCB for cortication.	Device specifications and retrofit plans	County and Parties	May 2022
1.4	Guidance tools for public private FTC	Code / Policy language pathway matrix	Agenda, minutes, and action items	County	September 2020
<b>2</b>	<b>Full Trash Capture Device Installation / Construction</b>	<b>Engineering, Design, Purchasing, and Construction</b>	<b>RFP, proposal ranking, and award documents</b>		
2.1	Technical investigations preliminary design	Staff device selection, hydraulics, investigate utility conflicts	Existing conditions plans and hydraulics calcs	Parties	May 2021
2.2	Design, Construction Plan Specs and Permitting	Plan review and permitting; Construction document development	Approvals, permits, construction plans and specs	Parties	September 2021

2.3	Purchasing and Construction	Device purchasing contracts, construction contracts, approvals, construction, and inspections	Contract awards, approvals, invoices, progress reports and photos	Parties – large devices County/Parties – Small devices	October 2023
<b>Task</b>	<b>Name</b>	<b>Description</b>	<b>Deliverables</b>	<b>Responsibility</b>	<b>Deliverable Date(s)</b>
<b>3</b>	<b>Device maintenance, trash pollution capture, and Monitoring</b>	<b>Device and streetscape monitoring and maintenance/trash removal</b>	<b>Dates, locations, quantities, and types of materials removed</b>		
3.1	Monitoring for maintenance and effectiveness assessment tools	On-Land Visual Trash Assessments (OVTA) sampling frame and device maintenance monitoring apps to document effectiveness	Applications	County	February 2020
3.2	Monitoring and maintenance data collection	Document site/device condition, locations treated, and materials removed	Monitoring data/records	County and Parties	June 2024
3.3	Trash reduction reporting and Implementation Plan Updates	Maintain and populate reporting tool	Annual trash reduction % and TRIP updates (if applicable)	County and Parties	Yearly, and October 14, 2024
<b>4</b>	<b>Trash education and outreach</b>	<b>Public education to reduce trash loading</b>	<b>Event outreach materials</b>		
4.1	Litter Prevention/Reduction Outreach Campaign	Develop public outreach campaign materials (print and electronic ads, videos)	PR campaign materials	County	October 2024
4.2	Clean Marin Coalition Coordination	County, local agency, CalTrans and local volunteer group planning meetings	Meeting agenda, minutes, and action items	County	Quarterly and October 2024
4.3	Clean Business Program	Business outreach and enrollment in litter free practice implementations	Participation counts	County	Quarterly and October 2024

4.4	Marin Clean Highways Tarp Your Load outreach	Outreach at waste transfer stations to haulers	Counts of secured vs unsecured loads	County	Quarterly and October 2024
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Task	Name	Description	Deliverables	Responsibility	Deliverable Date(s)
5	Municipal knowledge share workshops	Planning, installation, and maintenance workshops	Agenda, minutes, presentations	County	October 2024
6	Project management	Task, budget, schedule, and deliverables reporting	Invoicing, quarterly and annual reports, meeting minutes and agenda	County/Parties	Quarterly and October 2024

## **EXHIBIT B – Invoicing, Budget Detail and Reporting Provisions**

### **A. Invoicing**

1. Invoices shall be submitted to COUNTY by participating MCSTOPPP agencies on a quarterly basis. The invoice must be itemized based on the tasks specified in the scope of work.
2. Supporting documentation (e.g., contracts, receipts, labor reports, and photos) must be submitted with each invoice to request reimbursement for grant funds as well as to support matching funds. The amount claimed for Task 2 - Full Trash Capture Device Installation and Construction line item shall be made only after receipt of a complete, adequately supported, properly documented, and accurately addressed invoice.
3. County and participating MCSTOPPP agencies shall request disbursement of grant funds for any cost only after such cost has been incurred and has been paid by or is due and payable.
4. Notwithstanding any other provision of this MOU, no disbursement shall be required at any time or in any manner which is in violation of, or in conflict with, federal or state laws, rules, or regulations, or which may require any rebates to the Federal Government, or any loss of tax-free status on state bonds, pursuant to any Federal statute or regulation.
5. The invoice shall contain the following information:
  - a. The date of the invoice;
  - b. The time period covered by the invoice, i.e., the term “from” and “to”;
  - c. The total amount due; and
  - d. Original signature and date (in ink).
  - e. Final invoice shall be for the period ending October 31<sup>st</sup> 2024 and be clearly marked “FINAL INVOICE.” The final invoice shall be NO LATER THAN November 30th, 2024.

### **B. Budget**

The maximum amount to be encumbered by COUNTY under the Grant Agreement for the grant period, June 1, 2019 to October 31, 2024, shall not exceed SIX HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$685,000) and shall be subject to Paragraph 8 of this MOU.

### **C. Line Item Budget**

Set forth in the chart below are the estimated line item budget for each task. These amounts are subject to increase or decrease based on the process set forth in the Budget Line Item Flexibility section D below.

<b>Task / Organization</b>	<b>Task Totals</b>	<b>Match</b>	<b>Grant Funded</b>
<b>1 Large and small full trash capture device installation planning</b>	<b>\$100,779</b>	<b>\$100,779</b>	
<b>2 Full Trash Capture Device Installation / Construction</b>	<b>\$954,438</b>	<b>\$269,438</b>	<b>\$685,000</b>
<b>3 Device maintenance, trash pollution capture, and monitoring</b>	<b>\$64,481</b>	<b>\$64,481.63</b>	
<b>4 Trash education and outreach</b>	<b>\$175,847.43</b>	<b>\$175,847.43</b>	
<b>5 Municipal knowledge sharing workshops</b>	<b>\$20,546.14</b>	<b>\$20,546.14</b>	
<b>6 Project Management</b>	<b>\$53,906.96</b>	<b>\$53,906.96</b>	
<b>Total</b>	<b>\$1,370,000</b>	<b>\$685,000</b>	<b>\$685,000</b>

D. Budget Line Item Flexibility

1. Line Item Adjustment(s). Subject to the prior review and approval of the EPA's Grant Project Officer, adjustments between existing line item(s) may be used to balance unknown costs, labor charges, and in-kind match capacity.
2. Procedure to Request an Adjustment. COUNTY may submit a request for an adjustment in writing to the EPA. Such adjustment may not increase or decrease the total grant funding amount. Therefore, participating MCSTOPPP agencies must submit a request for an adjustment to the budget in this MOU in writing to COUNTY. Budget adjustments deleting a budget line item or adding a new budget line item requires a formal amendment and are not permissible under this provision.
3. Remaining Balance. In the event Parties do not submit invoices requesting all of the funds encumbered under the Grant Agreement, any remaining funds revert to the EPA. The EPA will mail a Notice of Project Completion letter to the COUNTY stating that the Project file is closed, the final invoice is being processed for payment, and any remaining balance will be disencumbered and unavailable for further use under the Grant Agreement.

## E. Reports

1. **PROGRESS REPORT.** The Parties shall submit quarterly progress reports to COUNTY by the fifteenth (15<sup>th</sup>) of the month following the end of the calendar quarter (March, June, September, and December). The Parties shall use the template provided in Attachment 1 to this MOU.
  - a. The progress reports shall provide a brief description of the work performed, accomplishments during the quarter, milestones achieved, monitoring results (if applicable), and any problems encountered in the performance of the work under this MOU. The party shall document all contractor activities and expenditures in progress reports.
  - b. The invoice should accompany the progress report. The invoice should reflect charges for the work completed during the reporting period covered by progress report. The invoice cannot be paid prior to submission of a progress report covering the invoice reporting period.
  - c. The progress reports shall detail the work in-kind sufficient to cover the match fund requirement set forth in this MOU.
2. **ANNUAL PROGRESS SUMMARIES.** COUNTY shall prepare and provide to the EPA an annual progress summary by September 30, 2020, September 30 2021, September 30 2022, September 30 2023, September 30 2024. The summary must be no more than two (2) pages, and shall include pictures as appropriate. COUNTY shall upload an electronic copy of the Annual Progress Summary in pdf format to the EPA. The summary shall include the following:
  - a. A summary of the conditions the Project is meant to alleviate, the Project's objective, the scope of the Project, and a description of the approach used to achieve the Project's objective.
  - b. A summary of the progress made to date, significant milestones achieved, and the current schedule of completing the Project.
  - c. An evaluation of the effectiveness of the Project to date in preventing or reducing pollution and alleviating the Project's original conditions.
3. **DRAFT PROJECT REPORT.** COUNTY shall prepare and submit to the EPA Grant Project Officer, for review and comment, a draft Project Report that includes information collected by all recipients in accordance with the Scope of Work. Where necessary, participating MCSTOPPP agencies shall provide COUNTY with supporting Project-related documentation needed to complete the Draft Project Report. The draft report shall address the following narrative sections and items.
  - a. A summary of the Project, describing Project purpose, scope and goals, activities completed, techniques used, and partners involved.

- b. A report of all Project related work, measures implemented, structures installed together with their corresponding locations. The report shall be in a format that enables the EPA's Grant Project Officer to find the physical location of each implemented practice or measure and/or monitoring event in a quick and efficient manner. Acceptable formats include, but are not limited to:
- Map of locations using the Marin County GIS data submission standards.
  - GPS locations
  - A site or structure identification name or number

F. Audit Disallowances

The Parties agree that each shall be responsible for any audit disallowances associated with the EPA's grant funding submitted by that MCSTOPPP participating agency, and shall return any audit disallowances immediately.

G. Fraud And Misuse Of Public Funds

All invoices submitted shall be accurate and signed under penalty of perjury. Any and all costs submitted pursuant to this Agreement shall only be for the tasks set forth herein. The Parties shall not submit any invoice containing costs that are ineligible or have been reimbursed from other funding sources unless required and specifically noted as such (i.e., match costs). Any eligible costs for which the Parties are seeking reimbursement shall not be reimbursed from any other source. Double or multiple billing for time, services, or any other eligible cost is illegal and constitutes fraud. Any suspected occurrences of fraud, forgery, embezzlement, theft, or any other misuse of public funds may result in suspension of disbursements of grant funds and/or termination of this MOU requiring the repayment of all funds disbursed hereunder. Additionally, the EPA may request an audit pursuant to the Grant Agreement and refer the matter to the Attorney General's Office or the appropriate district attorney's office for criminal prosecution or the imposition of civil liability. If it is determined that a party to this MOU is found liable for any such fraud or misuse of public funds, that party shall be liable for the repayment of any grant funds required to be repaid by the EPA.



**EXHIBIT C**

**Grant Agreement and** EPA General Terms and Conditions Effective October 1,  
2019

	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>  <b>Assistance Amendment</b>	<b>GRANT NUMBER (FAIN):</b> 99T87001 <b>MODIFICATION NUMBER:</b> 1 <b>PROGRAM CODE:</b> W9	<b>DATE OF AWARD</b> 10/29/2019
		<b>TYPE OF ACTION</b> No Cost Amendment	<b>MAILING DATE</b> 10/29/2019
		<b>PAYMENT METHOD:</b> ASAP	<b>ACH#</b> PEND
		<b>Send Payment Request to:</b> Las Vegas Finance Center email: <a href="mailto:lvfc-grants@epa.gov">lvfc-grants@epa.gov</a>	
<b>RECIPIENT TYPE:</b> County		<b>RECIPIENT:</b> County of Marin 1600 Los Gamos Drive San Rafael, CA 94913 <b>EIN:</b> 94-6000519	
<b>RECIPIENT:</b> County of Marin 1600 Los Gamos Drive San Rafael, CA 94913 <b>EIN:</b> 94-6000519		<b>PAYEE:</b> County of Marin 1600 Los Gamos Drive San Rafael, CA 94913	
<b>PROJECT MANAGER</b> Robert Carson 1600 Los Gamos Drive San Rafael, CA 94913 <b>E-Mail:</b> <a href="mailto:rcarson@marincounty.org">rcarson@marincounty.org</a> <b>Phone:</b> 415-473-2745		<b>EPA PROJECT OFFICER</b> Erica Yelensky 75 Hawthorne Street, WTR-2-2 San Francisco, CA 94105 <b>E-Mail:</b> <a href="mailto:yelensky.eric@epa.gov">yelensky.eric@epa.gov</a> <b>Phone:</b> 415-972-3021	
		<b>EPA GRANT SPECIALIST</b> Danielle Carr Grants Branch, MSD-6 <b>E-Mail:</b> <a href="mailto:carr.danielle@epa.gov">carr.danielle@epa.gov</a> <b>Phone:</b> 415-972-3871	
<b>PROJECT TITLE AND EXPLANATION OF CHANGES</b> SF Bay Water Quality Improvement Fund  <p>The project is a collaboration of the member agencies of the Marin Countywide Stormwater Pollution Prevention Program (MCSTOPPP) which includes Unincorporated Marin County (Lead Agency), the cities and towns of Novato, San Rafael, Corte Madera, Mill Valley, Tiburon, Belvedere, Sausalito, San Anselmo, Ross, Fairfax. Additional partners include numerous volunteer groups, non-profits and prospective Marin Clean Business owners. The project will implement a range of strategies to reduce trash in the environment including the installation of certified full trash capture devices, knowledge-sharing workshops, volunteer cleanups, public outreach events, and the development of social media and public education campaign materials.</p> <p>This assistance agreement extends the budget and project period ending dates from 06/30/2022 to 10/31/2024. There is no change to the federal assistance amount of \$685,000.</p>			
<b>BUDGET PERIOD</b> 06/01/2019 - 10/31/2024	<b>PROJECT PERIOD</b> 06/01/2019 - 10/31/2024	<b>TOTAL BUDGET PERIOD COST</b> \$1,370,000.00	<b>TOTAL PROJECT PERIOD COST</b> \$1,370,000.00
<b>NOTICE OF AWARD</b>			
<p>Based on your Application dated 12/05/2019 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$0. EPA agrees to cost-share <u>50.00%</u> of all approved budget period costs incurred, up to and not exceeding total federal funding of \$685,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.</p>			
<b>ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)</b>		<b>AWARD APPROVAL OFFICE</b>	
<b>ORGANIZATION / ADDRESS</b> U.S. EPA, Region 9 Grants Branch, MSD-6 75 Hawthorne Street San Francisco, CA 94105		<b>ORGANIZATION / ADDRESS</b> U.S. EPA, Region 9 Water Division, WTR-1 75 Hawthorne Street San Francisco, CA 94105	
<b>THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY</b>			
<b>Digital signature applied by EPA Award Official for Carolyn Truong - Grants Management Officer</b> Danielle Carr - Award Official delegate			<b>DATE</b> 10/29/2019



Budget Summary Page: San Francisco Bay water quality improvement fund

<b>Table A - Object Class Category (Non-construction)</b>	<b>Total Approved Allowable Budget Period Cost</b>
<b>1. Personnel</b>	\$225,314
<b>2. Fringe Benefits</b>	\$112,610
<b>3. Travel</b>	\$0
<b>4. Equipment</b>	\$0
<b>5. Supplies</b>	\$1,196
<b>6. Contractual</b>	\$1,026,000
<b>7. Construction</b>	\$0
<b>8. Other</b>	\$4,880
<b>9. Total Direct Charges</b>	\$1,370,000
<b>10. Indirect Costs: % Base</b>	\$0
<b>11. Total (Share: Recipient 50.00 % Federal 50.00 %.)</b>	\$1,370,000
<b>12. Total Approved Assistance Amount</b>	\$685,000
<b>13. Program Income</b>	\$0
<b>14. Total EPA Amount Awarded This Action</b>	\$0
<b>15. Total EPA Amount Awarded To Date</b>	\$685,000

## **Administrative Conditions**

All Administrative Conditions Remain the Same.

### **General Terms and Conditions also apply**

The General Terms and Conditions of this agreement are updated in accordance with the link below. However, these updated conditions apply solely to the funds added with this amendment and any previously awarded funds not yet disbursed by the recipient as of the award date of this amendment. The General Terms and Conditions cited in the original award or prior funded amendments remain in effect for funds disbursed by the recipient prior to the award date of this amendment.

The recipient agrees to comply with the current EPA general terms and conditions available at: <https://www.epa.gov/grants/epa-general-terms-and-conditions-effective-october-1-2019-or-later>

These terms and conditions are binding for disbursements and are in addition to or modify the assurances and certifications made as a part of the award and the terms, conditions, or restrictions cited throughout the award.

The EPA repository for the general terms and conditions by year can be found at:

<https://www.epa.gov/grants/grant-terms-and-conditions>.

## **Programmatic Conditions**

All Programmatic Conditions Remain the Same.

\*\*\*\*\* END OF DOCUMENT \*\*\*\*\*

# **EPA General Terms and Conditions**

## **Effective October 1, 2019**

### **1. Introduction**

- (a) The recipient and any sub-recipient must comply with the applicable EPA general terms and conditions outlined below. These terms and conditions are in addition to the assurances and certifications made as part of the award and terms, conditions or restrictions reflected on the official assistance award document. Recipients **must** review their official award document for additional administrative and programmatic requirements. Failure to comply with the general terms and conditions outlined below and those directly reflected on the official assistance award document may result in enforcement actions as outlined in 2 CFR 200.338 and 200.339.
- (b) If the EPA General Terms and Conditions have been revised, EPA will update the terms and conditions when it provides additional funding (incremental or supplemental) prior to the end of the period of performance of this agreement. The recipient must comply with the revised terms and conditions after the effective date of the EPA action that leads to the revision. Revised terms and conditions do not apply to the recipient's expenditures of EPA funds or activities the recipient carries out prior to the effective date of the EPA action. EPA will inform the recipient of revised terms and conditions in the action adding additional funds.

### **2. Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards**

This award is subject to the requirements of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards; Title 2 CFR, Parts 200 and 1500. 2 CFR 1500.1, Adoption of 2 CFR 200, states Environmental Protection Agency adopts the Office of Management and Budget (OMB) guidance Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards to Non-Federal Entities (subparts A through F of 2 CFR 200), as supplemented by 2 CFR Part 1500, as the Environmental Protection Agency (EPA) policies and procedures for financial assistance administration. 2 CFR Part 1500 satisfies the requirements of 2 CFR 200.110(a) and gives regulatory effect to the OMB guidance as supplemented by 2 CFR Part 1500. This award is also subject to applicable requirements contained in EPA programmatic regulations located in 40 CFR Chapter 1 Subchapter B.

**2.1. Effective Date and Incremental or Supplemental Funding.** Consistent with the OMB Frequently Asked Questions at <https://cfo.gov/cofar> on Effective Date and Incremental Funding, any new funding through an amendment (supplemental or incremental) on or after December 26, 2014, and any unobligated balances (defined at 200.98) remaining on the award at the time of the amendment, will be subject to the requirements of the Uniform Administrative Requirements, Cost Principles and Audit Requirements (2 CFR 200 and 1500).

## **Financial Information**

### **3. Reimbursement Limitation**

EPA's financial obligations to the recipient are limited by the amount of federal funding awarded to date as reflected on the award document. If the recipient incurs costs in anticipation of receiving additional funds from EPA, it does so at its own risk. See 2 CFR 1500.8

### **4. Automated Standard Application Payments (ASAP) and Proper Payment Draw Down**

**Electronic Payments.** Recipients must be enrolled or enroll in the Automated Standard Application for Payments (ASAP) system to receive payments under EPA financial assistance agreements unless:

- EPA grants a recipient specific exception or the assistance program has received a waiver from this requirement;
- The recipient is exempt from this requirement under [31 CFR 208.4](#); or,
- The recipient is a fellowship recipient pursuant to [40 CFR Part 46](#).

EPA will not make payments to recipients until the ASAP enrollment requirement is met unless the recipients fall under one of the above categories. Recipients may request exceptions using the procedures below but only EPA programs may obtain waivers.

To enroll in ASAP, complete the ASAP Initiate Enrollment form located at:

<https://www.epa.gov/financial/forms> and email it to [LVFC-grants@epa.gov](mailto:LVFC-grants@epa.gov) or mail it to:

USEPA LVFC  
4220 S. Maryland Pkwy Bldg. C, Suite 503  
Las Vegas, NV 89119

Under this payment mechanism, the recipient initiates an electronic payment request online via ASAP, which is approved or rejected based on the amount of available funds authorized by EPA in the recipient's ASAP account. Approved payments are credited to the account at the financial institution of the recipient organization set up by the recipient during the ASAP enrollment process. Additional information concerning ASAP and enrollment can be obtained by contacting the EPA Las Vegas Finance Center (LVFC), at 702-798-2485, or by visiting:

<https://www.fiscal.treasury.gov/asap/>.

EPA will grant exceptions to the ASAP enrollment requirement only in situations in which the recipient demonstrates to EPA that receiving payment via ASAP places an undue administrative or financial management burden on the recipient or EPA determines that granting the waiver is in the public interest. Recipients may request an exception to the requirement by following the procedures specified in [RAIN-2018-G06](#).

**Proper Payment Drawdown (for recipients other than states)**

- As required by [2 CFR 200.305\(b\)](#), the recipient must draw funds from ASAP only for the minimum amounts needed for actual and immediate cash requirements to pay employees, contractors, subrecipients or to satisfy other obligations for allowable costs under this assistance agreement. The timing and amounts of the drawdowns must be as close as administratively feasible to actual disbursements of EPA funds. Disbursement within 5 business days of drawdown will comply with this requirement and the recipient agrees to meet this standard when performing this award.
- Recipients may not retain more than 5% of the amount drawn down, or \$1,000 whichever is less, 5 business days after drawdown to materially comply with the standard. Any EPA funds subject to this paragraph that remain undisbursed after 5 business days must be fully disbursed within 15 business days of draw down or be returned to EPA.
- If the recipient draws down EPA funds in excess of that allowed by paragraph b., the recipient must contact [LVFC-grants@epa.gov](mailto:LVFC-grants@epa.gov) for instructions on whether to return the funds to EPA. Recipients must comply with the requirements [at 2 CFR 200.305\(b\)\(8\) and \(9\)](#) regarding depositing advances of Federal funds in interest bearing accounts.
- Information on how to repay EPA via check is available at <https://www.epa.gov/financial/makepayment>. Instructions on how to return funds to EPA electronically via ASAP are available at <https://www.fiscal.treasury.gov/asap/>

e. Failure on the part of the recipient to materially comply with this condition may, in addition to EPA recovery of the un-disbursed portions of the drawn down funds, lead to changing the payment method from advance payment to a reimbursable basis. EPA may also take other remedies for noncompliance under [2 CFR 200.207](#) and/or [200.338](#).

f. If the recipient believes that there are extraordinary circumstances that prevent it from complying with the 5-business day disbursement requirement throughout the performance period of this agreement, recipients may request an exception to the requirement by following the procedures specified in [RAIN-2018-G06](#). EPA will grant exceptions to the 5-business day disbursement requirement only if the recipient demonstrates that compliance places an undue administrative or financial management burden or EPA determines that granting the exception is in the public interest.

## Selected Items of Cost

### 5. Consultant Cap

EPA participation in the salary rate (excluding overhead) paid to individual consultants retained by recipients or by a recipient's contractors or subcontractors shall be limited to the maximum daily rate for a Level IV of the Executive Schedule, available at: <https://www.opm.gov/policy-data-oversight/pay-leave/salaries-wages/>, to be adjusted annually. This limit applies to consultation services of designated individuals with specialized skills who are paid at a daily or hourly rate. This rate does not include transportation and subsistence costs for travel performed (the recipient will pay these in accordance with their normal travel reimbursement practices).

Subagreements with firms for services which are awarded using the procurement requirements in Subpart D of 2 CFR 200 are not affected by this limitation unless the terms of the contract provide the recipient with responsibility for the selection, direction and control of the individuals who will be providing services under the contract at an hourly or daily rate of compensation. See 2 CFR 1500.9.

### 6. Establishing and Managing Subawards

If the recipient chooses to pass funds from this assistance agreement to other entities, the recipient must comply with applicable provisions of 2 CFR Part 200 and the EPA Subaward Policy, which may be found at: <https://epa.gov/grants/epa-subaward-policy>.

As a pass-through entity, the recipient agrees to:

**6.1.** Be responsible for selecting subrecipients and as appropriate conducting subaward competitions using a system for properly differentiating between subrecipients and procurement contractors under the standards at 2CFR 200.330 and EPA's supplemental guidance in Appendix A of the EPA Subaward Policy.

**a.** For-profit organizations and individual consultants, in almost all cases, are not eligible subrecipients under EPA financial assistance programs and the pass-through entity must obtain prior written approval from EPA's Award Official for subawards to these entities unless the EPA-approved budget and work plan for this agreement contain a precise description of such subawards.

**b.** Stipends and travel assistance for trainees (including interns) and similar individuals who are not employees of the pass-through entity must be classified as participant support costs rather than subawards as required by 2 CFR 200.75 and 2 CFR 200.92.

**6.2.** Establish and follow a system that ensures all subaward agreements are in writing and contain all of the elements required by 2 CFR 200.331(a). EPA has developed a template for subaward agreements that is available in Appendix D of the EPA Subaward Policy.



- 6.3. Prior to making subawards, ensure that each subrecipient has a “unique entity identifier.” This identifier is required for registering in the System for Award Management (SAM) and by 2 CFR Part 25 and 2 CFR 200.331(a)(1). The unique entity identifier currently is the subrecipient’s Data Universal Numbering System (DUNS) number. Information regarding obtaining a DUNS number and registering in SAM is available in the General Condition of the pass-through entity’s agreement with EPA entitled “**Central Contractor Registration/System for Award Management and Universal Identifier Requirements**” T&C of the pass-through entity’s agreement with the EPA.
- 6.4. Ensure that subrecipients are aware that they are subject to the same requirements as those that apply to the pass-through entity’s EPA award as required by 2 CFR 200.331(a)(2). These requirements include, among others:
- a. Title VI of the Civil Rights Act and other Federal statutes and regulations prohibiting discrimination in Federal financial assistance programs, as applicable.
  - b. Reporting Subawards and Executive Compensation under Federal Funding Accountability and Transparency Act (FFATA) set forth in the General Condition pass-through entity’s agreement with EPA entitled “**Reporting Subawards and Executive Compensation.**”
  - c. Limitations on individual consultant fees as set forth in 2 CFR 1500.9 and the General Condition of the pass-through entity’s agreement with EPA entitled “**Consultant Fee Cap.**”
  - d. EPA’s prohibition on paying management fees as set forth in General Condition of the pass-through entity’s agreement with EPA entitled “**Management Fees.**”
  - e. The Procurement Standards in 2 CFR Part 200 including those requiring competition when the subrecipient acquires goods and services from contractors (including consultants). EPA provides general information on other statutes, regulations and Executive Orders on the Grants internet site at [www.epa.gov/grants](http://www.epa.gov/grants). Many Federal requirements are agreement or program specific and EPA encourages pass-through entities to review the terms of their assistance agreement carefully and consult with their EPA Project Officer for advice if necessary.
- 6.5. Establish and follow a system for evaluating subrecipient risks of noncompliance with Federal statutes, regulations and the terms and conditions of the subaward as required by 2 CFR 200.331(b) and document the evaluation. Risk factors may include:
- a. Prior experience with same or similar subawards;
  - b. Results of previous audits;
  - c. Whether new or substantially changed personnel or systems, and;
  - d. Extent and results of Federal awarding agency or the pass-through entity’s monitoring.
- 6.6. Establish and follow a process for deciding whether to impose additional requirements on subrecipients based on risk factors as required by 2 CFR 200.331(c). Examples of additional requirements authorized by 2 CFR 200.207 include:
- a. Requiring payments as reimbursements rather than advance payments;
  - b. Withholding authority to proceed to the next phase until receipt of evidence of acceptable performance within a given period of performance;
  - c. Requiring additional, more detailed financial reports;
  - d. Requiring additional project monitoring;
  - e. Requiring the non-Federal entity to obtain technical or management assistance, and
  - f. Establishing additional prior approvals.
- 6.7. Establish and follow a system for monitoring subrecipient performance that includes the elements required by

2 CFR 200.331(d) and report the results of the monitoring in performance reports as provided in the reporting terms and conditions of this agreement.

- 6.8. Establish and maintain an accounting system which ensures compliance with the \$25,000 limitation at 2 CFR 200.68 on including subaward costs in Modified Total Direct Cost for the purposes of distributing indirect costs.
- 6.9. Work with EPA's Project Officer to obtain the written consent of EPA's Office of International and Tribal Affairs (OITA), prior to awarding a subaward to a foreign or international organization, or a subaward to be performed in a foreign country even if that subaward is described in a proposed scope of work.
- 6.10. Obtain written approval from EPA's Award Official for any subawards that are not described in the approved work plan in accordance with 2 CFR Part 200.308.
- 6.11. Obtain the written approval of EPA's Award Official prior to awarding a subaward to an individual if the EPA-approved scope of work does not include a description of subawards to individuals.
- 6.12. Establish and follow written procedures under 2 CFR 200.302(b)(7) for determining that subaward costs are allowable in accordance with 2 CFR Part 200, Subpart E and the terms and conditions of this award. These procedures may provide for allowability determinations on a pre-award basis, through ongoing monitoring of costs that subrecipients incur, or a combination of both approaches provided the pass-through entity documents its determinations.
- 6.13. Establish and maintain a system under 2 CFR 200.331(d)(3) and 2 CFR 200.521(c) for issuing management decisions for audits of subrecipients that relate to Federal awards. However, the recipient remains accountable to EPA for ensuring that unallowable subaward costs initially paid by EPA are reimbursed or mitigated through offset with allowable costs whether the recipient recovers those costs from the subrecipient or not.
- 6.14. As provided in 2 CFR 200.332, pass-through entities must obtain EPA approval to make fixed amount subawards. EPA is restricting the use of fixed amount subawards to a limited number of situations that are authorized in official EPA pilot projects. Recipients should consult with their EPA Project Officer regarding the status of these pilot projects.

By accepting this award, the recipient is certifying that it either has systems in place to comply with the requirements described in Items ~~7.1 through 7.14~~ above or will refrain from making subawards until the systems are designed and implemented.

## 7. Management Fees

Management fees or similar charges in excess of the direct costs and approved indirect rates are not allowable. The term "management fees or similar charges" refers to expenses added to the direct costs in order to accumulate and reserve funds for ongoing business expenses; unforeseen liabilities; or for other similar costs which are not allowable under this assistance agreement. Management fees or similar charges may not be used to improve or expand the project funded under this agreement, except to the extent authorized as a direct cost of carrying out the scope of work.

## 8. Federal Employee Costs

The recipient understands that none of the funds for this project (including funds contributed by the recipient as cost sharing) may be used to pay for the travel of Federal employees or for other costs associated with Federal participation in this project unless a Federal agency will be providing services to the recipient as authorized by a Federal statute.

## 9. Foreign Travel

EPA policy requires that all foreign travel must be approved by its Office of International and Tribal Affairs. The recipient agrees to obtain prior EPA approval before using funds available under this agreement for international travel unless the trip(s) are already described in the EPA approved budget for this agreement. Foreign travel includes trips to Mexico and Canada but does not include trips to Puerto Rico, the U.S. Territories or possessions. Recipients that request post-award approval to travel frequently to Mexico and Canada by motor vehicle (e.g. for sampling or meetings) may describe their proposed travel in general terms in their request for EPA approval. Requests for prior approval must be submitted to the Project Officer for this agreement.

## 10. The Fly America Act and Foreign Travel

The recipient understands that all foreign travel funded under this assistance agreement must comply with the Fly America Act. All travel must be on U.S. air carriers certified under 49 U.S.C. Section 40118, to the extent that service by such carriers is available even if foreign air carrier costs are less than the American air carrier.

## Reporting and Additional Post-Award Requirements

### 11. Central Contractor Registration/System for Award Management and Universal Identifier Requirements

11.1. **Requirement for System for Award Management (SAM)** Unless exempted from this requirement under 2 CFR 25.110, the recipient must maintain the currency of the organization's information in SAM until the submittal of the final financial report required under this award or receipt of the final payment, whichever is later. This requires that the recipient reviews and updates the information at least annually after the initial registration, and more frequently if required by changes in the information or another award term.

11.2. **Requirement for Data Universal Numbering System (DUNS) numbers.** If the recipient is authorized to make subawards under this award, the recipient:

- a. Must notify potential subrecipients that no entity (definition paragraph 12.3 of this award term) may receive a subaward unless the entity has provided its DUNS number.
- b. May not make a subaward to an entity unless the entity has provided its DUNS number.

11.3. **Definitions.** For the purposes of this award term:

- a. **System for Award Management (SAM)** means the Federal repository into which an entity must provide information required for the conduct of business as a recipient. Additional information about registration procedures may be found at the System for Award Management (SAM) Internet site: <https://www.sam.gov/SAM/>
- b. **Data Universal Numbering System (DUNS) number** means the nine-digit number established and assigned by Dun and Bradstreet, Inc. (D&B) to uniquely identify business entities. A DUNS number may be obtained from D&B by telephone (currently 866-705-5711) or the Internet (currently at <http://fedgov.dnb.com/webform/>).
- c. **Entity**, as it is used in this award term, means all of the following, as defined at 2 CFR part 25, subpart C:
  - 11.3.c.1. A Governmental organization, which is a State, local government, or Indian tribe;
  - 11.3.c.2. A foreign public entity;
  - 11.3.c.3. A domestic or foreign nonprofit organization;
  - 11.3.c.4. A domestic or foreign for-profit organization; and
  - 11.3.c.5. A Federal agency, but only as a subrecipient under an award or subaward to a non-Federal entity.

d. **Subaward:**

- 11.3.d.1. This term means a legal instrument to provide support for the performance of any portion of the substantive project or program for which the recipient received this award and that the recipient awards to an eligible subrecipient.
- 11.3.d.2. The term does not include procurement of property and services needed to carry out the project or program (for further explanation, see 2 CFR 200 Subpart D).
- 11.3.d.3. A subaward may be provided through any legal agreement, including an agreement that the recipient considers a contract.
- e. **Subrecipient** means an entity that:
  - 11.3.e.1. Receives a subaward from the recipient under this award; and
  - 11.3.e.2. Is accountable to the recipient for the use of the Federal funds provided by the subaward.

## 12. Reporting Subawards and Executive Compensation

### 12.1. Reporting of first-tier subawards.

- a. **Applicability.** Unless the recipient is exempt as provided in paragraph 12.4. of this award term, the recipient must report each action that obligates \$25,000 or more in Federal funds that does not include Recovery funds (as defined in section 1512(a)(2) of the American Recovery and Reinvestment Act of 2009, Pub. L. 111-5) for a subaward to an entity (see definitions in paragraph 12.5 of this award term).
- b. **Where and when to report.** (1) The recipient must report each obligating action described in paragraph 12.1.a of this award term to [www.frs.gov](http://www.frs.gov). (2) For subaward information, report no later than the end of the month following the month in which the obligation was made. (For example, if the obligation was made on any date during the month of November of a given year, the obligation must be reported by no later than December 31 of that year.)
- c. **What to report.** The recipient must report the information about each obligating action as described in the submission instructions available at: <http://www.frs.gov>.

### 12.2. Reporting Total Compensation of Recipient Executives.

- a. **Applicability and what to report.** The recipient must report total compensation for each of their five most highly compensated executives for the preceding completed fiscal year, if:
  - 12.2.a.1. the total Federal funding authorized to date under this award is \$25,000 or more;
  - 12.2.a.2. in the preceding fiscal year, the recipient received:(i.) 80 percent or more of their annual gross revenues from Federal procurement contracts (and subcontracts) and Federal financial assistance subject to the Transparency Act, as defined at 2 CFR 170.320 (and subawards); (ii.) and \$25,000,000 or more in annual gross revenues from Federal procurement contracts (and subcontracts) and Federal financial assistance subject to the Transparency Act, as defined at 2 CFR 170.320 (and subawards); and
  - 12.2.a.3. The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at: <http://www.sec.gov/answers/execomp.htm>.)
- b. **Where and when to report.** The recipient must report executive total compensation described in paragraph 12.2.a of this award term: (i.) As part of the registration Central System for Award Management profile available at <https://sam.gov/SAM/> (ii.) By the end of the month following the month in which this award is made, and annually thereafter.

### 12.3. Reporting of Total Compensation of Subrecipient Executives.

- a. **Applicability and what to report.** Unless exempt as provided in paragraph 12.4. of this award term, for each first-tier subrecipient under this award, the recipient shall report the names and total compensation of each of the subrecipient's five most highly compensated executives for the subrecipient's preceding completed fiscal year, if:

**12.3.a.1.** in the subrecipient's preceding fiscal year, the subrecipient received: (i.) 80 percent or more of its annual gross revenues from Federal procurement contracts (and subcontracts) and Federal financial assistance subject to the Transparency Act, as defined at 2 CFR 170.320 (and subawards); and (ii.) \$25,000,000 or more in annual gross revenues from Federal procurement contracts (and subcontracts), and Federal financial assistance subject to the Transparency Act (and subawards); and

**12.3.a.2.** The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at: <http://www.sec.gov/answers/excomp.htm>.)

**b. Where and when to report.** The recipient must report subrecipient executive total compensation described in paragraph 12.3.a. of this award term:

**12.3.b.1.** To the recipient.

**12.3.b.2.** By the end of the month following the month during which the recipient makes the subaward. For example, if a subaward is obligated on any date during the month of October of a given year (i.e., between October 1 and 31), the recipient must report any required compensation information of the subrecipient by November 30 of that year.

#### **12.4. Exemptions**

**a.** If, in the previous tax year, the recipient had gross income, from all sources, under \$300,000, the recipient is exempt from the requirements to report:

**12.4.a.1.** subawards, and the total compensation of the five most highly compensated executives of any subrecipient.

#### **12.5. Definitions.** For purposes of this award term:

**a. Entity** means all of the following, as defined in 2 CFR Part 25: (i.) A Governmental organization, which is a State, local government, or Indian tribe; (ii.) A foreign public entity; (iii.) A domestic or foreign nonprofit organization; (iv.) A domestic or foreign for-profit organization; (v.) A Federal agency, but only as a subrecipient under an award or subaward to a non-Federal entity.

**b. Executive** means officers, managing partners, or any other employees in management positions.

**c. Subaward:**

**12.5.c.1.** This term means a legal instrument to provide support for the performance of any portion of the substantive project or program for which you received this award and that the recipient award to an eligible subrecipient.

**12.5.c.2.** The term does not include procurement of property and services needed to carry out the project or program (for further explanation, see 2 CFR 200 Subpart D).

**12.5.c.3.** A subaward may be provided through any legal agreement, including an agreement that the recipient or a subrecipient considers a contract.

**d. Subrecipient** means an entity that:

**12.5.d.1.** Receives a subaward from the recipient under this award; and

**12.5.d.2.** Is accountable to the recipient for the use of the Federal funds provided by the subaward.

**e. Total compensation** means the cash and noncash dollar value earned by the executive during the recipient's or subrecipient's preceding fiscal year and includes the following (for more information see 17 CFR 229.402(c)(2)):

**12.5.e.1.** Salary and bonus.

**12.5.e.2.** Awards of stock, stock options and stock appreciation rights. Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Shared Based Payments.

**12.5.e.3.** Earnings for services under non-equity incentive plans. This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in

favor of executives, and are available generally to all salaried employees.

**12.5.e.4.** Change in pension value. This is the change in present value of defined benefit and actuarial pension plans.

**12.5.e.5.** Above-market earnings on deferred compensation which is not tax-qualified.

**12.5.e.6.** Other compensation, if the aggregate value of all such other compensation (e.g. severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds \$10,000.

### **13. Recipient Integrity and Performance Matters - Reporting of Matters Related to Recipient Integrity and Performance**

#### **13.1. General Reporting Requirement**

If the total value of your currently active grants, cooperative agreements, and procurement contracts from all Federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this Federal award, then you as the recipient during that period of time must maintain the currency of information reported to the System for Award Management (SAM) that is made available in the designated integrity and performance system (currently the Federal Awardee Performance and Integrity Information System (FAPIIS)) about civil, criminal, or administrative proceedings described in paragraph 2 of this award term and condition. This is a statutory requirement under section 872 of Public Law 110-417, as amended (41 U.S.C. 2313). As required by section 3010 of Public Law 111-212, all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for Federal procurement contracts, will be publicly available.

#### **13.2. Proceedings About Which You Must Report**

Submit the information required about each proceeding that:

**a.** Is in connection with the award or performance of a grant, cooperative agreement, or procurement contract from the Federal Government;

**b.** Reached its final disposition during the most recent five-year period; and

**c.** Is one of the following:

**13.2.c.1.** A criminal proceeding that resulted in a conviction, as defined in paragraph 5 of this award term and condition;

**13.2.c.2.** A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages of \$5,000 or more;

**13.2.c.3.** An administrative proceeding, as defined in paragraph 5. of this award term and condition, that resulted in a finding of fault and liability and your payment of either a monetary fine or penalty of \$5,000 or more or reimbursement, restitution, or damages in excess of \$100,000; or

**13.2.c.4.** Any other criminal, civil, or administrative proceeding if:

**13.2.c.4.1.** It could have led to an outcome described in paragraph 13.2.c.1, 13.2.c.2, or 13.2.c.3 of this award term and condition;

**13.2.c.4.2.** It had a different disposition arrived at by consent or compromise with an acknowledgment of fault on your part; and

**13.2.c.4.3.** The requirement in this award term and condition to disclose information about the proceeding does not conflict with applicable laws and regulations.

#### **13.3. Reporting Procedures**

Enter in the SAM Entity Management area the information that SAM requires about each proceeding described in paragraph 2 of this award term and condition. You do not need to submit the information a second time under assistance awards that you received if you already provided the information through SAM because you were required to do so under Federal procurement contracts that you were awarded.

#### **13.4. Reporting Frequency**

During any period of time when you are subject to the requirement in paragraph 13.1 of this award term and condition, you must report proceedings information through SAM for the most recent five year period, either to report new information about any proceeding(s) that you have not reported previously or affirm that there is no new information to report. Recipients that have Federal contract, grant, and cooperative agreement awards with

a cumulative total value greater than \$10,000,000 must disclose semiannually any information about the criminal, civil, and administrative proceedings.

### **13.5. Definitions**

For purposes of this award term and condition:

- a. Administrative proceeding means a non-judicial process that is adjudicatory in nature in order to make a determination of fault or liability (e.g., Securities and Exchange Commission Administrative proceedings, Civilian Board of Contract Appeals proceedings, and Armed Services Board of Contract Appeals proceedings). This includes proceedings at the Federal and State level but only in connection with performance of a Federal contract or grant. It does not include audits, site visits, corrective plans, or inspection of deliverables.
- b. Conviction, for purposes of this award term and condition, means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere.
- c. Total value of currently active grants, cooperative agreements, and procurement contracts includes—
  - 13.5.c.1. Only the Federal share of the funding under any Federal award with a recipient cost share or match; and
  - 13.5.c.2. The value of all expected funding increments under a Federal award and options, even if not yet exercised.

## **14. Federal Financial Reporting (FFR)**

Pursuant to 2 CFR 200.327 and 200.343, EPA recipients must submit the Federal Financial Report (SF-425) at least annually and no more frequently than quarterly. EPA's standard reporting frequency is annual unless an EPA Region has included an additional term and condition specifying greater reporting frequency within this award document. EPA recipients must submit the SF-425 no later than 30 days after the end of each specified reporting period for quarterly and semi-annual reports, and 90 calendar days for annual and final reports. Extension of reporting due dates may be approved by EPA upon request of the recipient. The FFR form is available on the internet at: <https://www.epa.gov/financial/forms> All FFRs must be submitted to the Las Vegas Finance Center (LVFC) via email [LVFC-grants@epa.gov](mailto:LVFC-grants@epa.gov) or mail it to:

USEPA LVFC  
4220 S. Maryland Pkwy Bldg. C, Suite 503  
Las Vegas, NV 89119

The LVFC will make adjustments, as necessary, to obligated funds after reviewing and accepting a final Federal Financial Report. Recipients will be notified and instructed by EPA if they must complete any additional forms for the closeout of the assistance agreement.

## **15. Indirect Cost Rate Agreements**

This term and condition implements EPA's [Indirect Cost Policy for Recipients of EPA Assistance Agreements](#) (IDC Policy) and applies to all EPA assistance agreements unless there are [statutory or regulatory limits on IDCs](#).

In order for the assistance agreement recipient to use EPA funding for indirect costs, the IDC category of the recipient's assistance agreement award budget must include an amount for IDCs and at least one of the following must apply:

- With the exception of "exempt" agencies and Institutions of Higher Education as noted below, all recipients must have one of the following current (not expired) IDC rates, including IDC rates that have been extended by the cognizant agency:
  - Provisional;
  - Final;
  - Fixed rate with carry-forward;

- Predetermined;
- 10% *de minimis* rate authorized by 2 CFR 200.414(f)
- EPA-approved use of one of the following on an exception basis for EPA agreements:
  - 10% *de minimis* as detailed in section 6.3 of the IDC Policy; or
  - Expired fixed rate with carry-forward as detailed in section 6.4.a. of the IDC Policy.
- “Exempt” state or local governmental departments or agencies are agencies that receive up to and including \$35,000,000 in Federal funding per the department or agency’s fiscal year, and must have an IDC rate proposal developed in accordance with [2 CFR 200 Appendix VII](#), with documentation maintained and available for audit.
- Institutions of Higher Education must use the IDC rate in place at the time of award for the life of the assistance agreement (unless the rate was provisional at time of award, in which case the rate will change once it becomes final). As provided by [2 CFR Part 200, Appendix III\(C\)\(7\)](#), the term “life of the assistance agreement”, means each competitive segment of the project. Additional information is available in the regulation.

IDCs incurred during any period of the assistance agreement that are not covered by the provisions above are not allowable costs and must not be drawn down by the recipient. Recipients may budget for IDCs pending approval of their IDC rate by the cognizant Federal agency or an exception granted by EPA under section 6.3 or 6.4 of the IDC Policy. However, recipients may not draw down IDCs until their rate is approved, if applicable, or EPA grants an exception. IDC drawdowns must comply with the indirect rate corresponding to the period during which the costs were incurred.

This term and condition does not govern indirect rates for subrecipients or recipient procurement contractors under EPA assistance agreements. Pass-through entities are required to comply with [2 CFR 200.331\(a\)\(4\)](#) when establishing indirect cost rates for subawards.

See the [Indirect Cost Guidance for Recipients of EPA Assistance Agreements](#) for additional information.

## 16. Audit Requirements

In accordance with 2 CFR 200.501(a), the recipient hereby agrees to obtain a single audit from an independent auditor, if their organization expends \$750,000 or more in total Federal funds in their fiscal year beginning on or after December 26, 2014.

The recipient must submit the form SF-SAC and a Single Audit Report Package within 9 months of the end of the recipient’s fiscal year or 30 days after receiving the report from an independent auditor. The SF-SAC and a Single Audit Report Package MUST be submitted using the Federal Audit Clearinghouse’s Internet Data Entry System available at: [https://harvester.census.gov/facides/\(S\(3wauetz2yufokbe3engv0dtek\)\)/account/login.aspx](https://harvester.census.gov/facides/(S(3wauetz2yufokbe3engv0dtek))/account/login.aspx).

For complete information on how to accomplish the single audit submissions, you will need to visit the Federal Audit Clearinghouse Web site: <https://harvester.census.gov/facweb/Default.aspx>.

## 17. Closeout Requirements

Reports required for closeout of the assistance agreement must be submitted in accordance with this agreement. Submission requirements and frequently asked questions can also be found at:

<https://www.epa.gov/grants/frequent-questions-about-closeouts>

## 18. Suspension and Debarment

Recipient shall fully comply with Subpart C of 2 C.F.R. Part 180 entitled, “Responsibilities of Participants Regarding Transactions Doing Business With Other Persons,” as implemented and supplemented by 2 C.F.R. Part 1532. Recipient is responsible for ensuring that any lower tier covered transaction, as described in Subpart B of 2 C.F.R. Part 180, entitled “Covered Transactions,” and 2 C.F.R. § 1532.220, includes a term or condition requiring compliance with 2 C.F.R. Part 180, Subpart C. Recipient is responsible for further requiring the inclusion of a similar term and condition in any subsequent lower tier covered transactions. Recipient



acknowledges that failing to disclose the information required under 2 C.F.R. § 180.335 to the EPA office that is entering into the transaction with the recipient may result in the delay or negation of this assistance agreement, or pursuance of administrative remedies, including suspension and debarment. Recipients may access the System for Award Management (SAM) exclusion list at <https://sam.gov/SAM/> to determine whether an entity or individual is presently excluded or disqualified.

**19. Representation by Corporations Regarding Delinquent Tax Liability or a Felony Conviction under any Federal Law.** This award is subject to the provisions contained in an appropriations act(s) which prohibits the Federal Government from entering into a contract, memorandum of understanding, or cooperative agreement with, make a grant to, or provide a loan or loan guarantee to any corporation having a delinquent Federal tax liability or a felony conviction under any Federal law, unless the agency has considered suspension or debarment of the corporation and has made a determination that this further action is not necessary to protect the interests of the Government. A “corporation” is a legal entity that is separate and distinct from the entities that own, manage, or control it. It is organized and incorporated under the jurisdictional authority of a governmental body, such as a State or the District of Columbia. A corporation may be a for-profit or non-profit organization.

As required by the appropriations act(s) prohibitions, the Government will not enter into a contract, memorandum of understanding, or cooperative agreement with, make a grant to, or provide a loan or loan guarantee with any corporation that — (1) Has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, where the awarding agency is aware of the unpaid tax liability, unless an agency has considered suspension or debarment of the corporation and made a determination that suspension or debarment is not necessary to protect the interests of the Government; or (2) Was convicted of a felony criminal violation under any Federal law within the preceding 24 months, where the awarding agency is aware of the conviction, unless an agency has considered suspension or debarment of the corporation and made a determination that this action is not necessary to protect the interests of the Government.

By accepting this award, the recipient represents that it is not a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability; and it is not a corporation that was convicted of a felony criminal violation under a Federal law within the preceding 24 months.

Alternatively, by accepting this award, the recipient represents that it disclosed unpaid Federal tax liability information and/or Federal felony conviction information to the EPA. The Recipient may accept this award if the EPA Suspension and Debarment Official has considered suspension or debarment of the corporation based on a tax liabilities and/or Federal felony convictions and determined that suspension or debarment is not necessary to protect the Government's interests.

If the recipient fails to comply with this term and condition, EPA will annul this agreement and may recover any funds the recipient has expended in violation of the appropriations act(s) prohibition(s). The EPA may also pursue other administrative remedies as outlined in 2 CFR 200.338, and may also pursue suspension and debarment.

## **20. Disclosing Conflict of Interests**

### **20.1. For awards to Non-federal entities and individuals (other than states and fellowship recipients under 40 CFR Part 46).**

As required by 2 CFR 200.112, EPA has established a policy (COI Policy) for disclosure of conflicts of interest (COI) that may affect EPA financial assistance awards. EPA's COI Policy is posted at <https://www.epa.gov/grants/epas-financial-assistance-conflict-interest-policy> . The posted version of EPA's COI Policy is applicable to new funding (initial awards,

supplemental and incremental funding) awarded on or after October 1, 2015. This COI term and condition supersedes prior COI terms and conditions for this award based on either EPA's May 22, 2015 Revised Interim COI Policy or December 26, 2014 Interim COI Policy.

For competitive awards, recipients must disclose any competition related COI described in section 4.0(a) of the COI Policy that are discovered after award to the EPA Grants Specialist listed on the Assistance Agreement/Amendment within 30 calendar days of discovery of the COI. The Grants Specialist will respond to any such disclosure within 30 calendar days.

EPA's COI Policy requires that recipients have systems in place to address, resolve and disclose to EPA COIs described in sections 4.0(b), (c) and/or (d) of the COI Policy that affect any contract or subaward regardless of amount funded under this award. The recipient's COI Point of Contact for the award must disclose any COI to the EPA Grants Specialist listed on the Assistance Agreement/Amendment within 30 calendar days of the discovery of the potential COI and their approach for resolving the COI.

EPA's COI Policy requires that subrecipients have systems in place to address, resolve and disclose COI's described in section 4.0(b)(c) and (d) of the COI Policy regardless of the amount of the transaction. Recipients who are pass-through entities as defined at 2 CFR 200.74 must require that subrecipients being considered for or receiving subawards disclose COI to the pass-through entities in a manner that, at a minimum, is in accordance with sections 5.0(d) and 7.0(c) of EPA's COI Policy. Pass-through entities must disclose the subrecipient COI along with the approach for resolving the COI to the EPA Grants Specialist listed on the Assistance Agreement/Amendment within 30 calendar days of receiving notification of the COI by the subrecipient.

EPA only requires that recipients and subrecipients disclose COI's that are discovered under their systems for addressing and resolving COI. If recipients or subrecipients do not discover a COI, they do not need to advise EPA or the pass-through entity of the absence of a COI.

Upon notice from the recipient of a potential COI and the approach for resolving it, the Agency will then make a determination regarding the effectiveness of these measures within 30 days of receipt of the recipient's notice unless a longer period is necessary due to the complexity of the matter. Recipients may not request payment from EPA for costs for transactions subject to the COI pending notification of EPA's determination. Failure to disclose a COI may result in cost disallowances.

Disclosure of a potential COI will not necessarily result in EPA disallowing costs, with the exception of procurement contracts that the Agency determines violate 2 CFR 200.318(c)(1) or (2), provided the recipient notifies EPA of measures the recipient or subrecipient has taken to eliminate, neutralize or mitigate the conflict of interest when making the disclosure.

## **20.2. For awards to states including state universities that are state agencies or instrumentalities**

As required by 2 CFR 200.112, EPA has established a policy (COI Policy) for disclosure of conflicts of interest (COI) that may affect EPA financial assistance awards. EPA's COI Policy is posted at: <https://www.epa.gov/grants/epas-financial-assistance-conflict-interest-policy>. The posted version of EPA's COI Policy is applicable to new funding (initial awards, supplemental, incremental funding) awarded on or after October 1, 2015. This COI term and condition supersedes prior COI terms and conditions for this award based on either EPA's May 22, 2015 Revised Interim COI Policy or December 26, 2014 Interim COI Policy.

For competitive awards, recipients must disclose any competition related COI described in section 4.0(a)

of the COI Policy that are discovered after award to the EPA Grants Specialist listed on the Assistance Agreement/Amendment within 30 calendar days of discovery of the COI. The Grants Specialist will respond to any such disclosure within 30 calendar days.

States including state universities that are state agencies and instrumentalities receiving funding from EPA are only required to disclose subrecipient COI as a pass-through entity as defined by 2 CFR 200.74. Any other COI are subject to state laws, regulations and policies. EPA's COI Policy requires that subrecipients have systems in place to address, resolve and disclose COIs described in section 4.0(b)(c) and (d) of the COI Policy that arise after EPA made the award regardless of the amount of the transaction. States who are pass-through entities as defined at 2 CFR 200.74 must require that subrecipients being considered for or receiving subawards disclose COI to the state in a manner that, as a minimum, in accordance with sections 5.0(d) and 7.0(c) of EPA's COI Policy. States must disclose the subrecipient COI along with the approach for resolving the COI to the EPA Grants Specialist listed on the Assistance Agreement/Amendment within 30 calendar days of receiving notification of the COI by the subrecipient.

EPA only requires that subrecipients disclose COI's to state pass-through entities that are discovered under their systems for addressing, resolving, and disclosing COI. If subrecipients do not discover a COI, they do not need to advise state pass-through entities of the absence of a COI.

Upon receiving notice of a potential COI and the approach for resolving it, the Agency will make a determination regarding the effectiveness of these measures within 30 days of receipt of the state's notice of a subrecipient COI unless a longer period is necessary due to the complexity of the matter. States may not request payment from EPA for costs for transactions subject to the COI pending notification of EPA's determination. A subrecipient's failure to disclose a COI to the state and EPA may result in cost disallowances.

Disclosure of a potential subrecipient COI will not necessarily result in EPA disallowing costs, with the exception of procurement contracts that the Agency determines violate 2 CFR 200.318(c)(1) or (2), provided the subrecipient has taken measures that EPA and the state agree eliminate, neutralize or mitigate the conflict of interest.

## 21. Transfer of Funds

**Applicable to all assistance agreements other than Continuing Environmental Program Grants subject to 40 CFR 35.114 and 40 CFR 35.514 when the amount of the award exceeds the 2 CFR 200.88 Simplified Acquisition Threshold.**

- (1) As provided at 2 CFR 200.308(e), recipient must obtain prior approval from EPA's Grants Management Officer if the cumulative amount of funding transfers among direct budget categories or programs, functions and activities exceeds 10% of the total budget. Recipients must submit requests for prior approval to the Grant Specialist and Grants Management Officer for this agreement.
- (2) Recipients must notify EPA's Grant Specialist and Project Officer of cumulative funding transfers among direct budget categories or programs, functions and activities that do not exceed 10% of the total budget for the agreement. Recipients must also notify the EPA Grant Specialist and Project Officer when transferring funds from direct budget categories to the indirect cost category or from the indirect cost category to the direct cost category. Prior approval by EPA's Grant Management Officer is required if the transfer involves any of the items listed in 2 CFR 200.407 that EPA did not previously approve at time of award or in response to a previous post-award request by the recipient.

**Applicable to Continuing Environmental Program Grants subject to 40 CFR 35.114 and 40 CFR 35.514 when the amount of the award exceeds the 2 CFR 200.88 Simplified Acquisition Threshold.**

Recipients of continuing environmental program grants subject to 40 CFR 35.114 and 40 CFR 35.514 must notify the EPA Grant Specialist and Project Officer of funding transfers among direct budget categories,

programs, functions and activities or transfers that change amounts budgeted for indirect costs, but prior EPA approval is not required unless the transfer results in significant changes to work plan commitments. Recipients must obtain prior written approval if the transfer involves any of the items listed in 2 CFR 200.407 that EPA did not previously approve at time of award, in response to a previous post-award request by the recipient, or is subject to an EPA waiver of prior approval under 40 CFR 35.114(d) or 40 CFR 35.514(d).

## **Programmatic General Terms and Conditions**

### **22. Sufficient Progress**

EPA will measure sufficient progress by examining the performance required under the workplan in conjunction with the milestone schedule, the time remaining for performance within the project period and/or the availability of funds necessary to complete the project. EPA may terminate the assistance agreement for failure to ensure reasonable completion of the project within the project period.

### **23. Copyrighted Material and Data**

In accordance with 2 CFR 200.315, EPA has the right to reproduce, publish, use and authorize others to reproduce, publish and use copyrighted works or other data developed under this assistance agreement for Federal purposes.

Examples of a Federal purpose include but are not limited to: (1) Use by EPA and other Federal employees for official Government purposes; (2) Use by Federal contractors performing specific tasks for the Government; (3) Publication in EPA documents provided the document does not disclose trade secrets (e.g. software codes) and the work is properly attributed to the recipient through citation or otherwise; (4) Reproduction of documents for inclusion in Federal depositories; (5) Use by State, tribal and local governments that carry out delegated Federal environmental programs as “co-regulators” or act as official partners with EPA to carry out a national environmental program within their jurisdiction and; (6) Limited use by other grantees to carry out Federal grants provided the use is consistent with the terms of EPA’s authorization to the other grantee to use the copyrighted works or other data.

Under Item 6, the grantee acknowledges that EPA may authorize another grantee(s) to use the copyrighted works or other data developed under this grant as a result of:

- the selection of another grantee by EPA to perform a project that will involve the use of the copyrighted works or other data or;
- termination or expiration of this agreement.

In addition, EPA may authorize another grantee to use copyrighted works or other data developed with Agency funds provided under this grant to perform another grant when such use promotes efficient and effective use of Federal grant funds.

### **24. Patents and Inventions**

Rights to inventions made under this assistance agreement are subject to federal patent and licensing regulations, which are codified at Title 37 CFR Part 401 and Title 35 USC Sections 200-212.

Pursuant to the Bayh-Dole Act (set forth in 35 USC 200-212), EPA retains the right to a worldwide, nonexclusive, nontransferable, irrevocable, paid-up license to practice the invention owned by the assistance agreement holder, as defined in the Act. To streamline the invention reporting process and to facilitate compliance with the Bayh-Dole Act, the recipient must utilize the Interagency Edison extramural invention reporting system at [iEdison.gov](http://iEdison.gov). Annual utilization reports must be submitted through the system. The recipient is required to notify the Project Officer identified on the award document when an invention report, patent report, or utilization report is filed at [iEdison.gov](http://iEdison.gov). EPA elects not to require the recipient to provide a report prior to the close-out of a funding agreement listing all subject inventions or stating that there were none.

In accordance with Executive Order 12591, as amended, government owned and operated laboratories can enter into cooperative research and development agreements with other federal laboratories, state and local governments, universities, and the private sector, and license, assign, or waive rights to intellectual property “developed by the laboratory either under such cooperative research or development agreements and from within individual laboratories.”

## 25. Acknowledgement Requirements for Non-ORD Assistance Agreements

The recipient agrees that any reports, documents, publications or other materials developed for public distribution supported by this assistance agreement shall contain the following statement:

"This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement (number) to (recipient). The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document."

Recipients of EPA Office of Research Development (ORD) research awards must follow the acknowledgement requirements outlined in the research T&Cs available at: <https://www.nsf.gov/awards/managing/rtc.jsp>. A Federal-wide workgroup is currently updating the Federal-Wide Research Terms and Conditions Overlay to the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards and when completed recipients of EPA ORD research must abide by the research T&Cs.

## 26. Electronic and Information Technology Accessibility

Recipients are subject to the program accessibility provisions of Section 504 of the Rehabilitation Act, codified in 40 CFR Part 7, which includes an obligation to provide individuals with disabilities reasonable accommodations and an equal and effective opportunity to benefit from or participate in a program, including those offered through electronic and information technology (“EIT”). In compliance with Section 504, EIT systems or products funded by this award must be designed to meet the diverse needs of users (e.g., U.S. public, recipient personnel) without barriers or diminished function or quality. Systems shall include usability features or functions that accommodate the needs of persons with disabilities, including those who use assistive technology. At this time, the EPA will consider a recipient’s websites, interactive tools, and other EIT as being in compliance with Section 504 if such technologies meet standards established under Section 508 of the Rehabilitation Act, codified at 36 CFR Part 1194. While Section 508 does not apply directly to grant recipients, we encourage recipients to follow either the 508 guidelines or other comparable guidelines that concern accessibility to EIT for individuals with disabilities.

Recipients may wish to consult the latest Section 508 guidelines issued by the U.S. Access Board or W3C’s Web Content Accessibility Guidelines (WCAG) 2.0 (see <https://www.access-board.gov/guidelines-and-standards/communications-and-it/about-the-section-508-standards/guide-to-the-section-508-standards>).

## 27. Human Subjects

Human subjects research is any activity that meets the regulatory definitions of both research AND human subject. *Research* is a systematic investigation, including research development, testing and evaluation, designed to develop or contribute to generalizable knowledge. *Human subject* means a living individual about whom an investigator (whether professional or student) conducting research obtains (1) data through intervention or interaction with the individual, or (2) identifiable private information. [40 CFR 26.102 (d)(f)]

No research involving human subjects will be conducted under this agreement without prior written approval of the EPA to proceed with that research. If engaged in human subjects research as part of this agreement, the recipient agrees to comply with all applicable provisions of EPA Regulation 40 CFR 26 (Protection of Human Subjects). This includes, at Subpart A, the Basic Federal Policy for the Protection of Human Research Subjects, also known as the Common Rule. It also includes, at Subparts B, C, and D, prohibitions and additional protections for children, nursing women, pregnant women, and fetuses in research conducted or supported by EPA.

The recipient further agrees to comply with EPA's procedures for oversight of the recipient's compliance with 40 CFR 26, as given in EPA Order 1000.17 Change A1 (Policy and Procedures on Protection of Human Research Subjects in EPA Conducted or Supported Research). As per this order, no human subject may be involved in any research conducted under this assistance agreement, including recruitment, until the research has been approved or determined to be exempt by the EPA Human Subjects Research Review Official (HSRRO) after review of the approval or exemption determination of the Institutional Review Board(s) (IRB(s)) with jurisdiction over the research under 40 CFR 26.

For HSRRO approval, the recipient must forward to the Project Officer: (1) copies of all documents upon which the IRB(s) with jurisdiction based their approval(s) or exemption determination(s), (2) copies of the IRB approval or exemption determination letter(s), (3) copy of the IRB-approved consent forms and subject recruitment materials, if applicable, and (4) copies of all supplementary IRB correspondence.

Following the initial approvals indicated above, the recipient must, as part of the annual report(s), provide evidence of continuing review and approval of the research by the IRB(s) with jurisdiction, as required by 40 CFR 26.109(e). Materials submitted to the IRB(s) for their continuing review and approval are to be provided to the Project Officer upon IRB approval. During the course of the research, investigators must promptly report any unanticipated problems involving risk to subjects or others according to requirements set forth by the IRB. In addition, any event that is significant enough to result in the removal of the subject from the study should also be reported to the Project Officer, even if the event is not reportable to the IRB of record.

## **28. Animal Subjects**

The recipient agrees to comply with the Animal Welfare Act of 1966 (P.L. 89-544), as amended, 7 USC 2131-2156. Recipient also agrees to abide by the "U.S. Government Principles for the Utilization and Care of Vertebrate Animals used in Testing, Research, and Training." (Federal Register 50(97): 20864-20865. May 20, 1985). The nine principles can be viewed at <https://olaw.nih.gov/policies-laws/phs-policy.htm>. For additional information about the Principles, the recipient should consult the *Guide for Care and Use of Laboratory Animals*, prepared by the Institute of Laboratory Animal Resources, National Research Council and can be accessed at: <http://www.nap.edu/readingroom/books/labrats/>.

## **29. Light Refreshments and/or Meals**

### **APPLICABLE TO ALL AGREEMENTS EXCEPT STATE CONTINUING ENVIRONMENTAL PROGRAMS (AS DESCRIBED BELOW):**

Unless the event(s) and all of its components are described in the approved workplan, the recipient agrees to obtain prior approval from EPA for the use of grant funds for light refreshments and/or meals served at meetings, conferences, training workshops and outreach activities (events). The recipient must send requests for approval to the EPA Project Officer and include:

- (1) An estimated budget and description for the light refreshments, meals, and/or beverages to be served at the event(s);
- (2) A description of the purpose, agenda, location, length and timing for the event; and,
- (3) An estimated number of participants in the event and a description of their roles.

Costs for light refreshments and meals for recipient staff meetings and similar day-to-day activities are not allowable under EPA assistance agreements.

Recipients may address questions about whether costs for light refreshments, and meals for events may be allowable to the recipient's EPA Project Officer; however, the Agency Award Official or Grant Management Officer will make final determinations on allowability. Agency policy prohibits the use of EPA funds for receptions, banquets and similar activities that take place after normal business hours unless the recipient has provided a justification that has been expressly approved by EPA's Award Official or Grants Management

Officer.

EPA funding for meals, light refreshments, and space rental may not be used for any portion of an event where alcohol is served, purchased, or otherwise available as part of the event or meeting, even if EPA funds are not used to purchase the alcohol.

Note: U.S. General Services Administration regulations define light refreshments for morning, afternoon or evening breaks to include, but not be limited to, coffee, tea, milk, juice, soft drinks, donuts, bagels, fruit, pretzels, cookies, chips, or muffins. (41 CFR 301-74.7)

### **FOR STATE CONTINUING ENVIRONMENTAL PROGRAM GRANT RECIPIENTS EXCLUDING STATE UNIVERSITIES:**

If the state maintains systems capable of complying with federal grant regulations at 2 CFR 200.432 and 200.438, EPA has waived the prior approval requirements for the use of EPA funds for light refreshments and/or meals served at meetings, conferences, and training, as described above. The state may follow its own procedures without requesting prior approval from EPA. However, notwithstanding state policies, EPA funds may not be used for (1) evening receptions, or (2) other evening events (with the exception of working meetings). Examples of working meetings include those evening events in which small groups discuss technical subjects on the basis of a structured agenda or there are presentations being conducted by experts. EPA funds for meals, light refreshments, and space rental may not be used for any portion of an event (including evening working meetings) where alcohol is served, purchased, or otherwise available as part of the event or meeting, even if EPA funds are not used to purchase the alcohol.

By accepting this award, the state is certifying that it has systems in place (including internal controls) to comply with the requirements described above.

## **30. Tangible Personal Property**

**30.1 Reporting** Pursuant to 2 CFR 200.312 and 200.314, property reports, if applicable, are required for Federally-owned property in the custody of a non-Federal entity upon completion of the Federal award or when the property is no longer needed. Additionally, upon termination or completion of the project, residual unused supplies with a total aggregate fair market value exceeding \$5,000 not needed for any other Federally-sponsored programs or projects must be reported. For Superfund awards under Subpart O, refer to 40 CFR 35.6340 and 35.6660 for property reporting requirements. Recipients should utilize the Tangible Personal Property Report form series (SF-428) to report tangible personal property.

### **30.2 Disposition**

**30.2.1 Most Recipients.** Consistent with 2 CFR 200.313, unless instructed otherwise on the official award document, this award term, or at closeout, the recipient may keep the equipment and continue to use it on the project originally funded through this assistance agreement or on other federally funded projects whether or not the project or program continues to be supported by Federal funds.

**30.2.2 State Agencies.** Per 2 CFR 200.313(b), state agencies may manage and dispose of equipment acquired under this assistance agreement in accordance with state laws and procedures.

**30.2.3 Superfund Recipients.** Equipment purchased under Superfund projects is subject to specific disposal options in accordance with 40 CFR Part 35.6345.

## **31. Dual Use Research of Concern (DURC)**

The recipient agrees to conduct all life science research\* in compliance with [EPA's Order on the Policy and Procedures for Managing Dual Use Research of Concern](#) (EPA DURC Order) and [United States Government Policy for Institutional Oversight of Life Sciences Dual Use Research of Concern](#) (iDURC Policy). If the recipient is an institution within the United States that receives funding through this agreement, or from any other source, the recipient agrees to comply with the iDURC Policy if they conduct or sponsor research involving any of the agents or toxins identified in Section 6.2.1 of the iDURC Policy. If the institution is outside the United States and receives funding through this agreement to conduct or sponsor research involving any of those same agents or toxins, the recipient agrees to comply with the iDURC Policy. The recipient agrees to

provide any additional information that may be requested by EPA regarding DURC and iDURC. The recipient agrees to immediately notify the EPA Project Officer should the project use or introduce use of any of the agents or toxins identified in the iDURC Policy. The recipient's Institution/Organization must also comply with USG iDURC policy and EPA DURC Order and will inform the appropriate government agency if funded by such agency of research with the agents or toxins identified in Section 6.2.1 of the iDURC Policy. If privately funded the recipient agrees to notify the National Institutes of Health at [DURC@od.nih.gov](mailto:DURC@od.nih.gov).

\*“*Life Sciences Research*,” for purposes of the EPA DURC Order, and based on the definition of research in 40 CFR §26.102(d), is a systematic investigation designed to develop or contribute to generalizable knowledge involving living organisms (e.g., microbes, human beings, animals, and plants) and their products. EPA does not consider the following activities to be research: routine product testing, quality control, mapping, collection of general-purpose statistics, routine monitoring and evaluation of an operational program, observational studies, and the training of scientific and technical personnel. [Note: This is consistent with Office of Management and Budget Circular A-11.]

### **32. Research Misconduct**

In accordance with 2 CFR 200.328, the recipient agrees to notify the EPA Project Officer in writing about research misconduct involving research activities that are supported in whole or in part with EPA funds under this project. EPA defines research misconduct as fabrication, falsification, or plagiarism in proposing, performing, or reviewing research, or in reporting research results [65 FR 76262. I], or ordering, advising or suggesting that subordinates engage in research misconduct. The recipient agrees to:

(1) Immediately notify the EPA Project Officer who will then inform the EPA Office of Inspector General (OIG) if, at any time, an allegation of research misconduct falls into one of the categories listed below:

- A. Public health or safety is at risk.
- B. Agency resources or interests are threatened.
- C. Circumstances where research activities should be suspended.
- D. There is a reasonable indication of possible violations of civil or criminal law.
- E. Federal action is required to protect the interests of those involved in the investigation.
- F. The research entity believes that the inquiry or investigation may be made public prematurely so that appropriate steps can be taken to safeguard evidence and protect the rights of those involved.
- G. Circumstances where the research community or public should be informed. [65 FR 76263.III]

(2) Report other allegations to the OIG when they have conducted an inquiry and determined that there is sufficient evidence to proceed with an investigation. [65 FR 76263. III]

### **33. Scientific Integrity Terms and Conditions**

The recipient agrees to comply with [EPA's Scientific Integrity Policy](#) when conducting, supervising, and communicating science and when using or applying the results of science. For purposes of this award condition scientific activities include, but are not limited to, computer modelling, economic analysis, field sampling, laboratory experimentation, demonstrating new technology, statistical analysis, and writing a review article on a scientific issue. The recipient agrees to:

#### **33.1 Scientific Products**

- 33.1.1** Produce scientific products of the highest quality, rigor, and objectivity, by adhering to applicable EPA [information quality guidelines](#), [quality policy](#), and peer review policy.
- 33.1.2** Prohibit all recipient employees, contractors, and program participants, including scientists, managers, and other recipient leadership, from suppressing, altering, or otherwise impeding the timely release of scientific findings or conclusions.
- 33.1.3** Adhere to [EPA's Peer Review Handbook, 4<sup>th</sup> Edition](#), for the peer review of scientific and technical work products generated through EPA grants or cooperative agreements which, by definition, are not primarily for EPA's direct use or benefit.



### **33.2 Scientific Findings**

- 33.2.1** Require that reviews regarding the content of a scientific product that are conducted by the project manager and other recipient managers and the broader management chain be based only on scientific quality considerations, e.g., the methods used are clear and appropriate, the presentation of results and conclusions is impartial.
- 33.2.2** Ensure scientific findings are generated and disseminated in a timely and transparent manner, including scientific research performed by employees, contractors, and program participants, who assist with developing or applying the results of scientific activities.
- 33.2.3** Include, when communicating scientific findings, an explication of underlying assumptions, accurate contextualization of uncertainties, and a description of the probabilities associated with both optimistic and pessimistic projections, if applicable.
- 33.2.4** Document the use of independent validation of scientific methods.
- 33.2.5** Document any independent review of the recipient's scientific facilities and testing activities, as occurs with accreditation by a nationally or internationally recognized sanctioning body.
- 33.2.6** Make scientific information available online in open formats in a timely manner, including access to data and non-proprietary models.

### **33.3 Scientific Misconduct**

- 33.3.1** Prohibit intimidation or coercion of scientists to alter scientific data, findings, or professional opinions or non-scientific influence of scientific advisory boards. In addition, recipient employees, contractors, and program participants, including scientists, managers, and other leadership, shall not knowingly misrepresent, exaggerate, or downplay areas of scientific uncertainty.
- 33.3.2** Prohibit retaliation or other punitive actions toward recipient employees who uncover or report allegations of scientific and research misconduct, or who express a differing scientific opinion. Employees who have allegedly engaged in scientific or research misconduct shall be afforded the due process protections provided by law, regulation, and applicable collective bargaining agreements, prior to any action. Recipients shall ensure that all employees and contractors of the recipient shall be familiar with these protections and avoid the appearance of retaliatory actions.
- 33.3.3** Require all recipient employees, contractors, and program participants to act honestly and refrain from acts of research misconduct, including publication or reporting, as described in [EPA's Policy and Procedures for Addressing Research Misconduct](#), Section 9.C. Research misconduct does not include honest error or differences of opinion. While EPA retains the ultimate oversight authority for EPA-supported research, grant recipients conducting research bear primary responsibility for prevention and detection of research misconduct and for the inquiry, investigation, and adjudication of research misconduct alleged to have occurred in association with their own institution.
- 33.3.4** Take the actions required on the part of the recipient described in EPA's Policy and Procedures for Addressing Research Misconduct, Sections 6 through 9, when research misconduct is suspected or found.

### **33.4 Additional Resources**

For more information about the Scientific Integrity Policy, an introductory video can be accessed at: <https://youtu.be/FQJCy8BXXq8>. A training video is available at: <https://youtu.be/Zc0T7foot8>.

## **Public Policy Requirements**

### **34. Civil Rights Obligations**

This term and condition incorporates by reference the signed assurance provided by the recipient's authorized

representative on: 1) EPA Form 4700-4, "Preaward Compliance Review Report for All Applicants and Recipients Requesting EPA Financial Assistance"; and 2) Standard Form 424B or Standard Form 424D, as applicable.

These assurances and this term and condition obligate the recipient to comply fully with applicable civil rights statutes and implementing EPA regulations.

**a. Statutory Requirements**

- i. In carrying out this agreement, the recipient must comply with:
  1. Title VI of the Civil Rights Act of 1964, which prohibits discrimination based on race, color, and national origin, including limited English proficiency (LEP), by entities receiving Federal financial assistance.
  2. Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination against persons with disabilities by entities receiving Federal financial assistance; and
  3. The Age Discrimination Act of 1975, which prohibits age discrimination by entities receiving Federal financial assistance.
- ii. If the recipient is an education program or activity (e.g., school, college or university) or if the recipient is conducting an education program or activity under this agreement, it must also comply with:
  1. Title IX of the Education Amendments of 1972, which prohibits discrimination on the basis of sex in education programs and activities operated by entities receiving Federal financial assistance. For further information about your compliance obligations regarding Title IX, see 40 CFR Part 5 and <https://www.justice.gov/crt/title-ix>
- iii. If this agreement is funded with financial assistance under the Clean Water Act (CWA), the recipient must also comply with:
  1. Section 13 of the Federal Water Pollution Control Act Amendments of 1972, which prohibits discrimination on the basis of sex in CWA-funded programs or activities.

**b. Regulatory Requirements**

- i. The recipient agrees to comply with all applicable EPA civil rights regulations, including:
  1. For Title IX obligations, 40 C.F.R. Part 5; and
  2. For Title VI, Section 504, Age Discrimination Act, and Section 13 obligations, 40 CFR Part 7.
  3. As noted on the EPA Form 4700-4 signed by the recipient's authorized representative, these regulations establish specific requirements including maintaining compliance information, establishing grievance procedures, designating a Civil Rights Coordinator and providing notices of non-discrimination.

**c. TITLE VI – LEP, Public Participation and Affirmative Compliance Obligation**

- i. As a recipient of EPA financial assistance, you are required by Title VI of the Civil Rights Act to provide meaningful access to LEP individuals. In implementing that requirement, the recipient agrees to use as a guide the Office of Civil Rights (OCR) document entitled "Guidance to Environmental Protection Agency Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons." The guidance can be found at: <https://www.federalregister.gov/documents/2004/06/25/04-14464/guidance-to-environmental-protection-agency-financial-assistance-recipients-regarding-title-vi>
- ii. If the recipient is administering permitting programs under this agreement, the recipient agrees to use as a guide OCR's Title VI Public Involvement Guidance for EPA Assistance Recipients Administering Environmental Permitting Programs. The Guidance can be found at: <https://www.govinfo.gov/content/pkg/FR-2006-03-21/pdf/06-2691.pdf>
- iii. In accepting this assistance agreement, the recipient acknowledges it has an affirmative obligation to implement effective Title VI compliance programs and ensure that its actions do not involve discriminatory treatment and do not have discriminatory effects even when

facially neutral. The recipient must be prepared to demonstrate to EPA that such compliance programs exist and are being implemented or to otherwise demonstrate how it is meeting its Title VI obligations.

### **35. Drug-Free Workplace**

The recipient organization of this EPA assistance agreement must make an ongoing, good faith effort to maintain a drug-free workplace pursuant to the specific requirements set forth in Title 2 CFR Part 1536 Subpart B. Additionally, in accordance with these regulations, the recipient organization must identify all known workplaces under its federal awards, and keep this information on file during the performance of the award.

Those recipients who are individuals must comply with the drug-free provisions set forth in Title 2 CFR Part 1536 Subpart C.

The consequences for violating this condition are detailed under Title 2 CFR Part 1536 Subpart E. Recipients can access the Code of Federal Regulations (CFR) Title 2 Part 1536 at [www.ecfr.gov/](http://www.ecfr.gov/).

### **36. Hotel-Motel Fire Safety**

Pursuant to 15 USC 2225a, the recipient agrees to ensure that all space for conferences, meetings, conventions or training seminars funded in whole or in part with federal funds complies with the protection and control guidelines of the Hotel and Motel Fire Safety Act (PL 101-391, as amended). Recipients may search the Hotel-Motel National Master List at <https://apps.usfa.fema.gov/hotel/> to see if a property is in compliance, or to find other information about the Act.

### **37. Lobbying Restrictions**

**a) This assistance agreement is subject to lobbying restrictions as described below. Applicable to all assistance agreements:**

- i) The chief executive officer of this recipient agency shall ensure that no grant funds awarded under this assistance agreement are used to engage in lobbying of the Federal Government or in litigation against the U.S. unless authorized under existing law. The recipient shall abide by the Cost Principles available at 2 CFR 200 which generally prohibits the use of federal grant funds for litigation against the U.S. or for lobbying or other political activities.
- ii) The recipient agrees to comply with Title 40 CFR Part 34, New Restrictions on Lobbying. The recipient shall include the language of this provision in award documents for all subawards exceeding \$100,000 and require that subrecipients submit certification and disclosure forms accordingly.
- iii) In accordance with the Byrd Anti-Lobbying Amendment, any recipient who makes a prohibited expenditure under Title 40 CFR Part 34 or fails to file the required certification or lobbying forms shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such expenditure.
- iv) Contracts awarded by a recipient shall contain, when applicable, the anti-lobbying provision as stipulated in the Appendix II to Part 200—Contract Provisions for Non-Federal Entity Contracts Under Federal Awards.
- v) By accepting this award, the recipient affirms that it is not a nonprofit organization described in Section 501(c)(4) of the Internal Revenue Code of 1986 as required by Section 18 of the Lobbying Disclosure Act; or that it is a nonprofit organization described in Section 501(c)(4) of the Code but does not and will not engage in lobbying activities as defined in Section 3 of the Lobbying

Disclosure Act. Nonprofit organizations exempt from taxation under section 501(c)(4) of the Internal Revenue Code that engage in lobbying activities are ineligible for EPA subawards.

**b) Applicable to assistance agreements when the amount of the award is over \$100,000:**

- i) By accepting this award, the recipient certifies, to the best of its knowledge and belief, that:
  - (1) No Federal appropriated funds have been or will be paid, by or on behalf of the recipient, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
  - (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, or any employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the recipient shall complete and submit the linked [Standard Form -- LLL, "Disclosure Form to Report Lobbying."](#) in accordance with its instructions.
  - (3) The recipient shall require that the language of this certification be included in the award documents for all subawards exceeding \$100,000 at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- ii) This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

**38. Recycled Paper**

When directed to provide paper documents, the recipient agrees to use recycled paper and double-sided printing for all reports which are prepared as a part of this agreement and delivered to EPA. This requirement does not apply to reports prepared on forms supplied by EPA.

**39. Resource Conservation and Recovery Act**

Consistent with goals of section 6002 of RCRA (42 U.S.C. 6962), State and local institutions of higher education, hospitals and non-profit organization recipients agree to give preference in procurement programs to the purchase of specific products containing recycled materials, as identified in 40 CFR Part 247.

Consistent with section 6002 of RCRA (42 U.S.C. 6962) and 2 CFR 200.322, State agencies or agencies of a political subdivision of a State and its contractors are required to purchase certain items made from recycled materials, as identified in 40 CFR Part 247, when the purchase price exceeds \$10,000 during the course of a fiscal year or where the quantity of such items acquired in the course of the preceding fiscal year was \$10,000 or more. Pursuant to 40 CFR 247.2 (d), the recipient may decide not to procure such items if they are not reasonably available in a reasonable period of time; fail to meet reasonable performance standards; or are only available at an unreasonable price.

**40. Trafficking in Persons**

- a. Provisions applicable to a recipient that is a private entity.

- i. The recipient, the recipient’s employees, subrecipients under this award, and subrecipients’ employees may not—
    - 1. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;
    - 2. Procure a commercial sex act during the period of time that the award is in effect; or
    - 3. Use forced labor in the performance of the award or subawards under the award.
  - ii. We as the Federal awarding agency may unilaterally terminate this award, without penalty, if the recipient or a subrecipient that is a private entity—
    - 1. Is determined to have violated a prohibition in paragraph a of this award term; or
    - 2. Has an employee who is determined by the agency official authorized to terminate the award to have violated a prohibition in paragraph a of this award term through conduct that is either—
      - a. Associated with performance under this award; or
      - b. Imputed to the recipient or subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, “OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement),” as implemented by our Agency at 2 CFR 1532.
- b. Provision applicable to a recipient other than a private entity.** EPA may unilaterally terminate this award, without penalty, if a subrecipient that is a private entity—
- i. Is determined to have violated an applicable prohibition in paragraph a. of this award term; or
  - ii. Has an employee who is determined by the agency official authorized to terminate the award to have violated an applicable prohibition in paragraph a of this award term through conduct that is either—
    - 1. Associated with performance under this award; or
    - 2. Imputed to the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR part 180, “OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement),” as implemented by EPA at 2 CFR 1532
- c. Provisions applicable to any recipient.**
- i. The recipient must inform the EPA immediately of any information received from any source alleging a violation of a prohibition in paragraph a of this award term.
  - ii. Our right to terminate unilaterally that is described in paragraph a and b:
    - 1. Implements section 106(g) of the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. 7104(g)), and
    - 2. Is in addition to all other remedies for noncompliance that are available to us under this award.
  - iii. The recipient must include the requirements of paragraph a of this award term in any subaward made to a private entity.
- d. Definitions.** For purposes of this award term:
- i. “Employee” means either:
    - 1. An individual employed by you or a subrecipient who is engaged in the performance of the project or program under this award; or
    - 2. Another person engaged in the performance of the project or program under this award and not compensated by you including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing or matching requirements.
  - ii. “Forced labor” means labor obtained by any of the following methods: the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the

use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.

- iii. “Private entity”:
  - 1. Means any entity other than a State, local government, Indian tribe, or foreign public entity, as those terms are defined in 2 CFR 175.25.
  - 2. Includes:
    - a. A nonprofit organization, including any nonprofit institution of higher education, hospital, or tribal organization other than one included in the definition of Indian tribe at 2 CFR 175.25(b).
    - b. A for-profit organization.
- iv. “Severe forms of trafficking in persons,” “commercial sex act,” and “coercion” have the meanings given at section 103 of the TVPA, as amended (22 U.S.C. 7102).

**ATTACHMENT 1  
SUBMIT TO COUNTY OF MARIN - Grant Progress Reporting Template**

(Municipality Name)												Qtrly Reporting Period: Oct.-Dec. 2019	
Position Titles (Edit Positions and Rates)	Deputy PW Director	Associate Civil Engineer - LD	Senior Associate Engineer	Senior Civil Engineer	Assistant PW Director/City Engineer	Engineering Tech II	GIS Analyst II	Junior Engineer	Operations and Maintenance Manager	Volunteer / Intern	Consultant/Contractual Services	Task Totals	Work Narrative
Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.99			(Examples below, revise as needed)
<b>1 Large and small full trash capture device installation planning</b>												\$ -	
1.1 TMA delineation, ranking, and prioritization												\$ -	Field GIS data validation. Meetings. Data requests.
1.2 Identify Caltrans partnership opportunities												\$ -	
1.3 Identify public private partnerships and device retrofit opportunities												\$ -	
1.4 Guidance tools for public private FTC												\$ -	Municipal Code review
<b>2 Full trash capture device installation and construction</b>												\$ -	
2.1 Technical investigations preliminary design												\$ -	Hydrology/Hydraulics/SD Network studies.
2.2 Design documents and permitting												\$ -	
2.3 Contractual: purchasing and construction (\$685k funded)												\$ -	
2.3 Purchasing and construction match.												\$ -	Reduces with increased match amounts.
<b>3 Device maintenance, trash pollution capture, and monitoring</b>												\$ -	
3.1 Monitoring and maintenance effectiveness tools development (OVTA revision, sampling frame dev)												\$ -	Monitoring app testing
3.2 Monitoring and maintenance data collection												\$ -	Monitoring
3.3 Trash reduction reporting and Implementation Plan Updates												\$ -	
<b>4 Trash education and outreach</b>												\$ -	
4.1 Litter prevention/reduction												\$ -	
4.2 Clean Marin Coalition coordination and attendance												\$ -	
4.3 Clean Business Program												\$ -	
4.4 Tarp Your Load outreach events 8												\$ -	
4. Downtown Streets Team Cleanups												\$ -	
<b>5 Municipal knowledge sharing workshops</b>												\$ -	
1st event												\$ -	
2nd event												\$ -	
<b>6 Project Management</b>												\$ -	
Quarterly reports (16)												\$ -	
Monthly meetings (48)												\$ -	
General Grant Management communications												\$ -	
<b>Total Hours / Charges</b>	0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00		\$ -	Total
Signature* of Agency's Authorized Representative:												\$0.00	Funded
Printed Name of Agency's Authorized Representative:												\$0.00	Match

**ATTACHMENT 2**

**Contractor or Subcontractor Debarment and Suspension Certification**

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29

The Contractor or Subcontractor, under penalty of perjury, certifies that, except as noted below, he/she or any other person including subcontractors associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

---

Authorized Representative

\_\_\_\_\_  
Name (typed)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Company

\_\_\_\_\_  
Project Name

**CONTRACTOR or SUBCONTRACTOR SHALL INCLUDE A SIGNED DEBARMENT AND SUSPENSION CERTIFICATION FOR EVERY SUBCONTRACTOR LISTED IN THE CONTRACT.**

Notes: The certification of this provision is a material representation of fact upon which reliance was place. Providing false information may result in criminal prosecution or administrative sanctions and the termination of the contract for default.



### **Attachment 3**

EPA Best Practice Guide for Procuring Services, Supplies and  
Equipment Under EPA Assistance Agreements

# Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements.

Issue Date: September 7, 2018

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## Introduction.

As a recipient of EPA financial assistance agreement (grants and cooperative agreements), you will likely find it necessary to purchase or “procure” professional services, supplies or equipment, in order to complete the work under your EPA awards. EPA developed this Best Practice Guide (Guide) to help recipients other than states meet federal requirements contained in the Procurement Standards of the Uniform Grant Guidance (UGG) published at [2 CFR Part 200](#) when making such purchases.<sup>1</sup> **If you have questions regarding any of the matters addressed in this guidance EPA encourages you to contact your Grants Specialist.**

As provided in [2 CFR 200.317](#), with limited exceptions, states follow the same policies and procedures they follow for procurements financed with non-Federal funds.<sup>2</sup> This Guide should, however, be useful to state pass-through entities when monitoring subrecipient compliance with the UGG because the Procurement Standards “flow down” to subrecipients.<sup>3</sup>

## Overview:

This Guide describes the financial transactions covered by the competitive procurement requirements and other rules you must follow when awarding and administering EPA funded contracts. **With very few exceptions, recipients must follow a competitive process when using EPA funds to purchase supplies, equipment and professional services in amounts that exceed the “micro-purchase” threshold of \$10,000.**<sup>4</sup> Other rules cover purchasing systems, conflicts of interest, cost and price analyses, required contract clauses, and bonding requirements for construction. This Guide also provides guidance on unique EPA limitations regarding expenditures for consulting services.

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<sup>1</sup> As provided at 2 CFR 200.110 “. . . non-Federal entities may continue to comply with the procurement standards in previous OMB guidance [e.g. 2 CFR Part 215] for a total of three fiscal years after this part goes into effect. As such, the effective date for implementation of the procurement standards for non-Federal entities will start for fiscal years beginning on or after December 26, 2017.” Please refer to question .110-6 of OMB’s July 2017 [Frequently Asked Questions](#) for details.

<sup>2</sup> States are subject to the requirement at [2 CFR 200.322](#) for procurement of recovered materials “where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000” per unit and any contract clauses required by [2 CFR 200.326](#). All recipients, including states, must comply with EPA’s rules for disadvantaged business enterprises at [40 CFR Part 33](#).

<sup>3</sup> Pass-through entities, as defined at 2 CFR 200.74, are recipients who provide subawards to eligible subrecipients.

<sup>4</sup> The Office of Management and Budget raised the threshold for micro-purchases from \$3,500 to \$10,000 on June 20, 2018 as provided for in the National Defense Authorization Acts (NDAA) for Fiscal Years 2017 and 2018. Some institutions of higher education, their related or affiliated non-profit entities, non-profit research organizations or research institutes may have micro-purchase thresholds higher than \$10,000 with the approval of their cognizant agency for indirect cost rate negotiation. This practice is authorized by section 217(b) of the NDAA for Fiscal Year 2017 and is codified at 41 U.S.C. 1902(a)(2).

## Differences between procurement contracts and other financial transactions.

It is very important to accurately characterize financial transactions you enter into with EPA funds. There are five basic ways to transfer funds to individuals, organizations, companies and government agencies to perform your EPA assistance agreements. The rules differ depending on the type of transaction. Information to help you accurately characterize financial transactions is provided below. EPA has also published detailed Frequent Questions (FQ) to further assist you in characterizing financial transactions at <https://www.epa.gov/grants/grants-policy-issuance-gpi-16-01-epa-subaward-policy-epa-assistance-agreement-recipients>. Note that referring to a financial transaction as a “partnership” does not determine the proper characterization of the transaction or the rules that apply.

1. You may hire personnel or pay current employees to perform work under the assistance agreement.
  - a. An individual must be on your organization’s payroll (i.e., receive a W-2) for tax purposes to be considered an employee. Requirements for documenting the proper use of EPA funds to compensate employees are found at [2 CFR 200.430](#) (wages) and [2 CFR 200.431](#) (fringe benefits).
  - b. Consultants or “contract employees” such as outside experts or training instructors who typically receive IRS Form 1099s for tax records are not considered employees for the purposes of your EPA assistance agreement. They are contractors.
2. You may procure supplies, equipment or professional services from individuals or for-profit companies through procurement contracts. You must have a system in place for administering contracts, ensuring that there are no conflicts of interest, conducting cost or price analyses when required and including contract clauses required by the UGG. EPA also has unique requirements which limit the amount you may pay individual consultants in certain cases. These requirements are discussed in more detail below.
3. You may fund a program or project that carries out a public purpose through a subaward of financial assistance to an eligible organization. Subawards usually may be entered into without competition so differentiating between procurement contracts and subawards is particularly important.
  - a. A subaward may take any form. Even if you refer to it as a contract—it is the substance of the transaction that matters. The UGG provides guidance at [2 CFR 200.330](#) for determining whether a transaction is a subaward or procurement contract and at [2 CFR 200.331](#) for overseeing and managing subrecipients. EPA has supplemented the UGG guidance through EPA’s Subaward Policy and FQs which are available at <https://www.epa.gov/grants/grants-policy-issuance-gpi-16-01-epa-subaward-policy-epa-assistance-agreement-recipients>. Transactions between recipients and for-profit firms or individual consultants are procurement contracts with very few exceptions. There also

may be situations in which you enter into a procurement contract with a non-profit organization for commercially available services such as accounting.

b. EPA generally considers transactions between recipients and non-Federal units of government, institutions of higher education, and non-profit organizations to be subawards regardless of whether the instrument is referred to as a contract.<sup>5</sup> Subrecipients must comply with the [UGG Procurement Standards](#) when procuring services, supplies or equipment. Pass-through entities are responsible for ensuring that their subrecipients procure services, equipment and supplies in compliance with the UGG standards.

4. You may transfer funds between agencies of the same unit of government under interagency service agreements or intergovernmental orders provided for at [2 CFR 200.417](#) or between departments of an Institution of Higher Education (IHE).

a. Transfers of funds between agencies of the same unit of government (e.g. state, tribal and local governments) are typically not procurement contracts for the purposes of the UGG. EPA also does not consider intragovernmental transfers to be subawards subject to the UGG's management and monitoring requirements of [2 CFR 200.331](#) unless state, tribal or local law provides otherwise.

b. Transfers of funds between departments of IHEs are typically not procurement contracts or subawards but are governed by the IHE's internal accounting practices for federal funds.

c. Additional guidance on internal transfers is available in the FAQs for EPA's Subaward Policy which is available at <https://www.epa.gov/grants/grants-policy-issuance-gpi-16-01-epa-subaward-policy-epa-assistance-agreement-recipients>

5. You may support the participation of an individual in your EPA -funded program through the payment of stipends, travel allowances, and similar participant support costs under [2 CFR 200.75](#) and [200.456](#). These transactions are neither procurement contracts nor subawards.

a. Examples of participant support costs include stipends paid to interns who are not employees of your organization, registration fees for community members attending conferences, and travel support for individuals who are not employees of your organization to enable them to participate in training, work groups, and research projects. EPA also considers rebates, subsidies or similar payments to companies or individuals to encourage their participation in environmental stewardship programs to be participant support costs to the extent consistent with the terms of an EPA assistance agreement.

b. You must have prior EPA approval to pay participant support costs or to re-budget funds EPA has provided for participant support costs to other direct cost categories. EPA

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<sup>5</sup> Transfers of funds between recipients and Federal agencies are governed by the terms of the statute that authorizes the Federal agency to provide services to the recipient on a reimbursable basis.

guidance on participant support costs is available at <https://www.epa.gov/grants/grants-policy-issuance-gpi-16-01-epa-subaward-policy-epa-assistance-agreement-recipients>

## Regulations Governing Procurement Contracts.

The [UGG Procurement Standards](#) are at [2 CFR Part 200.317 through 200.326](#). The standards for the allowability of professional service costs are found at [2 CFR 200.459](#). Requirements for supplies are set forth at [2 CFR 200.314](#), and equipment is covered by [2 CFR 200.313](#).

Additional information regarding the difference between equipment and supplies is provided below. What is important for the purposes of this guidance is that services, supplies and equipment must be purchased or leased in compliance with the [UGG Procurement Standards](#). Additionally, EPA has regulations at [40 CFR Part 33](#) (discussed below) requiring that recipients make good faith efforts use Disadvantaged Business Enterprises (DBE).

Some other EPA regulations may establish purchasing requirements that apply to certain programs. These regulations include those for [Superfund Technical Assistance Grants \(TAG\) \(40 CFR Part 35, Subpart M\)](#) and [Superfund Cooperative \(40 CFR Part 35, Subpart O\)](#). If you are a recipient of a TAG or Superfund Cooperative Agreement, review the applicable rule to ensure you comply with the specific requirements for your assistance agreement.

## Basic requirements for procurement system.

The UGG's Procurement Standards are designed to ensure that purchases are made at a reasonable price in a fair and openly competitive way. You must also document your procurement decisions in a manner that will ensure that the transaction has met Federal requirements. Many organizations that receive EPA financial assistance have their own procurement systems. If you have your own system which that meets the minimum standards of the UGG, you may use that system. If your system and procurement requirements do not meet the UGG's minimum requirements you may amend the system or your procurement requirements to meet UGG requirements. In any event, **you must conduct your procurements in accordance with the minimum UGG requirements even if your own procurement system has less stringent standards (e.g. for sole-source contracts).**

The following sections of this guidance are based on and provide cross-references to the applicable regulations and can help ensure you have an adequate procurement system. These are minimum standards and your organization may establish more comprehensive procedures.

1. Your procurement procedures must be documented and comply with State, local or tribal laws and regulation as well as Federal laws and the UGG. [2 CFR 200.318\(a\)](#). (Note: This regulation and the procurement standards cited below can be found here: [2 CFR 200.318 General procurement standards](#).)
2. You must oversee EPA-funded contracts to ensure contractors perform in accordance with the terms and conditions of the contract. [2 CFR 200.318\(b\)](#)

3. You must avoid procuring unnecessary or duplicative items and procure economically by consolidating or breaking out items to obtain discounts. Leasing equipment rather than purchasing may be more economical as indicated in the discussion below on equipment. [2 CFR 200.318\(d\)](#).

4. EPA encourages recipients to enter into intergovernmental or inter-entity agreements to competitively procure common goods and services. [2 CFR 200.318\(e\)](#). For example, some states have contracts with environmental consultants that local governments may also use to acquire consulting services without further competition. Two or more recipients or subrecipients could also solicit offers for common services such as developing web sites or laboratory analysis and share the cost of the contract. Recipients should document how the costs are allocated, the competitive procedures used to select the contractor, and the basis for selecting the individual or firm awarded the contract.

5. Recipients should consider obtaining excess or surplus Federal personal property from the General Services Administration in lieu of purchasing new equipment. [2 CFR 200.318\(f\)](#). Additional information on obtaining surplus property from GSA is available at <https://www.gsa.gov/portal/content/104591>

6. If you are carrying out a construction project, consider using “value engineering” clauses to reduce costs. [2 CFR 200.318\(g\)](#) : “Value engineering is a systematic and creative analysis of each contract item or task to ensure that its essential function is provided at the overall lower cost” PART 48—VALUE ENGINEERING <http://www.ecfr.gov/cgi-bin/retrieveECFR?gp=&SID=774c132cd89f432a4396b976f68a0661&mc=true&n=pt48.1.48&r=PART&ty=HTML>

7. Evaluate potential contractors’ performance histories, integrity records, and compliance with public policies and laws. [2 CFR 200.318\(f\)](#). Additional information regarding how to find out if a contractor is eligible to participate in an EPA funded project is provided below under “Suspension and Debarment”.

8. Document the history of the procurement. Minimum record -keeping requirements include the “. . . rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price.” [2 CFR 200.318\(i\)](#). EPA recommends that recipients develop detailed paper or electronic files for each procurement action above the micro-purchase threshold. These files should include documentation of:

- a. Selection of contract type (e.g. fixed -price or cost reimbursement);
- b. Independent estimate of the cost for the contract;
- c. Solicitation of bids or offers and responses from potential contractors or sole-source justification;
- d. Determination that the price is reasonable;
- e. Final contract including any clauses required by [Appendix II of the UGG](#);

- f. Amendments to the contract and contract administration actions; and,
- g. Good faith efforts to use DBEs.

More information on these basic procurement requirements is provided below. Additionally, as required by [2 CFR 200.302\(b\)\(7\)](#) and [200.403](#) recipients must have written procedures for determining that costs are necessary, reasonable and allocable to the EPA assistance agreement. Recipients should, for example, be able to document why an **EPA -funded** contract is necessary to carry out a particular provision of the scope of work for the agreement. Recipients must also have internal controls as required by [2 CFR 200.302\(b\)\(4\)](#), including procedures to document that contracts were successfully performed (i.e., goods and services delivered and accepted) and charges to the agreement for contractual services are accurate and documented.

9. EPA is not a party to recipients' contracts. The recipient alone is responsible for exercising sound business judgment in administering contracts and settling protests, disputes and contractor claims. Recipients must, however, refer violations of law to the appropriate local, state or Federal authority. [2 CFR 200.318\(k\)](#).

## **Conflicts of Interest in Procurement.**

1. Financial Conflicts of Interest. As provided at [2 CFR 200.318\(c\)\(1\)](#):

No employee, officer, or agent [of a recipient] may participate in the selection, award, or administration of a contract supported by a Federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract. The officers, employees, and agents of the non-Federal entity may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts.

You must have written standards of conduct to implement these requirements. These standards may include exceptions when financial interests are not substantial / or unsolicited gifts are of nominal value (e.g. coffee mugs, baseball caps, pens and refrigerator magnets). However, recipients' codes of conduct must include disciplinary actions for violations.

Note: EPA takes financial conflict of interest violations seriously as reflected [in EPA's Recipient Conflict of Interest Policy](#). The Agency may disallow costs for contracts tainted by conflicts of interest whether the recipient has adopted a code of conduct or not.

2. Organizational Conflicts of Interest. Recipients other than state, tribal or local governments must also maintain written standards of conduct addressing organizational conflicts of interest. "Organizational conflicts of interest means that because of relationships with a parent company, affiliate, or subsidiary organization, the non-Federal entity is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization." [2 CFR 200.318\(c\)\(2\)](#). An example of an organizational conflict of interest is a situation in which a



nonprofit recipient procures services from a for-profit affiliate with EPA funds. Guidance on relationships that make two organizations affiliated is available at [2 CFR 180.905](#).

## **Disadvantaged Business Enterprise (DBE) opportunity.**

Under [40 CFR 33.301](#), a recipient must make good faith efforts to contract with DBEs whenever procuring construction, equipment, services and supplies under an EPA financial assistance agreement. The good faith efforts are required methods to be used by all EPA recipients to ensure DBEs have the opportunity to compete for procurements funded by EPA financial assistance. The regulations at [40 CFR 33.501\(a\)](#) require a recipient to document its methods used to adhere to the good faith efforts and retain the documentation in the recipient's records. Recipient's failure to retain proper documentation may constitute noncompliance and result in remedial action as described in [40 CFR 33.105](#). Examples of proper documentation include, but are not limited to, email logs, phone logs, electronic searches and communication, handouts at conferences, flyers sent to DBEs or similar records. In addition, if one or more of the good faith efforts cannot be performed, EPA recommends that the circumstances that have precluded the efforts be documented and retained in the recipient's records.

In addition, [Appendix A to 40 CFR Part 33](#) requires that each procurement contract signed by an EPA financial assistance agreement recipient include the following term and condition:

The contractor shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.

**EPA's Office of Small and Disadvantaged Business Utilization (OSDBU) provides DBE resources and Training at <https://www.epa.gov/resources-small-businesses>.** The competition requirements discussed below must take into consideration the recipient's obligations under 40 CFR Part 33.

## **Competition.**

**1. You must, to the maximum extent practicable, ensure open and free competition** in your purchasing. [2 CFR 200.319](#). Some situations that are indicators of unnecessarily restricted competition specified in the regulation include:

- Imposing unreasonable requirements on firms in order for them to compete for your business.
- Requiring unnecessary experience and excessive bonding.
- Allowing noncompetitive pricing practices between firms or between affiliated companies.
- Making noncompetitive awards to consultants that are on retainer contracts.

- Permitting organizational conflicts of interest.
- Specifying only a **brand name** product instead of allowing an **equal product** to be offered and describing the performance of other relevant requirements of the procurement.
- Taking arbitrary actions that favor one firm over others.

a. Recipients may not use geographic preferences in conducting procurements even if those preferences are authorized by state, tribal or local law. A Federal statute must authorize the use of geographic preferences. However, for architectural and engineering (A/E) services, location may be a selection factor provided there are an adequate number of firms to compete for the contract. [2 CFR 200.319\(b\)](#).

b. Under the Indian Self-Determination and Education and Assistance Act (ISDEAA), as amended, 25 U.S.C 450-458ddd-2 tribal recipients may give preference to Indian organizations and to Indian-owned economic enterprises when awarding procurement contracts under EPA assistance agreements.<sup>6</sup> EPA does not interpret the ISDEAA to, in and of itself, authorize sole source procurements with Indian organizations and Indian-owned economic enterprises. However, tribal recipients may give preference to these entities when developing lists for soliciting bids and proposals.

c. Your written procedures for competitive procurements must ensure that solicitations clearly and accurately describe technical requirements, qualitative factors, and minimum standards while avoiding detailed product specifications that restrict competition. You may use “brand name or equivalent” for supplies and equipment only if it is impractical or too costly to develop clear and accurate technical specifications. Recipients must disclose evaluation factors to offerors. [2 CFR 200.319\(c\)](#).

d. Recipients may use pre-qualified bidders lists only if the lists are periodically updated, take DBE considerations into account, and include enough sources (at least 3) to ensure maximum open and free competition and sources may qualify during the solicitation period. [2 CFR 200.319\(d\)](#).

## 2. Competition Thresholds.

a. As authorized by [2 CFR 200.320\(a\)](#), recipients may purchase goods and services that do not cost more than the [2 CFR 200.67](#) Micro-purchase threshold (currently set at \$10,000 for most recipients) without competition provided purchases are equitably distributed among suppliers to the extent practicable, taking DBE considerations into account, and the price is reasonable.<sup>7</sup>

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<sup>6</sup> Indian Organizations and Indian-owned economic organizations are defined at 25 U.S.C. 1452.

<sup>7</sup> The Office of Management and Budget raised the threshold for micro-purchases from \$3,500 to \$10,000 on June 20, 2018 as provided for in the National Defense Authorization Acts (NDAA) for Fiscal Years 2017 and 2018. Some institutions of higher education, their related or affiliated non-profit entities, non-profit research organizations or research institutes may have micro-purchase thresholds higher than \$10,000 with the approval of their cognizant

(1) The [2 CFR 200.67](#) micro-purchase threshold is periodically adjusted for inflation or statutory changes and the most current threshold can generally be found at [Federal Acquisition Regulation \(FAR\)](#) at [48 CFR 2.101](#).<sup>8</sup>

(2) Micro-purchases are appropriate where market forces ensure that prices are competitive (e.g. supplies).

(3) Recipients may not make a series of purchases in a relatively short time frame from the same source (particularly for professional services) in amounts at or less than the micro-purchase threshold or less to avoid competition as that practice would not lead to equitable distribution of purchases from qualified sources. Auditors may properly question compliance with the UGG Procurement Standards in these circumstances. Recipients should make a good faith estimate of the amount of contractual services or products necessary to perform a particular activity over the life of the assistance agreement and estimate the amount of the contract accordingly.

b. For purchases that cost more than the micro-purchase threshold but less than the [2 CFR 200.88](#) Simplified Acquisition Threshold (currently set at \$250,000), recipients may use [2 CFR 200.320\(b\)](#) small purchase procedures and solicit offers from an adequate number of sources, taking DBE considerations into account, without formally advertising or otherwise publicizing the contracting opportunity.<sup>9</sup>

(1) The [2 CFR 200.88](#) Simplified Acquisition Threshold is generally found in the [FAR](#) at [48 CFR 2.101](#), and is periodically adjusted for inflation and statutory changes.<sup>10</sup>

(2) EPA's position is that recipients must obtain documented prices or quotes (e.g. by email or price list searches) from at least 3 three qualified sources to meet this requirement although recipients may establish procurement procedures that require solicitations from more sources.

(3) You need not select the lowest priced item or service if it does not meet your requirements or you can otherwise demonstrate that the goods or services available at a higher price offer the best value. You must, however, justify a decision to purchase at the higher price and ensure that the vendor charges

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agency for indirect cost rate negotiation. This practice is authorized by section 217(b) of the NDAA for Fiscal Year 2017 and is codified at 41 U.S.C. 1902(a)(2).

<sup>8</sup> As of the date of EPA issued this version of the Guide, 48 CFR 2.101 had not been updated to reflect either the \$10,000 micro-purchase threshold.

<sup>9</sup> The Office of Management and Budget raised the Simplified Acquisition Threshold to \$250,000 on June 20, 2018 as provided for in the NDAA for Fiscal Year 2018.

<sup>10</sup> As of the date of EPA issued this version of the Guide, 48 CFR 2.101 had not been updated to reflect either the \$250,000 micro-purchase threshold.

similarly situated customers the same price as it is offering to you and document that decision in the procurement file.

(4) You do not need to obtain bid or performance bonds for purchases in amounts less than the Simplified Acquisition Threshold.

c. Procurements in excess of the Simplified Acquisition Threshold are subject to the formal competitive requirements of [2 CFR 200.319](#) and [2 CFR 200.320\(c\) or \(d\)](#). There are two types of formal procurements—sealed bids and competitive proposals.

(1) Sealed bidding is appropriate when precise specifications can be developed and a firm fixed -priced contract will be awarded to the responsive bidder based principally on price. The sealed bid approach to competitive procurements is typically only used for construction projects, purchases of equipment widely available in the commercial market-place, and procurement of supplies in bulk.

(a) Recipients must solicit bids from an adequate number of potential contractors, taking DBE considerations into account.

(b) Tribal and local government recipients must publicly advertise the contracting opportunity. Other recipients may use web site announcements, pre-qualified or general bidders lists that comply with [2 CFR 200.319\(d\)](#), or similar means to solicit bids.

(c) The solicitation would need to remain open at least 30 days as provided in [40 CFR 33.301\(b\)](#) and the recipient should make the U.S. Small Business administration and the U.S. Minority Business Development Agency aware of the solicitation per [40 CFR 33.301\(d\)](#).

(d) Detailed requirements for sealed bidding are set forth at [2 CFR 200.320\(c\)](#). If you do not intend to award the contract to the lowest bidder, contact EPA's Grant Specialist to determine if EPA approval is required under [2 CFR 200.324\(b\)](#).

(2) Procurement by competitive proposals is appropriate when conditions for sealed bidding are not met and the recipient will award either a firm fixed -price or cost -reimbursement contract. This technique is typically used for acquisition of services where the offerors' qualifications or technical approaches may be more important than price considerations.

(a) Requests for proposals (RFP) must be publicized and identify evaluation factors. Publication techniques include website announcements, pre-qualified or general offeror lists that comply with [2 CFR 200.319\(d\)](#), or similar transparent means to solicit proposals.

(b) The RFP would need to remain open at least 30 days as provided [in 40 CFR 33.301\(b\)](#) and the recipient should make the U.S. Small Business

administration and the U.S. Minority Business Development Agency aware of the solicitation per [40 CFR 33.301\(d\)](#).

(c) Recipients must have a written method for conducting technical evaluations.

(d) Detailed requirements for procurement by competitive proposals are set forth at [2 CFR 200.320\(d\)](#).

(e) Note that as authorized by [2 CFR 200.320\(d\)\(5\)](#) recipients may use qualification based competitive selection techniques for Architecture and Engineering services where price is not a selection factor provided the recipient negotiates fair and reasonable compensation with the A/E firm.

d. Recipients may request that the EPA review their procurement systems for compliance with the UGG Procurement Standards and thus obtain an exemption from pre-procurement reviews by EPA. [2 CFR 200.324\(c\)](#). Otherwise, EPA may require that you submit procurement documents for purchases in excess of the Simplified Acquisition Threshold to EPA for clearance prior to or after conducting a competition. [2 CFR 200.324\(b\)](#).

### 3. Long-term contracts.

a. Recipients may enter into competitively-awarded long-term (generally not to exceed five years) contracts for professional services or equipment leases that include options for periodic renewals. If the long-term contract precedes the EPA assistance agreement, recipients may use that contract if it was procured competitively consistent with Federal financial assistance regulations (including DBE considerations) in effect at the time. The use of such contracts in EPA assistance agreements does not constitute sole source procurement since the original contract was competed.

b. Long-term contracts that were awarded without competition may not meet EPA's minimum requirements for compliance with the UGG Procurement Standards. Additionally, out of scope modifications to contracts in amounts that exceed the Simplified Acquisition Threshold are subject to EPA approval as provided at [2 CFR 200.324\(b\)\(5\)](#).

### 4. Sole -Source Contracts.

a. Sole-source contracts in excess of the micro-purchase threshold should be rare. Potential justifications include [200.320\(f\)\(1\)](#), only one source has the goods or is able to perform the service, [200.320\(f\)\(2\)](#), an emergency, [200.320\(f\)\(3\)](#) EPA approval, or [200.320\(f\)\(4\)](#) after soliciting a number of sources the recipient reasonably decided competition was inadequate.

b. EPA's general policy is to require competition in accordance with the [Procurement Standards in the UGG](#) for commercially available items (including consulting services). EPA recommends that recipients consult with EPA prior to making sole source procurements. Situations in which EPA may approve sole source contracts are generally limited to those in which a patent, copyright, or equipment maintenance agreement with the manufacturer are in place; the service or product demonstrates that an item is available from only one firm; or there is an emergency (e.g. a natural disaster) that precludes competitive contracting. Recipients who procure sole source contracts without EPA approval do so at their own risk.

c. EPA staff may not suggest, recommend or direct recipients to hire particular firms or individuals.

d. EPA does not require recipients to identify contractors in proposals. The fact that a recipient has named a contractor in its proposal as a "partner" or otherwise does not in and of itself justify a sole-source award. If, at any time, EPA finds that a sole-source contract does not comply with EPA's interpretation of the UGG, EPA may disallow all or part of the cost of the contract as provided at [2 CFR 200.338](#).

## Contract types.

**You must decide which type of contract is appropriate** given the circumstances of each purchase. You may use your standard contract types for contracts under your EPA assistance. Contract types include:

**1. Fixed-price contracts.** Fixed-price contracts are used when there will likely be effective competition based on a complete product description and clear plans and specifications. As provided at [2 CFR 200.320\(c\)](#), recipients must use fixed price contracts in sealed bid situations. Recipients may use fixed priced contracts in other situations as well.

a. There should not be any significant technical or engineering unknowns.

b. The contractor furnishes the goods or services for the fixed -price, and so assumes significant risk. Profit is not typically stated or negotiated separately.

**2. Cost -reimbursable contracts.** You should use a cost -reimbursement contract when it is not feasible to award a fixed price contract.

a. The contractor's cost and profit are typically negotiated separately. The contractor satisfactorily completes only the amount of work equivalent to the estimated cost to qualify for the negotiated profit; the contractor may not complete the entire project.

b. The contractor assumes less risk than under a fixed price contract. Alternatively, you may negotiate a cost -reimbursable contract that includes a ceiling that may not be exceeded but requires completion of the work. In this situation, the risk to the contractor is increased.

**4. Time and Materials Contracts.** Recipients may use “time and materials” contracts only in circumstances in which no other contracting instrument is available, and there is a cap on the amount of the contract that the contractor exceeds at its own risk. [2 CFR 200.318\(j\)](#). A time -and -materials contract is one in which the contract price is the sum of the cost of materials plus fixed labor hours that are “loaded” with wages, overhead, and profit such that the contractor has no incentive to control costs. Additional information on time and materials contract rules is available at [2 CFR 200.318\(j\)\(2\)](#).

**5. “Cost Plus” Contracts Prohibited.** Percentage of construction cost and cost plus a percentage cost contracts provide an incentive for the contractor to increase costs in order to increase profit. The UGG Procurement Standards prohibit this type of contract. [2 CFR 200.323\(d\)](#).

#### **6. Additional resources.**

EPA has posted answers to Frequent Questions on competitive procurement requirements at <https://www.epa.gov/grants/grants-policy-issuance-gpi-16-01-epa-subaward-policy-epa-assistance-agreement-recipients>. Recipients may also consult with their Project Officers and Grant Specialists for advice.

## **Cost or price analysis.**

1. Under [2 CFR 200.323\(a\)](#), recipients must perform a cost or price analysis in connection with every procurement action other than micro-purchases and simplified acquisitions, including contract modifications.<sup>11</sup> Price analysis includes the comparison of price quotations submitted, market prices, bid prices for firm fixed-price contracts or similar information. Cost analysis is the review and evaluation of each element of cost to determine reasonableness.

2. Recipients must make and document independent estimates before receiving bids or proposals. Additional guidance is available at <https://www.usaid.gov/sites/default/files/documents/1868/300maa.pdf>

3. Under [2 CFR 200.323\(b\)](#), recipients must negotiate profit as a separate element of cost for procurements other than micro-purchases, including sole -source contracts under the Simplified Acquisition Threshold.

4. You must determine the method and depth of review based on the facts surrounding your particular situation. Factors to consider include the amount of the contract, the extent of competition, the types of goods or services, and your experience in acquiring comparable items. When competition yields pricing within a reasonable range no further review may be necessary.

a. Even though the UGG does not require formal cost or price analyses for purchases in amounts lower than the Simplified Acquisition Threshold recipients must ensure that the

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<sup>11</sup> For procurements subject to 40 CFR Part 35, Subpart O, recipients must conduct a cost or price analysis in connection with every procurement as required by [40 CFR 35.6585](#).

costs for these transactions are reasonable. [2 CFR 200.403](#). Factors for determining reasonableness include arms-length bargaining and market prices for comparable goods and services. [2 CFR 200.404](#). EPA encourages recipients to document efforts taken to compare prices and other means of ensuring that reasonableness of contracts in amounts under the Simplified Acquisition Threshold. Your procurement records must document the basis for the contract price. [2 CFR 200.318\(i\)](#).

b. When competition yields pricing within a reasonable range, no further review may be necessary. In other situations, recipients may conduct internet searches to find catalogue prices or service rates.

5. Additional information on cost or price analysis is available at Appendix A to this Guide.

## **Limitations on consultant compensation.**

1. By statute, EPA may not reimburse recipients for compensation they pay to individual consultants on an hourly, daily or other basis that has the effect of exceeding the amount paid to Federal employees at Level IV of the Executive Schedule. The amount of allowable consultant compensation is revised at the beginning of each calendar year when Office of Personnel Management (OPM) changes the compensation for Level IV of the Executive Schedule. The 2017 Rate can be found here: [Salary Table No. 2017-EX](#).

a. EPA has implemented the consultant fee limit at [2 CFR 1500.9](#) and in the most current Consultant Fee Term and Condition in EPA assistance agreements. The term “individual consultant” is defined in section 3 of Grants Policy Issuance 04-04 which was published in the [Federal Register at 69 Fed. Reg. 18380 \(April 7, 2004\)](#).

b. All contracts with individual consultants are subject to the Procurement Standards in Subpart D of 2 CFR Part 200. Contracts or subcontracts with multi-employee firms for services are not affected by the consultant compensation limitation provided the contractor or subcontractor rather than the recipient selects, directs and controls individual employees providing consulting services. Recipients may refer to Grants Policy Issuance 04-04 at [Federal Register at 69 Fed. Reg. 18380 \(April 7, 2004\)](#) for additional information.

c. When the consultant fee applies often involves complex issues. EPA encourages recipients to contact their Grant Specialist if there are any questions.

## **Software and other intellectual property**

You may copyright any software or written material that is subject to copyright and was developed, or for which ownership was purchased, under an award. EPA reserves a royalty-free, nonexclusive and irrevocable right to reproduce, publish, or otherwise use the work for Federal purposes, and to authorize others to do so as provided at [2 CFR 200.315](#).



## Debarment and Suspension

1. You must ensure you do not award a contract to any person (organization or individual) debarred or suspended or otherwise excluded (excluded) from or ineligible for participation in Federal assistance programs, unless you have obtained an exception from EPA under 2 CFR [180.135](#). Excluded individuals are also precluded from acting as principals on contracts that EPA funds. EPA's definition of **principal** is found at [2 CFR 1532.995](#).
2. To verify that the person with whom you intend to do business is not excluded you can:
  - a. Check the [System for Award Management \(SAM\)](#);
  - b. Collect a certification from that person documenting that the person is not excluded; or
  - c. Add a clause or condition to the covered transaction with that person indicating that not being excluded is a condition of the agreement.

### **EPA strongly recommends that recipients check SAM.**

3. When searching SAM, search by the name of the contractor, not by agency, to ensure all debarred, suspended or otherwise excluded contractors are found. EPA recommends that you search using the multiple names search function.
  - a. Some debarred contractors are ineligible under only certain programs. You must check the cause and treatment code to determine the circumstances related to each contractor.
  - b. If your search query provides possible matches, EPA recommends that you contact the agency that imposed the suspension, debarment or exclusion to determine the effect of the action and to ensure a match.
4. You must also ensure your subrecipient or contractor complies with 2 CFR Parts 180 and 1532, when using EPA funds and informs each person with whom they do business with at the next lower tier ([2 CFR Section 180.330](#)) of these requirements. To pass down these requirements, you must include a term or condition in lower-tier transactions requiring lower-tier participants to comply with subpart C of 2 CFR Parts 180 and 1532 ([2 CFR Section 1532.332](#)). Additional information regarding recipient and subrecipient responsibilities to ensure that excluded entities do not participate in EPA financial assistance programs may be found in the General Terms and Conditions (T&C) "Suspension and Debarment" in the pass-through entity's agreement with EPA.

Required Contract Clauses.

[Appendix II of the UGG](#) and [Appendix A to 40 CFR Part 33](#) specify the clauses that must be included in your EPA-funded contracts. The requirements vary based on the amount of the contract and the type of activities you will carry out under the EPA -funded agreements.

## Supplies.

Supplies are tangible personal property other than equipment with a per -item acquisition cost of \$5000 or less as provided at [2 CFR 200.94](#).

1. Electronic devices including laptops, personal computers, tablets, and cell phones with a per -item acquisition cost of less than \$5,000 may be classified as supplies unless the recipient's property management systems classify these items differently. Recipients may define such items as equipment to ensure they are tracked in their inventory systems.
2. You must follow the UGG Procurement Standards when purchasing supplies. Micro-purchases in amounts of \$3500 or less without competition are permissible since competition in the commercial market-place is likely to yield reasonable prices, and recipients must equitably distribute purchases among sources by rotating vendors. Recipients, however, should consider using small purchase procedures to obtain bulk purchase discounts for supplies that will be used in large quantities.

## Equipment.

1. Equipment is defined at [2 CFR 200.33](#) as tangible, non-expendable, personal property having a useful life of more than one year and an acquisition cost of \$5,000 or more per unit, although the recipient may establish a lower dollar amount threshold, through its written policies and procedures. This category includes only equipment the recipient proposes to purchase as a direct cost.

(a) Equipment also includes accessories and services included with the purchase price necessary for the equipment to be operational.

(b) Pursuant to [2 CFR 200.439\(b\)\(2\)](#), recipients must have prior EPA approval for equipment purchases.

2. You must follow the UGG Procurement Standards when purchasing equipment. Equipment service or maintenance contracts (not included in the purchase price) that are procured separately may be subject to competition unless the terms of the equipment warranty require that the original equipment manufacturer service or maintain the equipment for the warranty to be effective.

3. Short- or long -term leases of equipment may be more cost-effective than purchases of equipment. UGG requirements for equipment rentals are found at [2 CFR 200.465](#).

**Even though EPA practice is to budget equipment leasing costs in the "Other" category, equipment rental contracts are also subject to the UGG Procurement Standards.**

## Unique Requirements for Construction Contracts.

1. Some EPA programs that fund construction, alteration and repair of facilities such as Brownfields, Superfund, and State Clean Water and Drinking Water Revolving Funds are subject to prevailing wage requirements relating to the Davis Bacon Act. Recipients should carefully

review the terms and conditions of their assistance agreements for information regarding compliance with this important requirement.

2. Construction and facility improvement contracts in amounts exceeding the Simplified Acquisition Threshold must ensure that EPA's interest is protected through bonding. [2 CFR 200.325](#).

3. You may request that EPA accept your bonding policies by submitting the bonding policies to your Grant Specialist to obtain approval by an authorized EPA official. If EPA has not approved your policies, bonding must meet the following standards as provided at 2 CFR [200.325\(a\),\(b\) and \(c\)](#).

(a) Bidders must provide a bid guarantee equivalent to five percent of the bid price. The bid guarantee may be a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid to ensure the bidder will accept award of a contract if you accept the bidder's bid.

(b) Successful bidders must provide a performance bond for 100 percent of the contract price to ensure fulfillment of the contractors' obligations under the contract.

(c) Successful bidders to provide a payment bond for 100 percent of the contract price. A payment bond ensures payment as required by statute to all persons supplying labor and material under the contract.

## **Single and EPA audit.**

If you spend \$750,000 or more in a year in Federal funds, you must obtain a single or program-specific audit in accordance with the requirements of [2 CFR Part 200, Subpart F Audit Requirements](#).

1. If you receive only one federal grant and elect to do a program specific audit, it is likely your auditor will review your purchasing practices under EPA's grant. If you elect to have your auditor conduct a single audit, the auditor may review your EPA grant purchases.

2. EPA's Office of Inspector General or the Government Accountability Office (GAO) may conduct an audit of your EPA grants. EPA and GAO auditors are likely to review your purchasing system as well as your purchases. These audits will be planned and performed in such a way as to build upon work performed by your auditors.

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## Appendix A: Conducting a price and or cost analysis

### Price Analysis

A **price analysis** is an evaluation of a proposed price, without regard to the contractor's separate cost elements and proposed profit, to determine the price is reasonable. Although the UGG does not require price analyses for contracts less than the simplified acquisition threshold, a price analyses may be useful in documenting the reasonableness of contract costs. The following guide will assist you in completing price analyses.

**Cost Estimate** – An independent cost estimate for the supplies, equipment, or service you will be purchasing. This estimate may be based on such things as you and your staff's experience with similar purchases, a review of catalog or off-the-shelf prices available on the internet, prices or costs for similar services, or other relevant information. If detailed plans and specifications for a fixed price contract are developed for bidders, the person or firm developing those plans should develop a detailed independent price estimate. Additional guidance is available at <https://www.usaid.gov/sites/default/files/documents/1868/300maa.pdf>

**Comparison of Prices** – Compare prices obtained from catalogues, suppliers, or bidders to your independent estimate.

### Price Reasonableness –

A. If the offeror or bidder's price appears reasonable based on your independent estimate, and other appropriate information, purchase the supply, equipment, or service.

B. If the offeror or bidder's price is significantly higher than your independent estimate, review your requirements to determine whether unnecessary, overly restrictive, or complex requirements caused the higher than expected price. (Even if the price is significantly lower than expected, you should review the stated requirement or plans and specifications to ensure they are complete and will result in the supply, equipment, or service you need.) It may help, in making your determination, to talk to those providing quotes or bids.

1. If, after this evaluation, you determine the price is reasonable, considering the circumstances, purchase the supply, equipment, or service.

2. If you determine inappropriate requirements for the supply, equipment, or service resulted in an unreasonable price or the price is unreasonable, make adjustments and obtain new offers or bids.

C. You should ensure that the contractor is charging you the same prices as other similarly situated customers particularly in sole -source situations. Agreeing to pay an excessive price for

a good or service that you purchase with EPA funds may lead to disallowance of the cost for the item even if you are able to justify sole source procurement.

## Cost Analysis

A **cost analysis** is the evaluation of each major contract cost category to determine reasonableness of each category and of the total cost of a contract or change order. A cost review may be done under negotiated cost type contracts, not fixed-priced contracts. Cost categories include personnel, fringe benefits, travel, subcontracting, indirect costs, profit and the like.

To obtain the information you need to conduct a cost analysis, you must require your offerors to provide cost data with their offers. EPA does not provide a form for this price data, so unless you prescribe a form, offerors may submit their cost data in any appropriate format. The offeror should certify that the information reflects complete, current, and accurate data.

The following is a general list of cost categories under which contractors may submit cost information and guidance on how you should evaluate each category:

**Personnel Costs** – Costs for labor directly related to the contract.

**For Example** the offeror will likely provide information that looks like this:

Category	Estimated Hours	x	Hourly Rate	=	Personnel Cost
Professional	300	x	\$30.00	=	\$ 9,000
Nonprofessional	2000	x	25.00	=	50,000
Clerical	800	x	15.00	=	12,000
<b>Total Direct Personnel Cost</b>					\$71,000

### Consider:

A. Whether the level of effort or the total amount of time proposed is consistent with the effort required to complete the contract.

B. The labor mix or the labor categories proposed to ensure they are consistent with the difficulty and technical nature of the work - professional versus nonprofessional versus clerical.

C. The proposed salaries, including reasonable escalation factors to ensure they are consistent with the offerors' actual pay scales. Generally, the conversion of annual salaries into hourly rates is accomplished by dividing the annual salary by 2,087 hours (assuming an 8-hour work day).

**Fringe Benefits** – Personnel costs other than employees' direct salary or pay (i.e., employer's portion of FICA insurance, retirement, sick leave, holiday pay, and vacation cost. While these costs are normally accumulated in a pool and allocated using percentages as shown below, offerors may calculate actual fringe benefit costs for each employee who will work on your job. Either method is acceptable if applied consistently.

**Example:**

Category	Estimated Fringe Benefit Rate	x	Total Hourly Pay	= Fringe Benefit Amount
Professional	10%	x	\$9,000	= \$ 900
Nonprofessional	10%	x	50,000	= 5,000
Clerical	10%	x	12,000	= 1,200
<b>Total Fringe Benefit Cost</b>				<b>\$7,100</b>

**Consider:**

A. Whether the fringe benefit rate applied to the direct labor base corresponds to fringe benefits available to each of the proposed labor categories and are consistent with the offeror's established benefits package.

B. Whether the offeror's FICA and unemployment insurance are applied only up to the maximum salary limits established by statute, if any.

**Indirect Costs** – Indirect costs are costs which cannot be charged to a project specific activity. Some contractors may have federally approved indirect cost rates from a cognizant federal audit agency. You may allow the contractor to charge the approved rate if it covers cost-reimbursement contracts.

Indirect costs often include office space, equipment depreciation, and personnel costs for clerical pools, executive salaries, and administrative support. Each organization determines the costs it will include in its indirect cost pool, and the organization must treat the costs the same if the circumstances are alike. Indirect costs are allocated to the particular contracts based on a fair method of approximation, generally a percentage of a specific set of direct costs under the contract. Indirect costs are also referred to as overhead or burden costs.

Indirect costs should be logically grouped and compared to some part or all of the organization's direct costs (the base). The most popular base is direct labor; however, there are instances where an equitable allocation cannot be made using this base.

**Example:**

Category	Rate x	Direct Labor Base	= Cost
Indirect Cost	50% x	\$71,000	= \$35,000
<b>Total Indirect Cost</b>			<b>\$35,000</b>

**Consider if the vendor does not have a federally approved rate:**

A. Whether the allocation base is an equitable basis for distribution.

B. Whether the proposed overhead rate is the same as that used for the contractor's other contracts.

**Travel and per Diem Costs** – Travel costs include transportation, per diem or subsistence, and other reasonable travel related items directly related to the contract.

**Example:**

<b>Transportation</b>	<b>Number of Miles</b>	<b>x</b>	<b>Rate per Mile</b>	<b>=</b>	<b>Amount</b>
POV Office to job site and return	50	x	\$ .30	=	\$15.00
POV Office to EPA and return	20	x	.30	=	\$6.00
<b>Transportation</b>	<b>Origin</b>		<b>Dest</b>		
Flight to attend contract related meeting	Dallas		Waco		\$210.00
<b>Per Diem</b>	<b>Number of Days</b>	<b>x</b>	<b>Rate per Day</b>	<b>=</b>	
	10	x	\$75.00	=	\$750.00
<b>Total Travel and Per Diem Cost</b>					<b>\$991.00</b>

**Consider:**

A. Whether the proposed travel is necessary to complete the contact.

B. Whether all people traveling on a trip are necessary.

C. The cost per trip.

D. Whether the per diem or subsistence allowance is the same for other travel by the offeror's personnel.

You may use federal per diem rates for comparison purposes.

**Supply, Material and Equipment Costs** – Offerors will often have costs for supplies, material, and equipment (items with an acquisition cost of \$5,000 or more), material, and supplies directly related to the contract.

**Example:**

<b>Item</b>	<b>Quantity</b>	<b>x</b>	<b>Cost per Item</b>	<b>=</b>	<b>Cost</b>
Recording Barometers	5	x	\$ 455	=	\$ 2,275
Wind Turbine Generator	1	x	6,370	=	6,370
Incremental Water Quality Samplers	5	x	1,600	=	8,000
Aluminum Tubing	1500 ft.	x	.70 ft.	=	1,050

Item	Quantity x	Cost per Item =	Cost
Miscellaneous Supplies		2105	
<b>Total Equipment, Materials, Supply Cost</b>			<b>\$19,800</b>

Consider:

- A. Whether the proposed equipment (items with a unit acquisition cost of \$5,000 or more) is needed to complete the contract.
- B. Whether it would be better to lease or rent the equipment as opposed to purchasing it.
- C. Whether proposed materials and supplies are needed and the cost appears reasonable.

**Subcontract Costs** – Subcontracts are contracts awarded by your contractor.

**Example:**

Cost Type	Price
<b>Total Contract Costs</b>	\$150,000
<b>Profit</b>	\$15,000
<b>Total Cost</b>	\$165,000

**Consider:**

- A. The procedures for cost review of contracts in excess of the simplified acquisition threshold are the same as for a prime contract, so you will need detailed cost information.
- B. For contracts less than the simplified acquisition threshold, you are not required to conduct a cost analysis but such an analysis may be useful in documenting the reasonableness of the cost for the subcontract. (Profit for offerors and subcontractors should be evaluated based on the profit section below).

**Profit** – Profit is the amount paid to a contractor above the total cost of the contract.

You should ensure that contractors of negotiated contracts are paid only fair and reasonable profits, as required by [2 CFR 200.323\(b\)](#) profit must be a separate element of price when there is no price competition. EPA does not interpret this requirement to apply to micro-purchases made on a fixed priced basis. As provided in 2 CFR 200.323(b):

To establish a fair and reasonable profit, consideration must be given to the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work.



**Example:**

<b>Cost Type</b>	<b>Price</b>
<b>Total Direct &amp; Indirect Costs</b>	\$150,000
<b>Profit</b>	\$10,000
<b>Total Cost</b>	\$165,000

**Consider:**

A. The offeror's risk. Generally, the greater the risk the contractor assumes, the higher the rate of profit. Contractors assume greater risks on fixed-price contracts involving complex or difficult tasks as opposed to cost reimbursement contracts.

B. Profits may also be higher if the contractor incurs significant capital costs, exercises considerable ingenuity, or does independent developmental work.

C. Percentage of construction cost and cost plus a percentage cost contracts provide an incentive for the contractor to increase costs in order to increase profit. These contract types must not be used.

**Cost Review Findings**

After you complete a required cost review, you must determine whether the proposed contract cost is reasonable. If the individual items are reasonable, the total cost is reasonable.

A. If you find an individual cost is not reasonable, you should discuss the cost with the contractor. If, based on the contractor's justification, you and the contractor reach agreement that the cost is reasonable, accept the cost. If you and the contractor agree the cost is excessive, negotiate a reduction to a reasonable amount and accept the cost.

B. If you cannot agree with the contractor concerning the reasonableness of proposed costs, reject that contractor's offer. If the next best offer meets your requirements, you should review proposed cost information for that contractor. Follow the same review and negotiation process as above for the new contractor's proposed costs.

**Documentation**

Document all actions in conducting each price or cost analysis. Ensure all price and cost reviews are described and retained in your records in accordance with your record retention requirements or EPA's.



**SAN RAFAEL**  
THE CITY WITH A MISSION

**Agenda Item No: 4.I**

**Meeting Date: June 15, 2020**

**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

**Department: Public Works**

**Prepared by: Bill Guerin,  
Director of Public Works**

**City Manager Approval:** \_\_\_\_\_

A handwritten signature in black ink, appearing to be "J.S.", written over a horizontal line.

**TOPIC: PUBLIC SAFETY CENTER STREET RESURFACING**

**SUBJECT: A RESOLUTION AWARDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT FOR THE PUBLIC SAFETY CENTER STREET RESURFACING PROJECT, CITY PROJECT NO. 11377, TO ERA CONSTRUCTION, INC. IN THE AMOUNT OF \$539,899, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$90,101, FOR A TOTAL APPROPRIATED AMOUNT OF \$630,000.**

**RECOMMENDATION:** Adopt the resolution awarding and authorizing the City Manager to execute a construction agreement with ERA Construction, Inc. in the amount of \$539,899, and authorizing contingency funds in the amount of \$90,101.

**BACKGROUND:** In December 2017, the City Council awarded a construction contract for the erection of the Public Safety Center (PSC) located on property bounded by Fifth Avenue, C Street, D Street, and Via Sessi. Most of these streets needed pavement rehabilitation prior to construction of the PSC, however, because of heavy construction equipment utilizing these streets over many months, the pavement has sustained additional damage requiring rehabilitation at this time. Furthermore, as part of the PSC project, C Street and D Street, both of which are one-way streets in the Downtown area, will be converted to two-way streets between Fifth Avenue and First Street or Second Street as the case may be.

In addition to roadway rehabilitation, the project will include the following elements:

- A small concrete retaining wall at the end of Via Sessi to better support the street;
- A concrete bulb-out with curb ramps on the southwest corner of Fifth Avenue at D Street (i.e., Police annex corner) to comply with Americans with Disabilities Act (ADA) law. The bulb-out will also improve visibility of pedestrians crossing the both streets; and
- Slurry seal pavement treatment of Fifth Avenue between D Street and Mt. Tamalpais Cemetery located in Sun Valley. This work was originally planned for a future project but will take advantage of economies of scale by combining it with the PSC resurfacing project at this time. Installation of a slurry seal does not trigger ADA upgrades.

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**FOR CITY CLERK ONLY**

**File No.:**

**Council Meeting:**

**Disposition:**

## **SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 2**

The project was advertised in accordance with San Rafael's Municipal Code on May 19, 2020.

**ANALYSIS:** On June 3, 2020, the following bids were received and read aloud:

<b><u>NAME OF BIDDER</u></b>	<b><u>Amount</u></b>
ERA Construction, Inc.	\$539,744.00
Maggoria and Ghilotti, Inc.	\$557,000.00
VSS International, Inc.	\$647,000.00
Team Ghilotti, Inc.	\$705,141.00
J.A. Gonsalves & Son	\$796,969.69

ERA Construction, Inc. made a minor mathematical error in their bid, which was read as \$539,744.00, but determined to be \$155.20 under the true bid of \$539,899.20. ERA Construction, Inc. has accepted this adjustment to their bid.

The construction bids have been reviewed by Public Works staff and the low bid of \$539,899 from ERA Construction, Inc., was found to be responsive, responsible, and within available funding. The recommended Resolution awards the construction contract to ERA Construction, Inc.

A timely bid protest was submitted by the second lowest bidder contending that the low bid was insufficient for lack of a signature by two corporate officers. Staff has rejected the protest as meritless. Although the low bid has only one signature, the person signing the bid holds the corporate offices of Owner/President and Secretary/Treasurer, and his single signature qualifies as the required signature by the two corporate officers.

**PUBLIC OUTREACH:** If the City Council approves this project to proceed, Public Works will perform outreach using various social media channels, the City website, and changeable message signs located at nearby intersections.

**FISCAL IMPACT:** In addition to the \$539,899 contract amount, staff recommends the City Council approve a contingency amount of \$ 90,101 for a total of \$ 630,000. Staff proposes to fund construction of this project utilizing Gas Tax fund (Fund #206) in an amount of \$585,000, and Traffic Mitigation Fund (Fund #246) in an amount of \$45,000. Appropriations in the City's Gas Tax fund and Traffic Mitigation fund for project number 11377 shall be increased by \$585,000 and \$45,000, respectively.

A portion of the improvements associated with the project are identified in San Rafael's 2020 General Plan which is noted in General Plan Exhibit 21, Item 22 (i.e., Upgrade Traffic Signal System). In order to convert C Street and D Street to two-way streets, modifications to the traffic signals on Fourth Street are necessary along with signing and striping. Projects noted in this section of the General Plan are eligible to be funded with Traffic Mitigation Funds.

**OPTIONS:** The City Council has the following options to consider relating to this matter:

1. Adopt the resolution as presented.
2. Do not award the contract and direct staff to rebid the project. If this option is chosen, rebidding will delay construction by approximately two months, however, the pavement work and conversion of the one-way streets to two-way streets will not likely be completed before the PSC is opened to the public.
3. Do not award the contract and provide direction to staff.

**RECOMMENDED ACTION:**

Adopt the resolution.

**ATTACHMENTS:**

1. Resolution Awarding Construction Agreement to ERA Construction, Inc.
2. Draft Construction Agreement with ERA Construction, Inc.

**RESOLUTION NO.**

**A RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AWARDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT FOR THE PUBLIC SAFETY CENTER STREET RESURFACING PROJECT, CITY PROJECT NO. 11377, TO ERA CONSTRUCTION, INC. IN THE AMOUNT OF \$539,899, AND AUTHORIZING CONTINGENCY FUNDS IN THE AMOUNT OF \$90,101, FOR A TOTAL APPROPRIATED AMOUNT OF \$630,000.**

**WHEREAS**, on the 3rd day of May 2020, pursuant to due and legal notice published in the manner provided by law, inviting sealed bids or proposals for the work hereinafter mentioned, as more fully appears from the Affidavit of Publication thereof on file in the office of the City Clerk of the City of San Rafael, California, the City Clerk of said City did publicly open, examine, and declare all sealed bids or proposals for doing the following work in said City, to wit:

**“Public Safety Center Street Resurfacing”**

**City Project No. 11377**

in accordance with the plans and specifications therefor on file in the office of the Department of Public Works; and

**WHEREAS**, the bid of \$539,899 from ERA Construction Inc. at the unit prices stated in its bid, was and is the lowest and best bid for said work and said bidder is the lowest responsible bidder; and

**WHEREAS**, staff requests contingency funding in the amount of \$90,101;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN RAFAEL RESOLVES** as follows:

1. The bid of ERA Construction Inc. is hereby accepted at the unit prices stated in its bid, and the contract for said work and improvements is hereby awarded to ERA Construction Inc. at the stated unit prices.
2. The City Manager is authorized and directed to execute a contract with ERA Construction Inc. for the bid amount, subject to final approval as to form by the City Attorney, and to return the bidder's bond upon the execution of the contract.

3. City Gas Tax Fund #206 and City Traffic Mitigation Fund #246 for City Project No. 11377 will be increased for the project by \$585,000 and \$45,000, respectively.
4. The Director of Public Works is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

I, **Lindsay Lara**, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15th day of June 2020 by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

File No.: 16.01.297

LINDSAY LARA, City Clerk

## Contract

This public works contract ("Contract") is entered into by and between the City of San Rafael ("City") and ERA Construction, Inc. ("Contractor"), for work on the Public Safety Center Street Resurfacing Project ("Project").

The parties agree as follows:

1. **Award of Contract.** In response to the Notice Inviting Bids, Contractor has submitted a Bid Proposal to perform the Work to construct the Project. On June 15, 2020, City authorized award of this Contract to Contractor for the amount set forth in Section 4, below.
2. **Contract Documents.** The Contract Documents incorporated into this Contract include and are comprised of all of the documents listed below. The definitions provided in Article 1 of the General Conditions apply to all of the Contract Documents, including this Contract.
  - 2.1 Notice Inviting Bids;
  - 2.2 Instructions to Bidders;
  - 2.3 Addenda, if any;
  - 2.4 Bid Proposal and attachments thereto;
  - 2.5 Contract;
  - 2.6 Payment and Performance Bonds;
  - 2.7 General Conditions;
  - 2.8 Special Conditions;
  - 2.9 Project Plans and Specifications;
  - 2.10 Change Orders, if any;
  - 2.11 Notice of Award;
  - 2.12 Notice to Proceed;
  - 2.13 Uniform Standards All Cities and County of Marin (available online at: <https://www.marincounty.org/-/media/files/departments/pw/engineering/2018-ucs-complete-set.pdf?la=en>); and
  - 2.14 The following: No Other Documents
3. **Contractor's Obligations.** Contractor will perform all of the Work required for the Project, as specified in the Contract Documents. Contractor must provide, furnish, and supply all things necessary and incidental for the timely performance and completion of the Work, including all necessary labor, materials, supplies, tools, equipment, transportation, onsite facilities, and utilities, unless otherwise specified in the Contract Documents. Contractor must use its best efforts to diligently prosecute and complete the Work in a professional and expeditious manner and to meet or exceed the performance standards required by the Contract Documents, and in full compliance with Laws.
4. **Payment.** As full and complete compensation for Contractor's timely performance and completion of the Work in strict accordance with the terms and conditions of the Contract Documents, City will pay Contractor \$539,899.20 ("Contract Price") for all of Contractor's direct and indirect costs to perform the Work, including all labor, materials, supplies, equipment, taxes, insurance, bonds and all overhead costs, in accordance with the payment provisions in the General Conditions.
5. **Time for Completion.** Contractor will fully complete the Work for the Project within 30 calendar days from the commencement date given in the Notice to Proceed ("Contract Time"). By signing below, Contractor expressly waives any claim for delayed early completion.
6. **Liquidated Damages.** If Contractor fails to complete the Work within the Contract Time, City will assess liquidated damages in the amount of \$500 per day for each day of unexcused delay in

completion, and such liquidated damages may be deducted from City's payments due or to become due to Contractor under this Contract.

**7. Labor Code Compliance.**

**7.1 General.** This Contract is subject to all applicable requirements of Chapter 1 of Part 7 of Division 2 of the Labor Code, including requirements pertaining to wages, working hours and workers' compensation insurance, as further specified in Article 9 of the General Conditions.

**7.2 Prevailing Wages.** This Project is subject to the prevailing wage requirements applicable to the locality in which the Work is to be performed for each craft, classification or type of worker needed to perform the Work, including employer payments for health and welfare, pension, vacation, apprenticeship and similar purposes. Copies of these prevailing rates are available online at <http://www.dir.ca.gov/DLSR>.

**7.3 DIR Registration.** City may not enter into the Contract with a bidder without proof that the bidder and its Subcontractors are registered with the California Department of Industrial Relations to perform public work pursuant to Labor Code § 1725.5, subject to limited legal exceptions.

**8. Workers' Compensation Certification.** Pursuant to Labor Code § 1861, by signing this Contract, Contractor certifies as follows: "I am aware of the provisions of Labor Code § 3700 which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work on this Contract."

**9. Conflicts of Interest.** Contractor, its employees, Subcontractors and agents, may not have, maintain or acquire a conflict of interest in relation to this Contract in violation of any City ordinance or requirement, or in violation of any California law, including Government Code § 1090 et seq., or the Political Reform Act, as set forth in Government Code § 81000 et seq. and its accompanying regulations. Any violation of this Section constitutes a material breach of the Contract.

**10. Independent Contractor.** Contractor is an independent contractor under this Contract and will have control of the Work and the means and methods by which it is performed. Contractor and its Subcontractors are not employees of City and are not entitled to participate in any health, retirement, or any other employee benefits from City.



11. **Notice.** Any notice, billing, or payment required by or pursuant to the Contract Documents must be made in writing, signed, dated and sent to the other party by personal delivery, U.S. Mail, a reliable overnight delivery service, or by email as a PDF file. Notice is deemed effective upon delivery, except that service by U.S. Mail is deemed effective on the second working day after deposit for delivery. Notice for each party must be given as follows:

**City:**

City Clerk's Office  
1400 Fifth Avenue, Room 209  
San Rafael, CA 94901  
Attn: City Clerk

Copy to: Director of Public Works  
Email: [Bill.Guerin@cityofsanrafael.org](mailto:Bill.Guerin@cityofsanrafael.org)

**Contractor:**

Name: ERA Construction, Inc.  
Address: 1220 Marin Avenue  
City/State/Zip: San Pablo, CA 94806  
Phone: 510-830-5955  
Attn: Enrique Avila  
Email: mich1064@aol.com

12. **General Provisions.**

- 12.1 **Assignment and Successors.** Contractor may not assign its rights or obligations under this Contract, in part or in whole, without City's written consent. This Contract is binding on Contractor's and City's lawful heirs, successors and permitted assigns.
- 12.2 **Third Party Beneficiaries.** There are no intended third-party beneficiaries to this Contract.
- 12.3 **Governing Law and Venue.** This Contract will be governed by California law and venue will be in the Marin County Superior Court, and no other place. Contractor waives any right it may have pursuant to Code of Civil Procedure § 394, to file a motion to transfer any action arising from or relating to this Contract to a venue outside of Marin County, California.
- 12.4 **Amendment.** No amendment or modification of this Contract will be binding unless it is in a writing duly authorized and signed by the parties to this Contract.
- 12.5 **Integration.** This Contract and the Contract Documents incorporated herein, including authorized amendments or Change Orders thereto, constitute the final, complete, and exclusive terms of the agreement between City and Contractor.
- 12.6 **Severability.** If any provision of the Contract Documents is determined to be illegal, invalid, or unenforceable, in whole or in part, the remaining provisions of the Contract Documents will remain in full force and effect.
- 12.7 **Iran Contracting Act.** If the Contract Price exceeds \$1,000,000, Contractor certifies, by signing below, that it is not identified on a list created under the Iran Contracting Act, Public

Contract Code § 2200 et seq. (the "Act"), as a person engaging in investment activities in Iran, as defined in the Act, or is otherwise expressly exempt under the Act.

**12.8 Authorization.** Each individual signing below warrants that he or she is authorized to do so by the party that he or she represents, and that this Contract is legally binding on that party. If Contractor is a corporation, signatures from two officers of the corporation are required pursuant to California Corporation Code § 313. If Contractor is a partnership, a signature from a general partner with authority to bind the partnership is required.

*[Signatures are on the following page.]*

The parties agree to this Contract as witnessed by the signatures below:

**CITY:**

Approved as to form:

s/ \_\_\_\_\_

s/ \_\_\_\_\_

Jim Schutz, City Manager

Robert F. Epstein, City Attorney

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

s/ \_\_\_\_\_

\_\_\_\_\_  
Lindsay Lara, City Clerk

Date: \_\_\_\_\_

**CONTRACTOR:**

\_\_\_\_\_ Business Name

s/ \_\_\_\_\_

Seal:

\_\_\_\_\_  
Name, Title

Date: \_\_\_\_\_

Second Signature (See Section 12.8):

s/ \_\_\_\_\_

\_\_\_\_\_  
Name, Title

Date: \_\_\_\_\_

\_\_\_\_\_  
Contractor's California License Number(s) and Expiration Date(s)

END OF CONTRACT



## **SAN RAFAEL CITY COUNCIL AGENDA REPORT / Page: 2**

procured contract for construction management services, the latter of which includes day-to-day project management on behalf of City staff.

### **Right of Way Services**

In April 2019, the City Council authorized the City Manager to execute seven temporary construction easements (TCEs) with property owners whose property adjoins Southern Heights Boulevard near the bridge. A TCE allows the City's contractor legal access to private property to facilitate construction of the new bridge. Each TCE included a sunset date based upon the estimated construction timeline at the time the City made its initial offer to property owners in the fall of 2018. Five of the seven TCEs expire on January 1, 2021 while the remaining two expire on June 30, 2021.

As a result of project delay attributed to utility coordination with PG&E, AT&T, and Comcast, construction is not scheduled to begin until late summer 2020 and will last approximately 10 months. Consequently, the TCEs will expire prior to project completion. The City's design team, which includes real estate professionals, is therefore required to renegotiate rental fees with property owners and extend the life of the easements through project completion.

**FISCAL IMPACT:** The proposed amendment to the professional services agreement will increase the agreement by \$180,198. To date, of the \$898,042 expended for this contract, Caltrans has reimbursed approximately \$716,000 to the City of San Rafael and the City expects Caltrans to reimburse this additional work as part of the Highway Bridge Program grant.

**OPTIONS:** The City Council has the following options to consider relating to this matter:

1. Adopt the resolution as presented.
2. Do not adopt a resolution and provide further direction to staff. If the City does not approve the amendment and renegotiate TCEs, the construction contractor will not be permitted to use private property for working room and may not be able to build the new bridge.

### **RECOMMENDED ACTION:**

Adopt the resolution.

### **ATTACHMENT:**

1. Resolution
2. Exhibit 1 to Resolution: Third Amendment to Professional Services Agreement with attached Exhibit A: Scope of Work

**RESOLUTION NO.**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL  
APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A THIRD  
AMENDMENT TO THE AGREEMENT WITH MARK THOMAS AND COMPANY,  
INC. FOR CONSTRUCTION SUPPORT AND ADDITIONAL RIGHT OF WAY  
SERVICES, IN AN ADDITIONAL CONTRACT AMOUNT NOT TO EXCEED \$180,198**

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**WHEREAS**, the City Council adopted Resolution number 14129 on June 6, 2016, authorizing the City Manager to enter into a Professional Services Agreement with Mark Thomas and Company, Inc. in an amount not to exceed \$241,568 for preliminary engineering and public outreach for the Southern Heights Bridge Replacement Project; and

**WHEREAS**, the City Council adopted Resolution number 14439 on December 18, 2017, authorizing the City Manager to amend the Professional Services Agreement with Mark Thomas and Company, Inc. in an amount not to exceed \$343,499 for final design and right of way services; and

**WHEREAS**, the City Council adopted Resolution number 14634 on February 8, 2019, authorizing the City Manager to amend the Professional Services Agreement with Mark Thomas and Company, Inc. in an amount not to exceed \$132,777 for additional final design and right of way services; and

**WHEREAS**, the City requires construction support and additional right of way services to deliver the construction phase of the project; and

**WHEREAS**, staff received a proposal from Mark Thomas and Company, Inc. for said services in a total amount not to exceed \$180,198 (Exhibit "A" to the Third Amendment); and

**WHEREAS**, staff has reviewed the proposal and found it to be complete and within industry standards; and

**WHEREAS**, the costs for the services associated with this amendment will be fully funded by the State of California's Highway Bridge Program with no local match; and

**WHEREAS**, there is no authorized appropriation for this grant-funded project; \$180,198 will be appropriated in Capital Project Fund 401 pending reimbursement.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN**

**RAFAEL RESOLVES** as follows:

1. The Council hereby approves and authorizes the City Manager to execute a Third Amendment to the Professional Services Agreement with Mark Thomas and Company, Inc. for construction support and additional right of way services in the amount of \$180,198 and a revised total contract value not to exceed \$898,042, in the form attached hereto as Exhibit 1 and incorporated herein by reference, subject to final approval as to form by the City Attorney.
2. The Director of Public Works is hereby authorized to take any and all such actions and make changes as may be necessary to accomplish the purpose of this resolution.

**I, LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on the 15<sup>th</sup> day of June, 2020, by the following vote, to wit:

**AYES: COUNCILMEMBERS:**

**NOES: COUNCILMEMBERS:**

**ABSENT: COUNCILMEMBERS:**

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**LINDSAY LARA, City Clerk**

**THIRD AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH  
MARK THOMAS AND COMPANY, INC. FOR PROFESSIONAL SERVICES FOR THE  
SOUTHERN HEIGHTS BRIDGE REPLACEMENT PROJECT**

**THIS THIRD AMENDMENT** to the Professional Services Agreement by and between the **CITY OF SAN RAFAEL** (hereinafter “**CITY**”), and **MARK THOMAS AND COMPANY, INC.**, (hereinafter “**CONSULTANT**”), is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**RECITALS**

**WHEREAS**, pursuant to City Council Resolution No. 14129, the **CITY** and **CONSULTANT** entered into a Professional Services Agreement dated June 7, 2016 to perform preliminary engineering and public outreach in connection with **CITY’S** project to reconstruct the Southern Heights Bridge, for an amount not to exceed \$241,568 (the “**Agreement**”); and

**WHEREAS**, pursuant to City Council Resolution No. 14439, the **CITY** and **CONSULTANT** entered into a First Amendment to the Professional Services Agreement dated December 26, 2017 to perform final design and right of way services for an amount not to exceed \$343,499 and increasing the total not to exceed amount under the Agreement to \$585,067; and

**WHEREAS**, pursuant to City Council Resolution No. 14634, the **CITY** and **CONSULTANT** entered into a Second Amendment to the Professional Services Agreement dated February 8, 2019 to perform additional final design and right of way services for an amount not to exceed \$132,777 and increasing the total not to exceed amount under the Agreement to \$717,844; and

**WHEREAS**, **CITY** requires construction support and additional right of way services from the **CONSULTANT** to facilitate construction of the new bridge, and the **CONSULTANT** is willing to provide such services;

**AMENDMENT TO AGREEMENT**

**NOW, THEREFORE**, the parties hereby agree to amend the Agreement as follows:

1. Article II of the Agreement, entitled “**STATEMENT OF WORK**” is hereby amended to include the additional services set forth in **CONSULTANT’S** proposal entitled “**Phase 5 – Extended Right of Way Services and Construction**”



Support” dated March 17, 2020, attached to this Third Amendment as Exhibit “A” and incorporated herein by reference.

2. Article V of the Agreement, entitled “ALLOWABLE COSTS AND PAYMENTS” is hereby amended to include additional compensation payable to **CONSULTANT** for the services described in Exhibit “A” to this Third Amendment, on a time and materials basis in accordance with the “Cost Proposal for Project Scope” included in Exhibit “A”, in a not-to-exceed amount of \$180,198 for Phase 5, and to change the total not-to-exceed amount under the Agreement to \$898,042.
3. Except as specifically amended herein, all of the other provisions, terms and obligations of the Agreement between the parties shall remain valid and shall be in full force.

**IN WITNESS WHEREOF**, the parties have executed this Third Amendment on the day, month, and year first above written.

**CITY OF SAN RAFAEL**

**CONSULTANT**

\_\_\_\_\_  
JIM SCHUTZ, City Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

[If Contractor is a corporation, add signature of second corporate officer]

\_\_\_\_\_  
LINDSAY LARA, City Clerk

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
ROBERT F. EPSTEIN, City Attorney

# PHASE 5 – EXTENDED RIGHT OF WAY SERVICES AND CONSTRUCTION SUPPORT

Prior phases for the project included project initiation, surveying and base mapping, geotechnical investigation, public outreach, preliminary engineering, environmental technical studies, environmental clearance, right of way and utility coordination services and final design.

The scope of this amendment request includes:

- Updating the TCEs for 5 properties
- Continued utility coordination
- Modification of the southern retaining wall from a cantilever retaining wall to a soldier pile wall to accommodate construction access requests made by the property owner at 116 Southern Heights during TCE negotiations
- Construction support services

The detailed scope of work for the proposed additional tasks is provided below. A cost proposal for the proposed scope of work is provided as an attachment.

## TASK 1.0 RIGHT OF WAY

### 1.1 TCE Updates

Utility relocation has delayed the project, causing previously acquired TCEs to expire before the anticipated completion of project in June 2021. Hamner, Jewell & Associates (HJA) will update the TCEs for the following properties

Owner Name	APN	Address	TCE Area
Cooper Trust	012-282-36	65 Pleasant Lane	3,637 SF
Feidler	013-124-07	122 Southern Heights Blvd	102 and 520 SF
Lederman	012-282-40	90 Pleasant Lane	366 SF
Lubka	012-282-37	75 Pleasant Lane	9,164 SF
Turner Trust	013-124-06	126 Southern Heights Blvd	588 SF TCE and 368 FS Temporary Access Easement

The Shemano Family Trust parcel APN 013-132-01 and Daglow parcel APN 012-282-17 have not been scoped as part of these services because the expiration of their TCEs will occur on June 30, 2021 at the same time in which construction completion is anticipated.

HJA will update the value of the proposed TCE and access rights by completing waiver valuations and updating the comparable sales in the area. Utilizing their in-house valuation service will reduce total costs and time for appraisal services. However, if HJA is not able to reach amicable settlement with these owner(s), the valuation process would need to start from the beginning as an agency cannot condemn on a waiver valuation. If an agreement cannot be reached using the waiver valuation process it would require formal appraisals, review appraisals, preparation of another offer package and a subsequent offer made to the owner(s). This would require additional budget and time beyond what is included in this scope.

Once the valuation process is complete, and the values are reviewed and pre-approved by the City, HJA will prepare offer packages for each owner that will include an offer letter, Valuation Summary Statement, proposed Temporary Construction Easement Agreement, a right of way acquisition informational brochure and Title VI information. These documents will be presented to the City for its review and pre-approval prior to presenting offers to property owners. After offer presentation, HJA will pursue agreements with each owner to obtain the additional TCEs. It is always HJA's goal to reach mutually acceptable amicable agreements on the City's behalf. However, if for any reason HJA does not gain property owner cooperation, HJA will consult with the project team and City Attorney if appropriate to identify other courses of action.

## 1.2 Utility Coordination

Mark Thomas will continue to provide utility coordination for the project to address the relocation of utility poles and overhead electric and communication lines, and natural gas and water lines on the bridge. Due to the federal funding associated with the project, utility coordination services will be conducted in general conformance with Caltrans Local Assistance and Utility Relocation Manuals. The Mark Thomas team will continue following the Utility A-B-C process. Utility A letter were included as part of Phase 1 scope of work. Utility notification letters and utility agreements were included as part of Phase 2 scope of work. However, due to utility company staff changes and non-responsiveness, along with relocation liability disputes, the utility agreement process has stretched out for more than two years.

Mark Thomas will continue coordinating with MMWD, PG&E electrical, PG&E gas, AT&T and Comcast on the relocation of their facilities in conflict with the project. This coordination will include email correspondence, phone calls, conference calls, plan revisions and on-site meetings to discuss the relocation plans and achieve signed utility documents for inclusion in the ROW certification.

## 1.3 TCE Negotiated Design Revisions

Mark Thomas will redesign the southwest abutment wingwall from a cast-in-place cantilever retaining wall to a soldier pile wall. The design change is needed to minimize access interruption to the Shemano property as negotiated during the TCE acquisition process.

## 1.4 Updated Right of Way Certification

Mark Thomas will prepare a revised Exhibit 13-B Right of Way Certification and send to Caltrans for approval. The revised Exhibit 13-B is expected to include revised TCE Agreements and documentation on receipt of payments for the new TCE's. Additional coordination and updates for utility relocations are not included in this scope of work.

### *Task 1 Deliverables:*

- Updated Offer Packages (Up to 5)

- Signed Utility Documents
- Revised South Abutment Wall Plans
- Updated Exhibit 13-B Right of Way Certification

## TASK 2.0 BIDDING AND CONSTRUCTION SUPPORT SERVICES

### 2.1 Bidding and Construction Support

Mark Thomas will assist the City during the bidding process and during construction of the project. The work may include answering bid inquiries from prospective bidders, attending pre-bid meetings, and preparing addenda to the PS&E documents during the advertisement period. During construction, the work may include responding to Requests for Information (RFIs), providing consultation and interpretation of the contract documents, preparing Contract Change Orders (CCOs), reviewing shop drawings, and attending construction meetings and field visits. It is assumed that the City will contract with a consulting firm to complete the construction management of the project during construction and that Mark Thomas' role during construction will be limited to those items noted above. Mark Thomas has provided a "budget" amount to be used on a time and materials basis as requested by the City. Any time spent beyond this budget will require a contract amendment.


### 2.2 Record Drawings

Mark Thomas will prepare record drawings based on the red-lined as-built drawings submitted by the construction manager after completion of construction.

#### *Task 2 Deliverables:*

- Record Drawings

# COST PROPOSAL FOR PROJECT SCOPE: San Rafael-So Heights Bridge (AM #3)

									Subs	TOTAL COST	
	Structural Manager	Engineer IX	Engineer VI	Engineer IV	Engineer II	Eng Tech/Inspector II	Project Coordinator	Total Hours	Total MT Cost		Hamner, Jewell & Associates DBE
	\$275	\$195	\$165	\$132	\$108	\$100	\$110				
<b>1.0 RIGHT OF WAY</b>											
1.1 TCE Updates	8	20						28	\$6,097	45,948	\$52,045
1.2 Utility Coordination	10	40	40	60		40	12	202	\$30,370	-	\$30,370
1.3 TCE Negotiated Design Revisions	8		40	60		40		148	\$20,702	-	\$20,702
1.4 Updated Right of Way Certification		8		8				16	\$2,616	-	\$2,616
<b>Subtotal Phase 1</b>	<b>26</b>	<b>68</b>	<b>80</b>	<b>128</b>	<b>0</b>	<b>80</b>	<b>12</b>	<b>394</b>	<b>\$59,784</b>	<b>\$45,948</b>	<b>\$105,732</b>
<b>2.0 BIDDING &amp; CONSTRUCTION SUPPORT SERVICES</b>											
2.1 Bidding & Construction Support	64	80	80	80		64		368	\$63,303	-	\$63,303
2.2 Record Drawings					64			64	\$6,884	-	\$6,884
<b>Subtotal Phase 2</b>	<b>64</b>	<b>80</b>	<b>80</b>	<b>80</b>	<b>64</b>	<b>64</b>	<b>0</b>	<b>432</b>	<b>\$70,188</b>	<b>\$0</b>	<b>\$70,188</b>
<b>TOTAL HOURS</b>	<b>90</b>	<b>148</b>	<b>160</b>	<b>208</b>	<b>64</b>	<b>144</b>	<b>12</b>	<b>826</b>			
<b>OTHER DIRECT COSTS</b>									\$0	\$4,278	\$4,278
<b>TOTAL COST</b>	<b>\$24,710</b>	<b>\$28,861</b>	<b>\$26,346</b>	<b>\$27,454</b>	<b>\$6,884</b>	<b>\$14,399</b>	<b>\$1,318</b>		<b>\$129,972</b>	<b>\$50,226</b>	<b>\$180,198</b>



**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

Department: Community Development

*Paul A. Jensen*

Prepared by: Paul Jensen (EG)  
Community Development Director

City Manager Approval: *AS*

**TOPIC: PLAN BAY AREA 2050 - PRIORITY DEVELOPMENT AREAS (PDA)**

**SUBJECT: RESOLUTION AUTHORIZING THE SUBMITTAL OF A LETTER OF INTEREST NOMINATING THE NORTHGATE AND SOUTHEAST SAN RAFAEL/CANAL NEIGHBORHOODS AS PRIORITY DEVELOPMENT AREAS AS PART OF THE PLAN BAY AREA 2050 PROGRAM**

**RECOMMENDATION:**

Adopt Resolution

**BACKGROUND:**

MTC/ABAG, the regional planning organization overseeing the development of Plan Bay Area 2050, uses a Letter of Interest (LOI) process to allow jurisdictions to nominate eligible areas of the jurisdiction for a Priority Development Area (PDA) designation. The current Letter of Interest nomination phase opened on March 13<sup>th</sup>, 2020. Jurisdictions were required to submit a Letter of Interest signed by the City Manager or Planning director by May 31<sup>st</sup>, 2020. For new PDA areas, jurisdictions are also required to adopt a resolution authorizing the submittal of these LOIs by June 30<sup>th</sup>, 2020. The adoption of this resolution is the action that finalizes the LOI submittal and the proposed PDA nomination.

On May 18<sup>th</sup>, 2020, the City Council directed the City Manager to submit a Letter of Interest nominating two new PDA-designations: the Northgate PDA and the Southeast San Rafael/ Canal PDA. Letters of Interest were submitted on May 29, 2020 and can be viewed at the links below:

- [Northgate PDA Letter of Interest](#)
- [Southeast San Rafael/ Canal Letter of Interest](#)
- [Southeast San Rafael/Canal Letter of Confirmation](#)
- [Letter of Interest Attachments and Corresponding Documents](#)

The City Council also directed staff to develop and implement a community outreach plan to obtain community feedback and recommendations on the proposed PDAs.

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**FOR CITY CLERK ONLY**

File No.: \_\_\_\_\_

Council Meeting: \_\_\_\_\_

Disposition: \_\_\_\_\_

**ANALYSIS:**

Based upon community feedback, staff recommends City Council adopt a resolution authorizing the submittal of a letter of interest nominating the Northgate and Southeast San Rafael/Canal Neighborhoods as Priority Development Areas.

The proposed Northgate PDA and Southeast San Rafael/Canal PDA boundaries (Attachment 2) reflect City Council direction from May 18<sup>th</sup>, which reflects feedback received from public correspondence. As seen in the PDA boundary maps, the proposed Northgate PDA includes Northgate Mall, Northgate III, Northgate I Center, and the Las Gallinas office and gas station areas. The proposed Northgate PDA does not include Mt. Olivet Cemetery, PDA-eligible areas east of Highway 101, and the PDA-eligible areas immediately South and West of the Civic Center SMART Train Station. There was some community interest to include the parcel immediately adjacent to the west of the Civic Center SMART Train Station. Staff has not included these parcels at this time, but these areas could be added in the future as part of a Specific or Precise plan process.

The proposed Southeast San Rafael/ Canal PDA includes the majority of San Rafael's southeast city boundaries following closely the Canal Neighborhood boundaries defined in the City's General Plan 2020. These boundaries differ in two ways:

- 1) The proposed PDA northwest boundary follows Woodland Avenue to the intersection of Lindaro Street and Andersen Dr.
- 2) The proposed PDA boundaries do not include the Spinnaker/Bay Point subdivisions.

Next Steps

If the City Council adopts an authorizing resolution, staff will finalize the submittal of LOIs for a Northgate PDA and Southeast San Rafael/Canal PDA. This submittal will be finalized and sent to MTC/ABAG staff by June 30, 2020.

Once received, the MTC/ABAG Board will consider all locally nominated PDAs for approval. Approval consideration by the MTC/ABAG Board is expected for August or September of 2020. If approved, the Northgate PDA and/or Southeast San Rafael/Canal PDA will be included in the Plan Bay Area 2050 Final Blueprint analysis.

If the proposed PDAs are approved, staff does not anticipate work to begin on a community-planning process until funding for such a process is secured. MTC/ABAG staff anticipates releasing a Call for Funding for such a planning process in approximately September 2020. This funding would be designated for PDA planning, similar to the Downtown Precise Plan. Additional planning funding is also likely after the Plan Bay Area 2050 is adopted in 2021, with funding tentatively available in 2022.

**COMMUNITY OUTREACH:**

Following the May 18<sup>th</sup>, 2020 City Council meeting, staff began setting up opportunities to facilitate virtual community outreach. Community Outreach was required to be conducted virtually due to the current Shelter-in-Place public health order in effect due to the COVID-19 pandemic. A four-pronged virtual community outreach plan was launched on May 27<sup>th</sup>, 2020 and included<sup>1</sup>:

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<sup>1</sup> Staff purposefully chose not to conduct a survey regarding the proposed PDAs due to concerns regarding the accuracy of such a survey. PDAs are a nuanced and complex topic due to the many state laws and regional agencies involved. These complexities made designing an unbiased survey and achieving the sample size necessary to achieve a representative sample extremely difficult and cost prohibitive. Staff believed more accurate and representative feedback could be obtained through qualitative efforts such as virtual community meetings and one-on-one interactions with interested community members. These efforts allowed staff to engage with residents directly and receive more detailed input regarding this topic.

- [Designated Priority Development Area City Webpage](#)
- Designated [Northgate PDA](#) and [Southeast San Rafael/ Canal PDA](#) Public Comment Sites
- Community Question Submittal Form and Corresponding Frequently Asked Questions
- Seven (7) virtual community meetings
  - Three (3) meetings for the proposed Northgate PDA,
  - Three (3) meetings for the proposed Southeast San Rafael/Canal PDA, and
  - One (1) meeting with the League of Women Voters Transportation/Land Use/ Housing Committee

Announcements of this community outreach were included in Social Media (Twitter, Facebook, Nextdoor, Instagram), a PDA specific newsletter to the City's email listserv, and a mailed Public Notice (Attachment 3). All outreach materials and online announcements were written to emphasize readability and to increase accuracy of translation available through Google Translate on all websites created by staff.

Over the period of May 27<sup>th</sup>, 2020 to June 7<sup>th</sup>, 2020, staff achieved the following community participation:

- Frequently Asked Questions- staff received ten (10) submission with questions regarding PDAs. Staff developed thirty-one (31) FAQs posted on the City's PDA webpage responding to these submissions.
- Virtual Community Meetings- 96 participants
  - Canal PDA Virtual Community Meetings- 24 participants
  - Northgate PDA Virtual Community Meetings- 57 participants
  - League of Women Voters Transportation/Land Use/ Housing Committee- 15 participants

**FISCAL IMPACT:**

There is no fiscal impact of nominating a PDA. As stated in the May 18<sup>th</sup> Staff Report, PDAs have better access to designated funding streams for PDA planning and infrastructure projects.

**OPTIONS:**

The City Council has the following options to consider on this matter:

1. Adopt resolution with staff's recommended action.
2. Adopt resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

**RECOMMENDED ACTION:**

Adopt resolution authorizing the City Manager to submit a Letter of Interest nominating Priority Development Areas for the City of San Rafael.

**ATTACHMENTS:**

1. Resolution
2. Exhibit 1 to Resolution: Map of proposed Priority Development Areas for the Northgate and Southeast San Rafael/Canal Neighborhoods
3. Public Notice
4. Correspondence



**RESOLUTION NO.**

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL AUTHORIZING  
THE SUBMITTAL OF A LETTER OF INTEREST NOMINATING THE  
NORTHGATE AND SOUTHEAST SAN RAFAEL/CANAL NEIGHBORHOODS  
AS PRIORITY DEVELOPMENT AREAS AS PART OF THE PLAN  
BAY AREA 2050 PROGRAM**

**WHEREAS**, the Association of Bay Area Governments and the Metropolitan Transportation Commission in coordination with the Bay Area Air Quality Management District and Bay Conservation and Development Commission (collectively, the "regional agencies") are updating the regional planning document known as Plan Bay Area 2050; and

**WHEREAS**, Plan Bay Area 2050 must meet a range of federal and state requirements, including being fiscally constrained, meeting or exceeding greenhouse gas emissions reduction target as outlined in Senate Bill 375, and accommodating housing growth at all income levels, with the parallel Regional Housing Need Allocation (RHNA) process being consistent with the ultimate Plan growth pattern; and

**WHEREAS**, the regional agencies seek local government partners to create "priority development areas", defined as places with convenient public transit service prioritized by local governments for housing, jobs, and services; and

**WHEREAS**, the regional agencies released a map of areas eligible for priority development areas designated as either "Transit Rich" due to their close proximity to a rail station or as a "Connected Community" due to the level of bus service within the designated area; and

**WHEREAS**, local governments in the nine county San Francisco Bay Area are eligible to apply for designation of an area within their community as a priority development area; and

**WHEREAS**, the regional agencies are committed to securing incentives and providing technical assistance to designated priority development areas so that positive change can be achieved in communities working to advance focused growth;

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of San Rafael authorizes submitting a Letter of Interest to designate priority development areas for the Northgate and Southeast San Rafael/Canal Neighborhoods, as shown on Exhibit 1 attached hereto and incorporated herein.

**I, LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday, the 15<sup>th</sup> day of June 2020, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

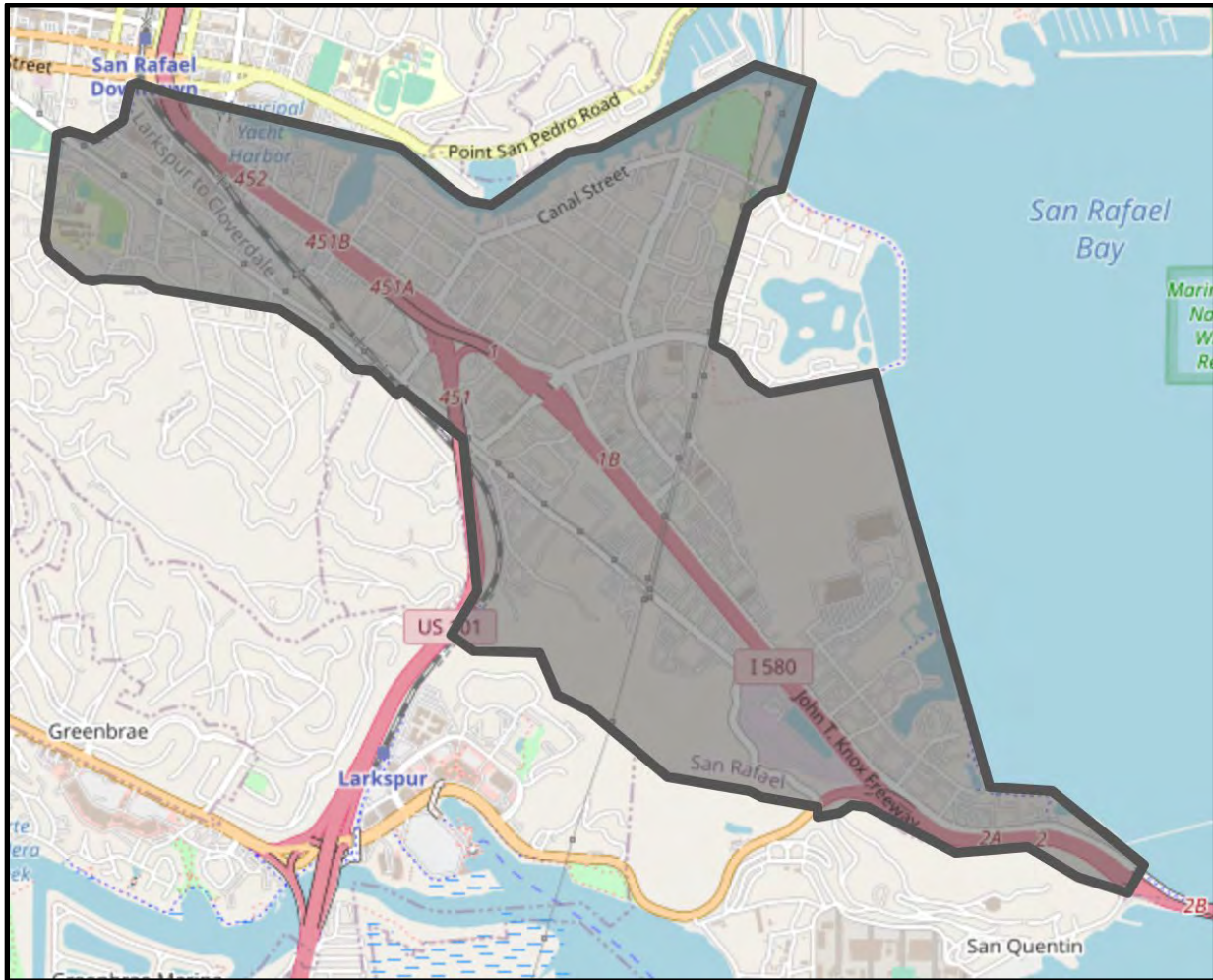
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LINDSAY LARA, City Clerk

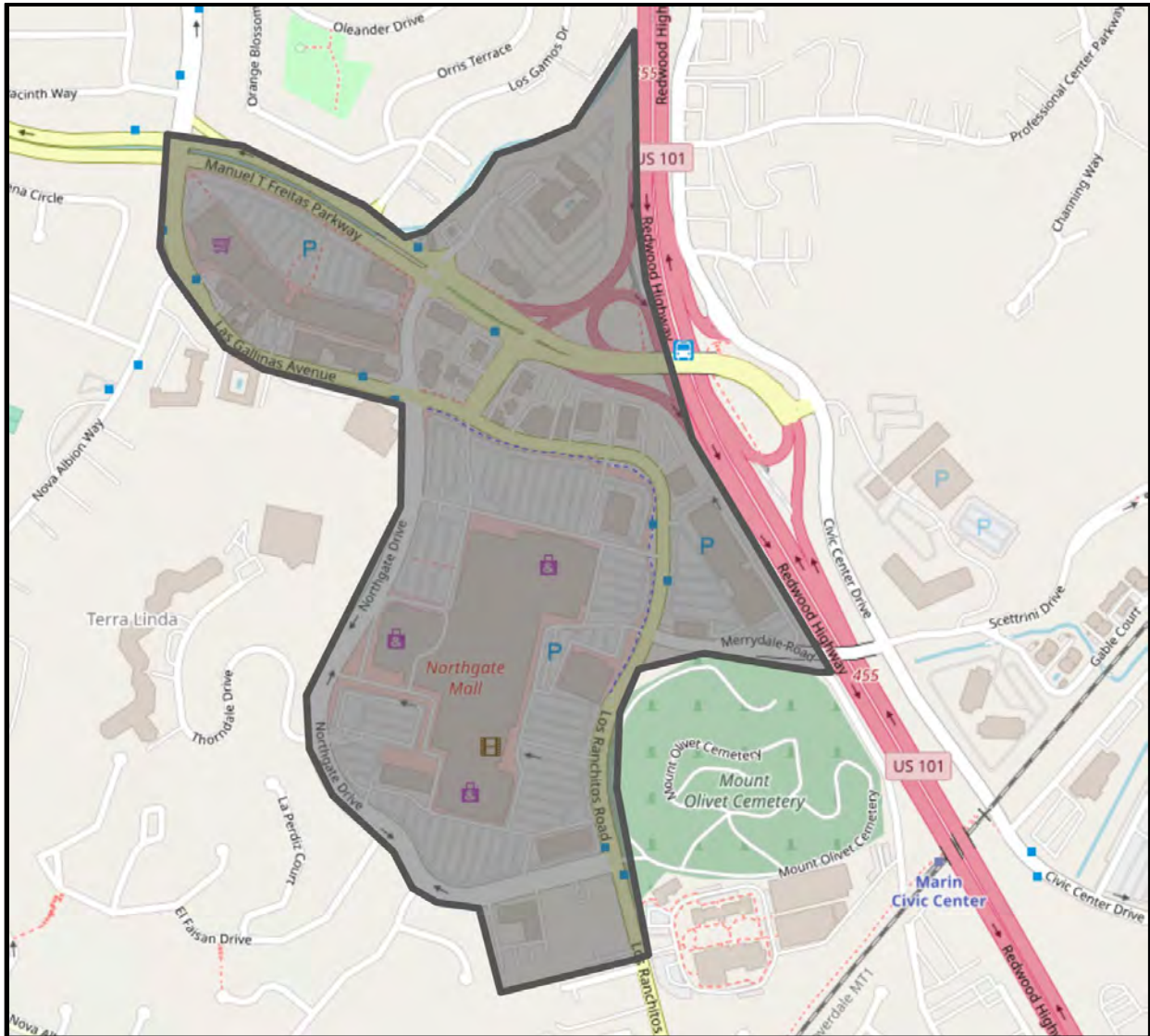
Exhibit 1: Map of proposed Priority Development Areas for the Northgate and Southeast San Rafael/Canal Neighborhoods

**Exhibit 1. Map of proposed Priority Development Areas for the Northgate and Southeast San Rafael/Canal Neighborhoods**

**Map 1. Southeast San Rafael/ Canal Priority Development Area Boundary**



**Map 2. Northgate Priority Development Area Boundary**



## Ethan Guy

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**From:** Anne Spatola LAST\_NAME [REDACTED]  
**Sent:** Sunday, June 7, 2020 7:19 PM  
**To:** Ethan Guy  
**Cc:** anne  
**Subject:** Fwd: PDA 2020

**Categories:** PDA

Hello,

I just finished reading the Staff Reports for PDA 2020. It seems to be very comprehensive with a lot of consideration in its development. I have lived in Marin since 1981, 25 years in San Anselmo and 5 years in San Rafael, off Pt San Pedro. In these years, I have seen many changes take place in the Northgate and Canal areas. The need for affordable housing has intensified over the years and the Northgate shopping district has suffered quite a bit with various downturns in the economy. I would certainly like to see a return to some level of vibrancy and improvement in housing in the Canal. I volunteered at the Canal Alliance for a year and 4 years at San Pedro Elementary. I have witnessed some of the effects that lack of affordable housing has on the community. I have also attended meetings with residents of the Canal describing the atrocious conditions of those apartment.

At this point, I support Option 2 for the Canal plan and Option 3 for Northgate. So much will improve in a community when the focus is directed toward creating better housing options.

Thank you for requesting public input.  
Anne Spatola

## Paul Jensen

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**From:** Vicki Fernandez [REDACTED]  
**Sent:** Friday, May 29, 2020 1:44 PM  
**To:** Paul Jensen  
**Subject:** Re Priority Development Areas

Hi,

I wanted to give feedback, but don't like zoom.

So.....

I don't live in either area and so can't speak to the questions. The opinions of the people living there should carry the most weight.

Having said that, I have no objection to housing being built but do have a problem with "low income housing". But I think the cost for the low income housing is too high for many of the people who need it. Can we adjust the definition of low income so we don't shut these people out?

And, I would love to see builders be required to put a greater number of low income into their projects in order to get breaks on parking and other variances. One low income unit shouldn't qualify them, even on small projects.

I realize developers want to to make their money, but people deserve better than this.

Thanks for listening to my two cents,

Vicki Fernandez

## Ethan Guy

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**From:** Lee FitzGerald [REDACTED]  
**Sent:** Monday, June 8, 2020 5:59 PM  
**To:** Ethan Guy  
**Subject:** PDA for North San Rafael

**Categories:** PDA

Good afternoon,

As a 32 year home owner in Terra Linda, I support the pursuit of a PDA designation and funding for the process at the Northgate area of North San Rafael.

Best,  
Lee B FitzGerald

## Ethan Guy

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**From:** JOHN GASKIN [REDACTED]  
**Sent:** Friday, June 5, 2020 12:23 PM  
**To:** Ethan Guy  
**Cc:** Jonathan Gaskin  
**Subject:** PDA for the Northgate Mall area

**Categories:** PDA

Ethan Guy,

Although not new, the idea of a PDA for the Northgate Mall Area is probably a good one. We have an opportunity to redesign an area with a failing mall that may be accessible to the Civic Center, public transportation, and walking and bicycling neighbors. However, that assumes the construct of commuting and shopping in person is still in tact after the current pandemic is no longer a health threat. But the design has to be good and needs to accommodate changing needs. I would prefer to see small independent shops that are interesting to visit. With more people working from home, there will be less "rush hour" vehicular traffic and we will need more spacious places to walk or ride a bicycle. The Smart Train may go under, with mass transit in question. For the Northgate Mall, internet shopping, and poor design and management of the mall have contributed to its demise. Interestingly, some other malls with more interesting, smaller shops and without the "anchor store on the ends" 1960's formula, are doing better. Over the years I have witnessed small shops forced out of the Northgate Mall, and the adjoining strip malls, time and time again, with lower quality replacements--or empty shells left for several years--a product of greed on the part of the mall owners. (The mall gets sold, and the new owners--like the current owner--jack up the rents to recoup the "investment".) Good design needs to be a priority, and it needs to not be overbuilt; because that will kill everything and rob the neighborhood of its character and safety.

The concept of the PDA for the Northgate Mall Area seems good enough; but I have become skeptical over the years this is just another developer inspired tool to "fast track" mass building, with many shortcuts to circumvent decent design requirements; that is a maximize profits at the expense of the neighborhoods gambit.

In the mid and late 1980's, a coalition of homeowners associations worked to develop a plan for the North San Rafael area, which specifically included "no big box warehouse type stores/Costco" in the area. And here we are, entertaining a Costco again, no longer at the Fairchild location in a business community away from residences, but now a hugh eyesore backed up to the street and next to several residential homes. The proposed design would be laughable, equating underground square footage to a third story build out to the street, were it not so tragic for the homeowners--who are having the value of their homes sucked out and stuffed into the pockets of some transient developer.

Another issue that is consistently overlooked in planning is that the Northgate/Terra Linda area has already absorbed a significant amount of low income housing development, rental complexes, senior housing, and group homes.

I just hope this PDA for the Northgate Mall area is more successful and thoughtful for the surrounding neighborhoods, who are the city of San Rafael, than previous building proposals.

John & Ginger Gaskin

[REDACTED]  
San Rafael



## Ethan Guy

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**From:** Ms Angela Gott [REDACTED]  
**Sent:** Wednesday, May 27, 2020 1:29 PM  
**To:** Ethan Guy  
**Subject:** The critical need to build more senior subsidized housing for both workforce AND seniors

**Categories:** PDA

### Angela Gott

.

Lincoln Hill



I know that in other places (cities, states) under-utilized Shopping Malls have been converted into housing units above the ground floor retail spaces and these apartments are lived in by retail employees, young adults, and seniors. Marin county is 30% or more age 60+ and this county has the highest percentage of seniors of all CA counties.

For a long time there has been a huge need for more senior/disabled housing for seniors in the extremely low income HUD category of poverty. I have always earned \$19,000 to \$22,000 a year since moving to Marin in 1986 and I earned six college degrees (5 SUNY Buffalo, including a JD in law and 2 Masters) I never could find an employment opportunity commensurate with my education. Borders Books was the best job I could ever obtain and in 2003 entry pay was \$7.50/hour but as FT I finally got benefits and access to healthcare, paid holidays, PTO, guaranteed 32 hours/week, FSA, paid vacation, employee discount, and 401K. It enabled me to utilize my 6 college degrees and I could finally live like a normal person. I still cleaned houses on the side.

Borders Books went bankrupt in June 2011 as I turned 60 and I was finally up to \$10.23/hour in pay. It took me 3 years to find another steady job --I have two and work a total of 32 hrs. /week at \$12/hour since 2014. I turned 65 in 2016 and had to get on Medicare. I could not afford to get on Medicare (out of pocket premiums are over \$3,000 a year is why) AND keep my apartment. What "saved me" was I finally moved up the waitlist to get into Marin Housing for seniors/disabled. I would be homeless but for that.

There are so many seniors like me and so many are women. I am now 69 and still working and waiting to age 70 to collect social security. I earned \$20,455.00 in 2019. Because 30% of whatever I earn is what determines my rent, I finally have an affordable ability to live on what I earn. We need more housing set at 30% income. There is such a critical need for it.

I have worked all my life since age 18. I even juggled jobs while in college, graduate school, and law school. I never had children and never married. So that is why I have held off drawing Social Security. (you get 76% more from age 62 to 70 by waiting.)

Once I am 70, despite working 50+ years, due to the lifetime of low pay (inequality in pay based on gender, marital status, & age discrimination) I will only get \$1,392/month. But with senior/disabled housing I will be O.K. I feel so blessed to have senior/disabled housing. Marin county truly needs more of this so I would love to see the Mall transformed so that senior/disabled housing is built. Thank you. I wrote this to Nextdoor for San Rafael, Lincoln Hill  
19 May 2020

As a boomer generation senior woman (1946-1964 is the boomer generation) many women were raised back then to just get married and have kids and were told by older women relatives that our husbands would support us. Growing up in the 1950s and 1960s and watching shows like Leave it to Beaver and Bewitched where the housewife/mother -- look at I love Lucy--she didn't work--this was the roll model imprinted on young women growing up in the 1950s, 1960s and those were our expectations. Where I grew up women were not expected to need college or go to college. I was raised in a college educated household and was raised to get my college degree but even when I went to register-- girls had 3 choices: Nursing, Education, Home Economics. We passively did not question what school counselors, parents, teachers, college advisors told us.

We grew up when women rarely worked outside the home. They might do volunteer work or church charity work but their place was in the home. Our readers from K-garten had showed us these role models. It was all indoctrination as to how the world worked. We were expected to marry so it was not considered logical or a good use of family spending to educate a girl -- especially when she had brothers who HAD to go to college and HAD to graduate. (Lucky for me I did not have brothers.) So everyone's mothers, Aunts, Grandmothers, older sisters were living according to this life of the 1950s, 1960s. Most of us did not question this.

Women in the 1950s, 1960s, did start to get divorced but were awarded alimony and child support and were kept in the family home and the husband had to maintain the lifestyle according to how she was accustomed to living. A woman was expected to be a mother and not work outside the home. That was ingrained too. The legal age was 21 and Judges routinely forced the fathers to continue to pay for the sons' college educations if they were in the financial position to pay that and college was dirt cheap back then too. Kids with dead parents-- as long as they were FT college students they got access to social security survivor's benefits until age 22 and this lasted until Ronald Reagan ended that in March 1982. This is how and why I managed to get my first BA degree 1973-- my mother died when I was 19. She had paid into Social Security with a part-time dance teacher ballet school as "self-employed" and while she did not earn much-- that is how I managed to live on that while finishing my first college degree.

I always seemed to graduate "in a recession" --I never graduated in an optimal time for getting access to lots of jobs. I joined the Teacher Corps/Peace Corps as there was a recession -- why Nixon took the US Dollar off the Gold Standard. The Vietnam War was bankrupting the US economy. I was shipped to an economically distressed area (WNY) to teach English and after a year in the program, it was decided that Afghanistan was too unstable to ship 23 English teachers (most of them women) to so I was then a NY Resident only paid \$360 a month so I became eligible for Nixon's Higher Education Assistance Act of 1972& Amendments 1973 which NY Governor Nelson Rockefeller had fully implemented.

This is how and why I wound up earning 5 more college degrees (SUNY Buffalo) and I figured at the time that adding on all these additional degrees would make me more employable, have more to offer employers. There was a huge recession after Reagan got elected and no one was hiring. I had been working for City of Buffalo legal department on a CETA (federal jobs act program) funded slot and was laid off. I stayed in higher education too long and found out that once these recessions were over-- employers hired the most recent graduates, not the casualties from two or 3 years back-- and I fell into age discrimination for entry level career path hiring programs as I was 32, 33 by the time the economy began to pick up again and corporations with new hire trainee programs did not hire people "that old" but took those under 25.

So my life became all about survival. I regularly worked 2 and 3 jobs at a time, whatever I could find and these all paid minimum wage. As a college graduate with graduate degrees I could always manage to get hired but it was always minimum wage, part-time, no benefits. My girlfriends who had not finished collage--maybe had one year-- but who were married with kids and who had starter marriages and divorce battles and on and on looked at my situation as I had no social life and worked nights, holidays, weekends, etc. I worked when I was sick. I never called out. They said that with all my education and skills that if I could not find a good paying job, what chance did they have?

My generation was the first that in many cases women no longer got alimony and could barely get their former husbands to pay child support. Access to college for their kids was no longer a given either. Higher education became extremely expensive under Reaganomics. So the boomer generation of women--whether we never married or we we married several times-- generally has had a difficult time and most women had lives of never ending struggle for themselves and their kids.

The Social Security Administration, under the Reagan Congress, did very bad changes in 1980s that went into effect for our boomer generation starting around 2008 when those who were born in 1946 turned 62. And, 10,000 a day began turning 62 every day so that is how many boomers there are. We were in the Great Recession and subprime lending mortgage crisis in 2008 and as they turned 62, many women turned to claiming their social security. Whereas their older sisters, Aunts, Mothers, Grandmothers Social Security had spousal support or survivors' checks which had been based on their husbands' work histories, the boomer generation women were hurt by the SSA two major ways-- The rules for "bonafide marriage" defined by 10 years & a day for getting spousal support or survivor's benefits based on the former husband's work history-- were done so quietly that Family Court Judges and Divorce Lawyers were not even aware of it when my generation of women began wanting out of bad marriages in late 1970s & early 1980s, after about 7 years of marriage on average. None of these women were told about the 10 year rule and only found out about it decades later when the SSA told them they were not eligible for any benefits from a former spouse and any SSA would be based on their work history and figured up for 35 years too, which most of them did not have.

Everyone was clueless in those days and the focus was on best interests of the children and creating a plan for the wives to get access to job training, or maintenance for a number of years, so they could go to work and help pay for what it took to raise the kids, etc. So the length of the marriage was not really considered with regard to old age access to spousal support and survivor's death benefits when these women in their late 20s & early 30s

wanted out of a bad marriage. No one was considering old age when these young couples were going to need social security benefits. So in 2008 when current economic crisis compelled many women to begin taking social security at age 62, they had no idea even what the cost of Medicare was going to cost them at 65. They had no clue how sky high the rents were going to be by 2016. They were just looking to survive the 2008 economic crisis.

I have gone into all this detail to explain how and why it has happened that the boomer generation of women are falling into homelessness and why they have nothing for retirement so they are becoming homeless. Most women of my generation were never told that it takes 35 years of working under the SSA system and that if you do not have 35 years, those zero years drag down your work history and your check will be lower. A lot of these women did not manage to even get 40 quarters for Medicare Part A coverage as it takes 10 years of working-- earning at least a certain amount in each quarter to qualify for a quarter. They were not counseled to wait to their full retirement age of 66 because it would mean a lifetime penalty off their already too low check. Most of these women never did IRAs because they had no way to save to contribute into one.

This link below May 26, 2020 has an interactive map of the USA in it and you can see, scroll down to the interactive map by clicking on the link below-- all the states which pay tipped workers-- most of them are women in these tipped jobs whose minimum wage is still set at \$2.13/hour and this is in 2020 ! I worked as a waitress in 1984 age 33 for \$2.13/hour plus tips so these women have never gotten a minimum wage increase in over 30 years ! (I am now 69) All that white spaces are states that just pay \$2.13/hour + tips. This is discrimination against women because it is primarily women who work in these jobs for years. It's not just a summer job but a lifetime that provides little or nothing for retirement years.

—



[They were laid off from full-time jobs, but made too little to get unemployment](#)



**They were laid off from full-time jobs, but made too little to get unemp...**

Millions of U.S. workers make their living off tips. Now, some are finding they don't qualify for jobless benefits.

Throughout most of the USA wait staff (both sexes) are paid \$2.13/hour plus tips for restaurant jobs and they actually earn too low for eligibility for unemployment. This is why so many service industry workers in the Southern states especially, who applied for unemployment in March have not received it. This is outrageous because when these women go to get their social security they are going to find out there is hardly anything there--their employers never paid into social security the way they were supposed to even on the little \$2.13/hour income.

So this is why so many women in their senior years are winding up out on the streets in their 70s, 80s, 90s, ----This is why City of San Rafael really needs to finally do something nice for my boomer generation and build housing for seniors/disabled and the NG Mall would be the perfect location. Please do something for my generation of boomers. Most of Marin's homeless were born and raised in Marin County. Their parents and grandparents are buried here. They graduated from high schools in Marin and how they all wound up this way is not really their fault. We need housing for my generation of seniors. It is the right thing to do. Thank you.

Angela Gott

Marin Resident since 1989,

CA resident since 1986 (I moved to CA when I was 35--best decision ever ! )

## Ethan Guy

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**From:** Claire Halenbeck [REDACTED]  
**Sent:** Saturday, June 6, 2020 4:32 PM  
**To:** Ethan Guy; Paul Jensen  
**Subject:** Please add our comments to the City Council briefing on the PDA

**Categories:** PDA

Hi Paul and Ethan,

We have lived at [REDACTED] in Terra Linda for 25 years. We raised 4 children who attended San Rafael Schools. We are strongly invested in this community and value our quality of life in Terra Linda. Claire attended an informative zoom session this week and we have made up our minds about the Priority Development Area at Northgate in Terra Linda.

**We support creating a Priority Development Area in the Northgate area of Terra Linda for a number of reasons:**

1. Northgate 1 and 3 have both been in serious trouble for years and are currently run down and a terrible **eyesore in our neighborhood**.
2. Merlone Geier promised to create a town center for Terra Linda at the Northgate properties but have literally put **no time into planning the site for the future**. Even if it must be completed in phases, we need to see what the phases are exactly and how they will work together to create this vision.
3. We believe that **housing should be planned for this site** for 2 reasons - A. to **support the mall shops** and services and B. to create badly needed **housing for San Rafael**. Right now, there is no indication where the housing will be planned.
4. The PDA if approved, will provide funding in a time when it will be **hard to find funding from other sources** for this type of community planning.
5. We believe it is critical that we **act now and not 4 years from now** to finally create a **specific or precise plan** that we have have been consistently envisioning in all city planning efforts since 1997.

We understand that there is resistance from some in Terra Linda but believe this is based in unfounded fears. We believe an inclusive process will **greatly benefit our neighborhood and also the City of San Rafael**. In these uncertain times, it would be very positive to have this process get underway as soon as possible to give us all hope of finding a better solution that **looks forward with vision** and is not just reactive to whatever comes along for these properties. If we do it correctly, **we can all be proud** of what we are leaving to those that come after us in San Rafael including our children, grandchildren and those of our neighbors.

very sincerely,  
Robert and Claire Halenbeck  
[REDACTED]  
San Rafael, CA 94903



Claire Halenbeck, IIDA, CID

principal  
415.720.7090 | [www.rma.studio](http://www.rma.studio)

## Ethan Guy

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**From:** Richard Hall [REDACTED]  
**Sent:** Tuesday, June 9, 2020 10:27 AM  
**To:** Gary Phillips; Andrew McCullough; John Gamblin; Maribeth Bushey; Kate Colin  
**Cc:** Paul Jensen; Ethan Guy  
**Subject:** Re: Insufficient outreach during a time of distraction by BLM & a pandemic to apply for a PDA at Northgate

I did already share the link to the main PDA, but as you know full well the community could not be more distracted right now. Now is not the time for such a major decision.

The engagement this topic merits - deciding whether or not a PDA is desired - simply cannot be achieved by June 15th.

Richard

On Tuesday, June 9, 2020, 09:19:11 AM PDT, Kate Colin <kate.colin@cityofsanrafael.org> wrote:

Thanks Richard for caring about San Rafael; I'm right there with you on that! I'm hoping that in addition to your polls, you could also share the below on NextDoor so folks have a place to look if they want to read for themselves about PDAs. We both want to have as much input as possible and with your extensive connections, it would really support yours and my desire to improve engagement.

Main PDA webpage here <https://www.cityofsanrafael.org/priority-development-areas-2020/>

Here's a link to the Neighborland Sites to post comments:

-Northgate <https://neighborland.com/sanrafael2040/plan-bay-area-2050-northgate-pda>

-Canal <https://neighborland.com/sanrafael2040/plan-bay-area-2050-southeast-san-rafael-canal-pda>

Thanks so much for helping to get the word out.

Kate Colin  
Vice Mayor, City of San Rafael  
Connect with me! 415 205-3119 cell



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**From:** Richard Hall [REDACTED]  
**Sent:** Tuesday, June 9, 2020 9:06 AM  
**To:** Kate Colin <Kate.Colin@cityofsanrafael.org>; Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>  
**Cc:** Paul Jensen <Paul.Jensen@cityofsanrafael.org>; Ethan Guy <Ethan.Guy@cityofsanrafael.org>  
**Subject:** Insufficient outreach during a time of distraction by BLM & a pandemic to apply for a PDA at Northgate

Kate & members of the city council,



I want to bring your attention to the lack of engagement happening around the Northgate PDA - normally hundreds respond to outreach meetings by council and polls I run on Nextdoor - but at a time when people could not be more distracted by first a pandemic, and now BLM, only a few dozen have chimed in. People were only given 48 hours notice of Zoom meetings during the working day which were consequently only attended by the same cast of characters from activist groups and the general plan committee.

Valid points that I made during the Zoom meeting were summarily and invalidly dismissed by staff (which seems to be the tone of the council after Maribeth chastised me in a General Plan meeting), ensuring a prevailing narrative that was pro-PDA dominated these meetings.

I did run another survey on Nextdoor and directed people to the Neighborland site, the survey clearly shows the community is split on whether they want a PDA:

[https://nextdoor.com/news\\_feed/?post=150647680](https://nextdoor.com/news_feed/?post=150647680)

As you can see 49% support a PDA, while 51% oppose or say they have not had enough time or information to form a decision:

**Choose one:**

I OPPOSE a PDA in I  
on Neighborland

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I SUPPORT a PDA in  
on Neighborland

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I OPPOSE a PDA in I  
Neighborland

Furthermore I have a Marin Voice submission that they intend to publish to make more people aware of the situation, addressing misinformation from a prior Marin Voice piece by Shirley Fischer. The Marin IJ tell me this cannot run before June 15th when you make a final decision. Again - insufficient time has been provided for outreach, and insufficient outreach has occurred.

Please do not apply for Northgate / North San Rafael to be made a Priority Development Area - people are highly distracted and there has been insufficient outreach and engagement on this topic. People are much more focused on a once in a century pandemic and major civil rights protests.

Richard Hall  


## Ethan Guy

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**From:** Ethan Guy  
**Sent:** Tuesday, June 9, 2020 9:12 AM  
**To:** Ethan Guy  
**Subject:** RE: Insufficient outreach during a time of distraction by BLM & a pandemic to apply for a PDA at Northgate

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**From:** Richard Hall [REDACTED]  
**Sent:** Tuesday, June 9, 2020 9:07 AM  
**To:** Kate Colin <Kate.Colin@cityofsanrafael.org>; Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>  
**Cc:** Paul Jensen <Paul.Jensen@cityofsanrafael.org>; Ethan Guy <Ethan.Guy@cityofsanrafael.org>  
**Subject:** Insufficient outreach during a time of distraction by BLM & a pandemic to apply for a PDA at Northgate

Kate & members of the city council,

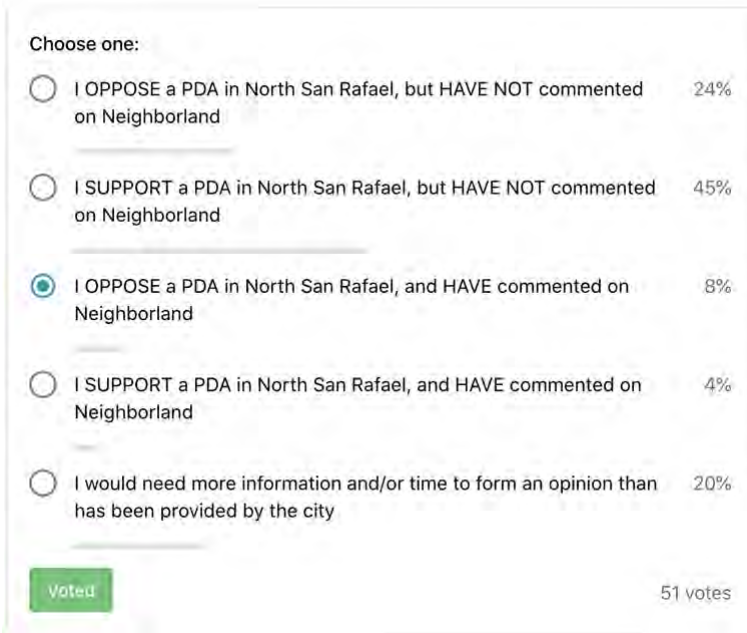
I want to bring your attention to the lack of engagement happening around the Northgate PDA - normally hundreds respond to outreach meetings by council and polls I run on Nextdoor - but at a time when people could not be more distracted by first a pandemic, and now BLM, only a few dozen have chimed in. People were only given 48 hours notice of Zoom meetings during the working day which were consequently only attended by the same cast of characters from activist groups and the general plan committee.

Valid points that I made during the Zoom meeting were summarily and invalidly dismissed by staff (which seems to be the tone of the council after Maribeth chastised me in a General Plan meeting), ensuring a prevailing narrative that was pro-PDA dominated these meetings.

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Furthermore I have a Marin Voice submission that they intend to publish to make more people aware of the situation, addressing misinformation from a prior Marin Voice piece by Shirley Fischer. The Marin IJ tell me this cannot run before June 15th when you make a final decision. Again - insufficient time has been provided for outreach, and insufficient outreach has occurred.

Please do not apply for Northgate / North San Rafael to be made a Priority Development Area - people are highly distracted and there has been insufficient outreach and engagement on this topic. People are much more focused on a once in a century pandemic and major civil rights protests.

Richard Hall  
[REDACTED]

## Ethan Guy

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**From:** Richard Hall [REDACTED]  
**Sent:** Tuesday, May 19, 2020 12:42 PM  
**To:** Kate Colin  
**Cc:** Dick Spotswood; Leyla Hill; Gary Phillips; Paul Jensen; [REDACTED]  
Shirley Fischer; Ethan Guy  
**Subject:** Your words on the record from Sept 6th 2013 special council meeting "PDA sets an expectation" [of growth]

Kate,  
Want to bring to your attention ***your*** prior words on the topic of PDA in Terra Linda from 2013 - the parallels and contradictions could not be more startling. You state:

***"Planned Development Area doesn't set an obligation it sets an expectation and that's clear to me - we expect to have additional growth here" - Kate Colin, (3h 19m)***

<https://www.cityofsanrafael.org/public-meeting-archives/>

To view your words, select "City Council Special" and view the video for Sept 6th 2013. Jump to 3h 19m.

"I have grave concerns that we're going to have more strings attached going forward. ... when approved in 2008 we were told it was a funding mechanism. Fast forward 5 years and there are housing and job components that came through very strongly. It would be a different discussion back in 2008 if those numbers had been part of the original discussion. ... That makes me nervous....

If we have expectations handed down to us I'm concerned we won't be able to have the control that we want. The issue has been well vetted and researched. We had three meetings in addition to many one on one meetings with individuals."

Richard Hall

## Ethan Guy

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**From:** Richard Hall [REDACTED]  
**Sent:** Tuesday, May 19, 2020 10:20 AM  
**To:** Paul Jensen  
**Cc:** Dick Spotswood; Kate Colin; Andrew McCullough; Gary Phillips; Ethan Guy; Maribeth Bushey; John Gamblin  
**Subject:** Staffer Paul Jensen 9/16/2013 on the record: "PDAs create an expectation of growth", Sept 6th, 2013, 35 mins mark

Paul,  
Following up on city council's unanimous decision last night to designate an area of Terra Linda to be a "Priority Development Area" in a letter of intent to be submitted to ABAG before the May 31st deadline, once again without appropriate outreach to the community. Was nothing learned from 2013?

I am looking back at my notes and see that you stated in your presentation on PDAs in a city council special meeting on September 6th 2013 not once but twice that the PDAs designation creates an expectation of growth and an intent for the local jurisdiction to build high-density housing. Jump to around the 35 minute mark. This is further substantiated in the slides that you shared. Yet none of this is covered in [your staff report](#) of May 18 2020. The report makes no mention of "accelerated growth" or "high density".

<https://www.cityofsanrafael.org/public-meeting-archives/>

(Go to September 6th 2013, Council Special Meeting, skip to 35 minute mark).

Here are your slides...see last bullet:

# Plan Bay Area Local Land Use

- City not required to  
mandate lies with r
- City not required to

See last bullet:



What are the  
of a PDA (pgs

## Benefits=

- Opportunity for  
transit impacts

Where is this acknowledged and shown in the report to council made on Thursday?

This seems to have been obfuscated and not detailed in the staff report distributed on Thursday last week. Even in the report given in 2013 the same claim "there are no strings attached" is mentioned.

Why was the above not disclosed in your staff report last week? Council and residents have not been briefed accurately in the staff report sent out only on Thursday.

This is inconsistent - how can decisions be made on inconsistent information? Process is not being followed, people are not being represented. Council and staff are failing to perform their job.

Richard Hall

## Ethan Guy

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**From:** Richard Hall [REDACTED]  
**Sent:** Tuesday, May 19, 2020 8:11 AM  
**To:** Gary Phillips; Andrew McCullough; Kate Colin; Maribeth Bushey; John Gamblin  
**Cc:** Paul Jensen; Susan Kirsch; Dick Spotswood; Ethan Guy  
**Subject:** Council vote last night to submit LOI for Northgate PDA

Given last nights rushed, once again poorly publicized, unanimous vote to progress a PDA at Northgate through a Letter of Intent, despite widespread and overwhelming opposition by the community both in 2013 and for the few who knew about it this last week, please would you now lay out a program of the series of meetings - for which Zoom is not an acceptable medium - either a series of in-person meetings with the community must occur or the Northgate PDA rescinded (again).

It would seem that the council (and staff) was once again tone-deaf to:

- the current COVID-19 situation inhibiting and preventing effective outreach
- a preposterously imminent decision date of June 30th which the city should have known about long ago
- what occurred in 2013 which was a long run battle between residents and council to overturn a major decision
- continued pressure and changes to definitions in Sacramento to zoning and planning amplifying intent
- repeating a process where a major decision was made in 2009 without sufficient time or outreach

...that the council is not listening to the community, but rather to organizations such as SMART (referenced by Mayor Phillips) and non-transparent non-representative groups without a mandate such as Responsible Growth in Marin. The city should not be serving SMART, or advocacy groups that happen to be inside council member's bubble.

We now need MANY HOURS of the planning team's time between today and June 30th, deproproritizing COVID-19 so that the due process and engagement that did not happen in 2009, did not happen yesterday is not repeated and progressed yet again for a long term commitment that should have waited.

As with the Quiet Zone, can we please have 3 well publicized in person community meetings in the Terra Linda Area before June 30th and if this is not possible reject the Civic Center PDA. Given prior repeated failures in outreach the city this time around needs to make extended and protracted efforts through mailers and email within the next week so that people in the area can become aware of the major decision that has been made for them.

Staff and council SHOULD BE FOCUSING ON COVID-19 and NOT LONG TERM PLANNING on a matter that stirred up a hornets nest in 2009.

Richard Hall  
[REDACTED]

## Ethan Guy

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**From:** Ethan Guy  
**Sent:** Wednesday, May 27, 2020 9:34 AM  
**To:** [REDACTED]  
**Cc:** Paul Jensen  
**Subject:** RE: PDA Questions

Richard,

Paul is in a meeting and asked me to follow-up with your email below.

We are in the process of finalizing the email and social media messages which will include several resources answering your questions below. You should begin to see this information on the various platforms and in your inbox by midday today.

On the website you will see that there are several ways to participate in this discussion, and we encourage you to submit questions or comments through those channels.

Thank you,  
Ethan

**Ethan Guy | City of San Rafael**  
Principal Analyst  
Community Development Department  
1400 5<sup>th</sup> Avenue, 3rd Floor  
San Rafael, CA 94901  
415.458.2392



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**From:** Richard Hall [REDACTED]  
**Sent:** Wednesday, May 27, 2020 8:42 AM  
**To:** Paul Jensen <[Paul.Jensen@cityofsanrafael.org](mailto:Paul.Jensen@cityofsanrafael.org)>  
**Subject:** Re: PDA Questions

There is nothing posted on Nextdoor.com. I searched for "PDA" and "Priority Development Area" and nothing came up except the posts I made months back.

The only outreach I have received is the one call from you just 6 days before a decision was to be made about submitting an LOI.

Richard

On Wednesday, May 27, 2020, 07:59:23 AM PDT, Paul Jensen <[paul.jensen@cityofsanrafael.org](mailto:paul.jensen@cityofsanrafael.org)> wrote:

Good morning Richard-

I am preparing for an 8:00am meeting so I will respond to yo PDA website: <https://www.cityofsanrafael.org/priority-development-areas-2020/ur> email and questions after this meeting. You should have received a notice through several social media sources (including Next Door) about the Outreach Program and PDA website that went live yesterday. Here are the links:

PDA website: <https://www.cityofsanrafael.org/priority-development-areas-2020/>

\* Northgate- <https://neighborland.com/sanrafael2040/plan-bay-area-2050-northgate-pda?preview=668ba8d1b4b25a79>

\* Canal- <https://neighborland.com/sanrafael2040/plan-bay-area-2050-southeast-san-rafael-canal-pda?preview=668ba8d1b4b25a79>

Will get back to you later.

Paul

-----Original Message-----

From: Richard Hall [REDACTED]  
Sent: Tuesday, May 26, 2020 8:04 PM  
To: Paul Jensen <[Paul.Jensen@cityofsanrafael.org](mailto:Paul.Jensen@cityofsanrafael.org)>  
Subject: PDA Questions

If you ever want to restore the situation and be on good terms you need to:

1) tell me how the PDA was put on the council agenda, why and by whom? RGM did not appear to directly ask for a PDA, the topic of financing sources may have arisen and a PDA touched on... but there seems to have been a leap of logic

2) why was the entire PDA fight forgotten? Why are we repeating 2009 where there was almost no outreach, when again we were told there were no strings attached?

3) why did your staff report omit what you Yourself had said on sept 6th 2009, that PDAs create the expectation of development

4) why are you rushing this through during a pandemic?

5) if the deadline was already known many months ago why did this suddenly come about?

Richard

## Ethan Guy


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**From:** Richard Hall [REDACTED]  
**Sent:** Thursday, June 4, 2020 4:03 PM  
**To:** Ethan Guy; Paul Jensen; Kate Colin  
**Cc:** Glenn Bossow; Bernick Lea Ann; Susan Kirsch  
**Subject:** Feedback to your North San Rafael PDA questions

You presented the following questions in today's Zoom meeting that few attended or were aware of.

# We want

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 **Do you sup**

I do not support the proposed PDA

The boundaries are moot, I do. not want a PDA

The planning process is moot, there should not be a PDA designated in North San Rafael.

How are you possibly getting unbiased responses to these questions given most people had less than 48 hours notice of this zoom meeting, attendance was the usual cast of pro growth characters (highly over-represented)

Richard Hall

## Ethan Guy

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**From:** Richard Hall [REDACTED]  
**Sent:** Thursday, June 4, 2020 3:53 PM  
**To:** Paul Jensen; Kate Colin  
**Cc:** Ethan Guy; Susan Kirsch; Glenn Bossow; Bernick Lea Ann  
**Subject:** Offensive and condescending response to my Q comparing Quiet Zone application to PDA application

I found staff's response condescending and offensive about the Quiet Zone designation and the San Rafael PDA designation as "apples and oranges". It was manipulative.

The Quiet Zone, requiring 6 months of meetings, was also an application for a "designation" just as is the NSR PDA is an application for a "designation". Once an application is made it is much, much harder to rescind that designation (as the 3 years fighting the Civic Center PDA demonstrated) - momentum is in place and I can already see the conversation progressing to the presumption that there is a community mandate for a PDA (this is the tone conveyed). So hey, let's now just focus on the precise plan.

This can only be addressed if the first 6 months of conversations after Shelter In Place finishes there are in-person community meetings solely focused on "*does the community want a PDA in North San Rafael?*".

Only once an unbiased discussion on this sole topic occurs, for sufficient time (6 months, 6 in person meetings) and a referendum or unbiased vote taken by the community can we transition to a precise or specific plan, should the PDA be supported by the community.

Please can city council and staff stop acting and responding as if you have a community mandate for a PDA in North San Rafael, you clearly do not. I have run polls showing hundreds oppose this designation. You only have a mandate from the usual cast of pro-development activists (as demonstrated by the attendees of the Zoom call) who will likely be over-represented on any precise plan committee.

Richard Hall



## Ethan Guy

---

**From:** Richard Hall [REDACTED]  
**Sent:** Thursday, June 4, 2020 8:58 AM  
**To:** Kate Colin; John Gamblin; Gary Phillips; Andrew McCullough; Maribeth Bushey  
**Cc:** Paul Jensen; Ethan Guy  
**Subject:** Prohibitively short engagement period during SIP inhibiting democratic discussion of North SR PDA

Kate, city council & staff,

In the time allowed to even try to get the word out about PDAs I have submitted a Marin Voice article. But the time allotted for input - until June 15th (with input Zoom meetings running through this week) - just simply isn't enough. Please read the response below from the Marin IJ below.

We have the council and activist Shirley Fisher sharing what may be misinformation that the PDA is back to only being a "*funding mechanism*" in a one-sided (not balanced) article advocating PDA approval, there is not enough time to affirm if claims "it's just a funding mechanism" is true (at this particular point in time) or ascertain if this will change (yet again).

For the Quiet Zones there were 6 public meetings over the course of 5 months. This was a lesser, with QZ supporters limited to those affected - people living near the train tracks bothered by the noise. The Terra Linda PDA application affects the entire North San Rafael community.

How many people weighed in - attending meetings or writing - during the Quiet Zone process, and by comparison how many people have weighed in on the PDA? If only a tiny fraction weighed in on the PDA that should be ringing alarm bells that insufficient outreach and engagement has occurred and this matter should be shelved.

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The message below provides concrete evidence that not enough time has been set aside for proper democratic process - outreach, engagement, fact-checking (are PDAs just a funding source for now? won't this change, again?) and opinion forming.

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In the meantime I continue to see no intent to run surveys by the city ascertaining the true sentiments of the community on growth around Northgate, but instead, to progress a process dominated by an appointed committee - we know how that movie ends, it's not balanced outreach. It fails to garner input of those happy with the current status quo of slow, low-density growth.

Richard Hall

----- Forwarded Message -----

**From:** Dave Allen <dallen@marinij.com>  
**To:** Richard Hall [REDACTED]  
**Sent:** Tuesday, June 2, 2020, 10:01:40 AM PDT  
**Subject:** Re: Intent to submit Marin Voice responding to Shirley Fisher's June 1st piece

Thanks, Richard.

Thank you for your Marin Voice submission.

We are working through a high volume of submissions right now. In fact, I have more than 50 under consideration today. Lately, I am getting an average of nearly four submissions per day. There are only six slots per week.

Your column will be considered for publication by the editorial board ASAP. If approved, the process may still take longer than three weeks.

If your submission includes material that could become dated, please let me know or rewrite it so we can consider it for a longer period of time. Right now, resubmitting as a letter to the editor at 300 words is a quicker route for print. Let me know if you'd like to resubmit as a letter.

I appreciate your contribution to our page. Talk to you soon.

On Tue, Jun 2, 2020 at 9:23 AM Richard Hall [REDACTED] wrote:

Dave,

Heads up - I have drafted a response to Shirley Fisher's June 1st Marin Voice piece "Priority Development Status is Overdue for North San Rafael" .

I am having this reviewed by a few others but my hope is you can run it ahead of June 15th when city council meets to make a final decision on PDA application.

Richard  
San Rafael  
[REDACTED]

--

**Dave Allen** Digital Editor/Opinion Editor | Marin Independent Journal

[dallen@marinij.com](mailto:dallen@marinij.com)

415.382.7206 Direct | 415.726.1891 Mobile



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## Ethan Guy

---

**From:** Richard Hall [REDACTED]  
**Sent:** Friday, June 5, 2020 9:25 AM  
**To:** Paul Jensen; Ethan Guy; Kate Colin  
**Cc:** Alan C. Scotch; Glenn Bossow; Bernick Lea Ann; Greg Knell; John Gamblin  
**Subject:** Re: Misinformation, failed outreach & pushing a pre-determined outcome for the North San Rafael PDA

What is interesting, if not remarkable, is that the comments received on the Neighborland site are, with the exception of my own, directly contradictory to polls responded to by hundreds of residents in the immediate community on Nextdoor.com where the majority oppose the PDA designation. This raises major questions about the ineffectiveness of the city's outreach.

Reviewing these comments it's clear that so far the only outreach that has been achieved has been to activist groups like Responsible Growth in Marin and the General Plan committee.

I have posted the following, attempting to balance out misinformation / selective information shared by the city with references to Marin Post articles that help provide balance.

I think we can conclude based on what we are seeing that OUTREACH HAS FAILED - unless the goal was to only secure selective input from activist and pro growth groups.



## Should a Priority Develop

Several weeks ago I posted

Priority Development Area

fund a specific or precise

[marinpost.org](http://marinpost.org) and the city

Polls conducted here on M

the comments the city is

On Friday, June 5, 2020, 09:02:05 AM PDT, Kate Colin <kate.colin@cityofsanrafael.org> wrote:

Thanks Richard for caring deeply about the future of San Rafael. I am hopeful you will use your connections to continue to bring people into the discussion - which is what you and I both want. Info is below and I appreciate your help.

And for the others copied on this email, it would be awesome if you could help get the links out below. The main page also has links to FAQs which I know from my participation on the PDA calls capture many of the questions out there.

The main PDA webpage here <https://www.cityofsanrafael.org/priority-development-areas-2020/>

The "How to Participate" section lists the ways we're are collecting comment. We are asking people to also use our Neighborland Sites to post comments:

-Northgate <https://neighborland.com/sanrafael2040/plan-bay-area-2050-northgate-pda>

-Canal <https://neighborland.com/sanrafael2040/plan-bay-area-2050-southeast-san-rafael-canal-pda>

Note, there are also "Quick Links" to these sites at the top of the page.

Thanks again.

Kate

Kate Colin

Vice Mayor, City of San Rafael

Connect with me! 415 205-3119 cell



---

**From:** Richard Hall [REDACTED]  
**Sent:** Thursday, June 4, 2020 10:24 PM  
**To:** Kate Colin <Kate.Colin@cityofsanrafael.org>; Paul Jensen <Paul.Jensen@cityofsanrafael.org>; Ethan Guy <Ethan.Guy@cityofsanrafael.org>  
**Cc:** Alan C. Scotch [REDACTED] Glenn Bossow <[REDACTED]> Bernick Lea Ann [REDACTED] Greg Knell [REDACTED] John Gamblin <John.Gamblin@cityofsanrafael.org>  
**Subject:** Misinformation, failed outreach & pushing a pre-determined outcome for the North San Rafael PDA

Kate,  
It was clear from today's zoom call that the only people that the city has been able to engage on the PDA issue in the very limited timeline, during shelter in place, is the cosy bubble of the general plan committee and perhaps a few others. I heard Bill Carney, Jeff Rhoades, Kate Powers, and then the activist group Responsible Growth in Marin's Grace Geraghty and Shirley Fisher.

If true outreach was intended it appears to have failed - the voices of the silent majority happy with continued slow growth were never consulted or polled. If the intent of outreach was to confine the effort to selected voices sympathetic to growth and easily persuaded by one sided guidance then mission accomplished.

Obedient pro development voices seeking to appease the council preposterously even claimed on the call that there was a lot of misinformation being perpetrated - directed at PDA opponents.

I heard misinformation spread by yourself that even if a lot of units are planned these never seem to happen, citing San Rafael's existing zoning and the 100 units built in the last few years. You dismissed that any significant number of units would ever be built, with no ability for others to respond. There was no opportunity or other side of the coin shared that Merlone Geier, owners of Northgate, are HIGHLY ACTIVE and added 998 units.

- In Laguna Hills MG asked for 2,100 units but settled for 988 units, none of which were affordable  
<https://www.ci.laguna-hills.ca.us/482/Five-Lagunas-Update>

- in Mountain View MG built 330 units, none of which were affordable:  
<https://www.bizjournals.com/sanjose/news/2019/10/02/developers-sell-apartment-complex-at-the-village.html>

Worse yet there was discussion and requests to refer to the housing crisis, but no reference to whether the market rate units likely to be build would have any impact, instead serving to absorb SF tech companies ever growing appetite for tech workers. Furthermore we don't know what shape the housing market will be in post COVID-19, who is to presume there is still a crisis?

The entire process appears designed to squelch community opposition and drown out voices that might perpetuate slow growth, sewing misinformation and serving a like-minded body of pro-growth supporters in the General Plan and Responsible Growth in Marin groups. Instead voices aligned with the council and staff's pre-determined path pave the way.

As mentioned, I found Ethan Guy's inappropriate dismissal of the Quiet Zone 6 month 6 meeting process before the application and comparison to the PDA application as "apples and oranges" particularly manipulative and detrimental to today's discussion.

You can do a lot better, the city is not listening or conducting outreach except to those aligned with its goals.

How to remedy this:

- conduct a clear poll of a random set of North San Rafael residents asking if they want development of housing at Northgate to be made a priority
- ask how many additional units would be acceptable, asserting a specific affordable mix
- if you insist on pushing ahead with the application the first 6 months of the process needs to be the council conducting proper outreach to first affirm if a PDA is wanted and supported NOT shifting immediately to a precise plan that presumes this mandate has been obtained

Please rectify this matter and restore proper outreach, instead of pushing down a pre-determined path and silencing opposing voices.

Richard Hall

## Ethan Guy

---

**From:** Andrew McCullough  
**Sent:** Tuesday, May 19, 2020 5:37 PM  
**To:** Richard Hall  
**Cc:** Paul Jensen; Dick Spotswood; Kate Colin; Gary Phillips; Ethan Guy; Maribeth Bushey; John Gamblin  
**Subject:** Re: Staffer Paul Jensen 9/16/2013 on the record: "PDAs create an expectation of growth", Sept 6th, 2013, 35 mins mark

Richard,

If you want to engage in a thoughtful way, call me. We can sift through the distortions and figure out what works best in a representative democracy.

Andrew

### Andrew Cuyugan McCullough

#### San Rafael City Council

andrewm@cityofsanrafael.org

T (415) 448-8421



---

**From:** Richard Hall [REDACTED]  
**Sent:** Tuesday, May 19, 2020 5:13 PM  
**To:** Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>  
**Cc:** Paul Jensen <Paul.Jensen@cityofsanrafael.org>; Dick Spotswood [REDACTED] Kate Colin <Kate.Colin@cityofsanrafael.org>; Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Ethan Guy <Ethan.Guy@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>  
**Subject:** Re: Staffer Paul Jensen 9/16/2013 on the record: "PDAs create an expectation of growth", Sept 6th, 2013, 35 mins mark

Andrew

Will you commit to a 6 month engagement process for the community to decide if it even wants a PDA designated.

It's clear that you want the PDA in place then you can channel all conversation into a precise or specific plan assuming PDA funding is a given - that's not acceptable.

Richard

On May 19, 2020, at 3:00 PM, Andrew McCullough <andrew.mccullough@cityofsanrafael.org> wrote:

That's not correct. June 30 is actually the beginning of a much longer process which, at any point, can be terminated by the City. June 30 is simply the date by which the City must (following a public hearing, of course) adopt a resolution nominating a PDA for consideration by the MTC. Should the MTC approve our nomination later in the summer, and should the City Council choose to move forward, then a public planning process will start and will take many more months.

My point, Richard, is that there will be more noticed public meetings, with ample opportunity for public input. If you remain alarmed by all of this, call me. I can't continue to type away and hope do this topic justice.

Andrew

**Andrew Cuyugan McCullough**

**San Rafael City Council**

andrewm@cityofsanrafael.org

T (415) 448-8421

<Outlook-2qspa0hs.png>

---

**From:** Richard Hall [REDACTED]  
**Sent:** Tuesday, May 19, 2020 2:33 PM  
**To:** Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>  
**Cc:** Paul Jensen <Paul.Jensen@cityofsanrafael.org>; Dick Spotswood [REDACTED] Kate Colin <Kate.Colin@cityofsanrafael.org>; Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Ethan Guy <Ethan.Guy@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>  
**Subject:** Re: Staffer Paul Jensen 9/16/2013 on the record: "PDAs create an expectation of growth", Sept 6th, 2013, 35 mins mark

Am I not to understand that the PDA process completes on June 30th?

Please lay out the extensive public outreach that took months for the quiet zone and years to finally occur and unravel the prior instance of a PDA being instantiated in a rushed and non transparent manner again without outreach.

Are we to believe that short term acute issues of covid-19, the financial implications on the city and its business are all solved so that an unprecedented degree of outreach and effort will be made by planning team and council between now and June 30th, all whole we continue to be in shelter in place?

Richard

On May 19, 2020, at 2:12 PM, Andrew McCullough <andrew.mccullough@cityofsanrafael.org> wrote:

Richard,



The issue you identify (added development) was featured in our meeting and was obvious in the staff report, if not stated in the manner you would have preferred.

A PDA, as is obvious from its name, anticipates "development" within the designated area. The Northgate Mall option that we identified last night as an area of interest for a potential PDA designation is under-utilized, has been languishing for years, and would benefit greatly from a community-driven planning process. That process, if pursued, would ultimately identify the types of development embraced by our community.

As to your general criticism that inadequate notice has been given to the community about this potential planning effort, you may be right that too few currently understand what an eventual PDA might entail. For that reason, we made it clear last night that issuing a letter of interest is only the first step in a long and public process towards a future development plan. If we fail to engage with transparency during that process, then we deserve criticism. Until then, though, I don't think your criticism is warranted. Nothing that occurred last night commits us--or the community--to a course of action.

Andrew

**Andrew Cuyugan McCullough**

**San Rafael City Council**

andrewm@cityofsanrafael.org

T (415) 448-8421

<Outlook-i0evzbmg.png>

---

**From:** Richard Hall [REDACTED]  
**Sent:** Tuesday, May 19, 2020 10:19 AM  
**To:** Paul Jensen <Paul.Jensen@cityofsanrafael.org>  
**Cc:** Dick Spotswood [REDACTED] Kate Colin  
<Kate.Colin@cityofsanrafael.org>; Andrew McCullough  
<Andrew.McCullough@cityofsanrafael.org>; Gary Phillips  
<Gary.Phillips@cityofsanrafael.org>; Ethan Guy <Ethan.Guy@cityofsanrafael.org>;  
Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin  
<John.Gamblin@cityofsanrafael.org>  
**Subject:** Staffer Paul Jensen 9/16/2013 on the record: "PDAs create an expectation of growth", Sept 6th, 2013, 35 mins mark

Paul,  
Following up on city council's unanimous decision last night to designate an area of Terra Linda to be a "Priority Development Area" in a letter of intent to be submitted to ABAG before the May 31st deadline, once again without appropriate outreach to the community. Was nothing learned from 2013?

I am looking back at my notes and see that you stated in your presentation on PDAs in a city council special meeting on September 6th 2013 not once but twice that the PDAs

designation creates an expectation of growth and an intent for the local jurisdiction to build high-density housing. Jump to around the 35 minute mark. This is further substantiated in the slides that you shared. Yet none of this is covered in [your staff report](#) of May 18 2020. The report makes no mention of "accelerated growth" or "high density".

<https://www.cityofsanrafael.org/public-meeting-archives/>

(Go to September 6th 2013, Council Special Meeting, skip to 35 minute mark).

Here are your slides...see last bullet:

<1589907576074blob.jpg>

See last bullet:

<1589907893036blob.jpg>

Where is this acknowledged and shown in the report to council made on Thursday?

This seems to have been obfuscated and not detailed in the staff report distributed on Thursday last week. Even in the report given in 2013 the same claim "there are no strings attached" is mentioned.

Why was the above not disclosed in your staff report last week? Council and residents have not been briefed accurately in the staff report sent out only on Thursday.

This is inconsistent - how can decisions be made on inconsistent information? Process is not being followed, people are not being represented. Council and staff are failing to perform their job.

Richard Hall

## Ethan Guy

---

**From:** [REDACTED]  
**Sent:** Thursday, May 28, 2020 10:26 AM  
**To:** Ethan Guy  
**Subject:** Comment: Proposed Priority Development Areas

**Categories:** PDA

NO! Proposed dense development will create more congestion, worse traffic and add to greenhouse gas emissions. You and the City of SAN RAFAEL are fooling yourselves if you think this will help the planet or Marin. Tell the Regional Planning Czars to Shove It.

---Peter Hensel, [REDACTED] Corte Madera

## Paul Jensen

---

**From:** Leyla Hill [REDACTED]  
**Sent:** Monday, May 18, 2020 12:16 PM  
**To:** Gary Phillips; Maribeth Bushey; Kate Colin; John Gamblin; Andrew McCullough  
**Cc:** Paul Jensen; Ethan Guy  
**Subject:** Re: City of San Rafael's vote on Monday, May 18, regarding a proposal to submit a Letter of Interest to apply for a PDA designation for the area around Northgate Mall

**Importance:** High

I am writing at this time to express my opposition to a vote of the City Council taking place about the above-referenced topic on Monday, May 18, 2020. Designating such an area of Terra Linda around Northgate to be a Priority Development Area would be one of the most significant decisions for the community in many years, and a decision the community historically strongly opposed. Yet even despite this only a few people in the community were invited to a teleconference about the proposed PDA.

Government by personal invitation to a limited attendance phone call in the middle of a pandemic is, in my opinion, not an appropriate way to consider and implement policies that will affect many homeowners and residents and the long term planning and development of the northern end of the City of San Rafael as well as the adjacent unincorporated neighborhoods. Not enough people know about it or have had enough of an opportunity to study the matter, have discussions among interested parties, and provide thoughtful public comment.

I've heard that a Letter of Interest in designating a PDA will earn funds for planning. What type of planning? A Community Plan? A Specific Plan? A Precise Plan? What are the implications of the Northgate site being in a Transit Priority Area (TPA), and how does this interact with designating it a PDA? All of these are technical terms that need to be defined and the distinctions, desirabilities, and downsides discussed. What else is implied in Priority Development? I see on a new map from the State of California that we are a "High Resource" area regarding affordable housing. What does this mean? What is its relationship, if any, to the designation of a PDA, to Northgate being in a TPA? People in the community need to know there are complex, specific factors involved, and they need answers to the many other questions that arise if they are to make reasonable and informed decisions whether or not to support this proposal. There is no time for this before the meeting and proposed vote on May 18.

There is still time for this to occur before the May 31 deadline to send the Letter of Interest. At the very least a series of FAQ and definitional emails should be sent out to a broader group of those active in these matters in the past and showing interest in the present. And since we can't attend open, public presentations and meetings, there should be an opportunity for the recipients to ask further questions based on the answers supplied.

If the proposal is, nevertheless, voted upon, I advocate for its defeat at this time, until the interested public can more fully participate in discussing and educating themselves about the topic.

As a compromise position, the Staff Report says that an LOI submitted by May 31, 2020, may be "signed by the Planning Director or City Manager. However, Resolutions from a City Council or Board of Supervisors are required for new PDAs, and must be adopted or agendized by May 31, 2020, with all agendized resolutions adopted by June 30, 2020." This means that the City Council can defer the decision to approve or disapprove of a Resolution to send an LOI tonight, the Planning Director can sign an LOI and submit it before May 31, and the City Council can afford the community additional time to understand this proposal before the Council adopts or rejects such a Resolution by June 30, 2020.

Sincerely,

Leyla Hill

## Ethan Guy

---

**From:** Susan Kirsch [REDACTED]  
**Sent:** Thursday, June 4, 2020 10:31 AM  
**To:** Richard Hall  
**Cc:** Paul Jensen; Ethan Guy; Kate Colin; John Gamblin; Gary Phillips; Andrew McCullough; Maribeth Bushey  
**Subject:** Re: Prohibitively short engagement period during SIP inhibiting democratic discussion of North SR PDA

Dear Richard -

Thank you for your leadership and vigilance re: city planning and decision-making. You're asking the right questions: Who's pushing for a rushed decision that excludes public participation? Why? What's the benefit (beyond \$\$) of the rushed PDA vs. a thoughtful process with meaningful engagement? One of the lessons of the past is this: When people know, they care and when they care, they connect. In light of the tumultuous times, the City Council can contribute to building trust and re-establishing a collaborative, resilient process of working with the community by delaying action on this PDA proposal.

Thanks again for taking a stand and encouraging the city to call the shots, but only after informing the community and getting community input.

Best wishes,  
Susan Kirsch

---

**From:** [REDACTED]  
**Sent:** Thursday, June 4, 2020 8:58 AM  
**To:** Kate Colin <kate.colin@cityofsanrafael.org>; John Gamblin <john.gamblin@cityofsanrafael.org>; Gary Phillips <gary.phillips@cityofsanrafael.org>; Andrew McCullough <andrew.mccullough@cityofsanrafael.org>; Maribeth Bushey <maribeth.bushey@cityofsanrafael.org>  
**Cc:** Paul Jensen <paul.jensen@cityofsanrafael.org>; Ethan Guy <ethan.guy@cityofsanrafael.org>  
**Subject:** Prohibitively short engagement period during SIP inhibiting democratic discussion of North SR PDA

Kate, city council & staff,

In the time allowed to even try to get the word out about PDAs I have submitted a Marin Voice article. But the time allotted for input - until June 15th (with input Zoom meetings running through this week) - just simply isn't enough. Please read the response below from the Marin IJ below.

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The message below provides concrete evidence that not enough time has been set aside for proper democratic process - outreach, engagement, fact-checking (are PDAs just a funding source for now? won't this change, again?) and opinion forming.

In the meantime, at this very moment Senate Bills such as SB-995, SB-1085, and AB-1279. Pls support SB725, SB 1120, SB90 are progressing through the state legislature that inflate and distort local control and intent during planning, such as further inflating bonuses and streamlining CEQA and community engagement. There is strong evidence definitions and intentions are being changed at the state level.

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Richard Hall

----- Forwarded Message -----

**From:** Dave Allen <dallen@marinij.com>

**To:** Richard Hall [REDACTED]

**Sent:** Tuesday, June 2, 2020, 10:01:40 AM PDT

**Subject:** Re: Intent to submit Marin Voice responding to Shirley Fisher's June 1st piece

Thanks, Richard.

Thank you for your Marin Voice submission.

We are working through a high volume of submissions right now. In fact, I have more than 50 under consideration today. Lately, I am getting an average of nearly four submissions per day. There are only six slots per week.

Your column will be considered for publication by the editorial board ASAP. If approved, the process may still take longer than three weeks.

If your submission includes material that could become dated, please let me know or rewrite it so we can consider it for a longer period of time. Right now, resubmitting as a letter to the editor at 300 words is a quicker route for print. Let me know if you'd like to resubmit as a letter.

I appreciate your contribution to our page. Talk to you soon.

On Tue, Jun 2, 2020 at 9:23 AM Richard Hall [REDACTED] wrote:

Dave,

Heads up - I have drafted a response to Shirley Fisher's June 1st Marin Voice piece "Priority Development Status is Overdue for North San Rafael" .

I am having this reviewed by a few others but my hope is you can run it ahead of June 15th when city council meets to make a final decision on PDA application.

Richard  
San Rafael  
[REDACTED]

--

**Dave Allen** Digital Editor/Opinion Editor | Marin Independent Journal

[dallen@marinij.com](mailto:dallen@marinij.com)

415.382.7206 Direct | 415.726.1891 Mobile



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## Ethan Guy

---

**From:** Mike Leonard [REDACTED]  
**Sent:** Wednesday, May 27, 2020 11:19 AM  
**To:** Ethan Guy  
**Subject:** Northgate Area

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** PDA

I oppose any other building or changes in the Northgate area. The city has already approved changes off of Freitas Parkway by the gas station and hotel. We do not have the infrastructure in place for a Costco with a gas station as well as the high density housing.

I would love to know what had been proposed in the areas where our city council members live and the mayor. Probably none because they ensure those areas are not impacted Sent from my iPhone



May 18, 2020

**VIA E-MAIL**

Mayor Gary Phillips and  
City Councilmembers  
San Rafael City Council  
1400 Fifth Ave., Room 203  
San Rafael, CA 94901

**Re: Agenda Item 6.b.: Plan Bay Area 2050 - Priority Development Areas**

Dear Mayor Phillips and City Councilmembers:

Merlone Geier Partners (Merlone Geier) owns the Northgate Mall property in the City of San Rafael (City). The Northgate Mall is currently developed as a shopping mall of over 700,000 square feet with a mix of retail, restaurant, and entertainment uses. Over the past several years, Merlone Geier and the City have engaged in preliminary discussions regarding the reconfiguration and redevelopment of the Northgate Mall property to optimize retail, restaurant and entertainment options and add needed housing. In the near future, Merlone Geier anticipates submitting entitlement applications to the City for a financially viable project that will further the City's goals to revitalize and expand the Northgate Mall property.

City Council agenda item 6.b for Monday, May 18, 2020 proposes that the City Council should submit a Letter of Interest to the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) nominating Priority Development Areas (PDA) for the City. Nomination of PDAs would help the City to ensure that future regional planning and investment decisions take into account the City's priorities for redevelopment. The Staff Report specifically recommends nomination of a PDA in the North San Rafael/Northgate neighborhood, and specifically calls out the Northgate Mall as the "site of most interest in the community for a deeper planning study" within the envisioned PDA area. As noted in the Staff Report, the designation of PDAs is voluntary and is designed to align local and regional planning and investment decision. Importantly, the City would retain full land use authority to consider and approve project applications within the proposed PDA areas.

Merlone Geier agrees with Staff's conclusion that Northgate Mall represents a significant and immediate opportunity for redevelopment into a robust mixed-use community. Merlone Geier and the City have made significant effort and progress to identify a shared vision for the redevelopment of Northgate Mall. It is critical for the viability of any redevelopment project that Merlone Geier be able to proceed through the entitlement process without processing delays as a consequence of any pending PDA nomination encompassing the site. When Merlone Geier submits its applications in the near future, it expects the City will timely process those applications in the ordinary course. We respectfully request that the City Council confirm it will

process those applications without waiting for any PDA designation of associated broader planning effort. Merlone Geier appreciates the City Council's attention to these comments and looks forward to continuing its productive relationships with the City and the community in regard to these matters.

Very truly yours,

Merlone Geier Partners

A handwritten signature in black ink, appearing to be 'S. Logan', with a long horizontal line extending to the right.

Stephen Logan

VP, Development

## Ethan Guy

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**From:** Larry Luckham [REDACTED]  
**Sent:** Thursday, June 4, 2020 4:46 PM  
**To:** Ethan Guy  
**Subject:** Re: Proposed Canal Priority Development Area

**Categories:** PDA

Ethan Guy  
Principal Analyst – Community Development  
City of San Rafael

Re: Proposed Canal Priority Development Area

Please add my name to those in favor of the City moving forward to create the PDA as currently configured. It's no secret that the Canal area has been in need of attention for a considerable time. But the City has been limited by budget constraints from providing the extra level of planning needed. The creation of a Canal PDA could provide the needed funding without adding a requirement to carry out whatever recommendations might result. It's hard to envision a better deal than that.

Larry Luckham  
[REDACTED]



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**From:** Lindsay Lara  
**Sent:** Tuesday, June 9, 2020 3:41 PM  
**To:** Ethan Guy; Paul Jensen  
**Subject:** FW: Make Northgate Area of San Rafael a Priority Dev. Area - For inclusion in Public Record

**Lindsay Lara, CMC, CPMC**

Office: (415) 485-3065  
Mobile: (415) 827-3806

**From:** Kate Colin <Kate.Colin@cityofsanrafael.org>  
**Sent:** Tuesday, June 9, 2020 3:39 PM  
**To:** Lindsay Lara <Lindsay.Lara@cityofsanrafael.org>  
**Subject:** Fw: Make Northgate Area of San Rafael a Priority Dev. Area - For inclusion in Public Record

Kate Colin

Vice Mayor, City of San Rafael

Connect with me! 415 205-3119 cell



**SAN RAFAEL**  
THE CITY WITH A MISSION

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**From:** Loren Powers  
**Sent:** Tuesday, June 9, 2020 1:58 PM  
**To:** Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>  
**Subject:** Make Northgate Area of San Rafael a Priority Dev. Area - For inclusion in Public Record

Dear Gary Phillips and Council Members,

I am a resident of Terra Linda San Rafael and volunteer with the TLHOA community development subcommittee. I would like to encourage city council support to pass the resolution and make the Northgate Area a PDA. I have also

participated during town hall meetings to support San Rafael's General Plan 2040 and it has become very clear to me that this area requires focus and funding to make it a Town Center that we can all be proud of. I am also a father to a young daughter and I look forward to my daughter growing up with a Town Center that can enrich her sense of community and provide a safe area for her to enjoy. The current Northgate Mall requires immediate and continued attention and large warehouse stores are not what we as residents have in mind, nor do they align with the vision that we have had and documented for this location.

Personally, I hope the developers would consider options other than large box stores. For example, I truly hope that the old Sears building will become a rock climbing/general purpose gym similar to the Touchstone and Planet Granite owned climbing/gyms that are extremely successful across the entire bay area. Architecturally it would be perfect with high ceilings and significant structural integrity.

I hope that a PDA would help to steer the developers in ways that include the residents rather than challenging them.

Thank you for your time and consideration,  
Loren Powers

## Ethan Guy

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**From:** Elaine REICHERT [REDACTED]  
**Sent:** Wednesday, June 3, 2020 1:48 PM  
**To:** Ethan Guy  
**Subject:** Enough is Enough: No PDA for Northgate

**Categories:** PDA

With hundreds of high density apartments already in the pipeline for Northgate area, any additional development poses a severe threat to our quality of life. I suspect the only and real reason behind this cynical resumption of a proposal we rejected in 1998 is the token funding San Rafael might receive from local alphabet orgs.

Costco is not a fit for this area. The Mall is probably on its last legs after the Covid shutdown so reusing that site could offer some real opportunity to move into the 21st Century with a real community plan.

How very sad and cynical it is to see a 180+ room hotel approved in the Canal area instead of the desperately needed affordable housing for that area. Where will the low wage hotel workers live? Or will their cars add to congestion as they commute from more affordable areas? Sick planning.

---

**From:** Lindsay Lara  
**Sent:** Tuesday, June 9, 2020 2:17 PM  
**To:** Paul Jensen; Ethan Guy  
**Subject:** FW: San Rafael/Northgate PDA

**Lindsay Lara, CMC, CPMC**

Office: (415) 485-3065  
Mobile: (415) 827-3806

**From:** lynn robinson  
**Sent:** Tuesday, June 9, 2020 1:09 PM  
**To:** Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Rob Epstein <Rob.Epstein@cityofsanrafael.org>; Lindsay Lara <Lindsay.Lara@cityofsanrafael.org>  
**Subject:** San Rafael/Northgate PDA

Dear Council Members,  
Thank you for your service.

As a 50 year resident, graduate of Terra Linda High, member of Responsible Growth Marin and contributor to the economy; I'd like to take the opportunity to make my voice heard.

I'm offering my support designating North San Rafael/Northgate as a Priority Development Area. I understand there is state money that can be proposed for and that is a good thing-as long as it's used wisely with residents' wishes in mind.

I stand by many of my community residents who feel (and know) that our community would be ruined by pollution and traffic if big box stores (such as Costco) were to be allowed in to the Terra Linda Mall. I think we all know (including the mall owner) that bringing in these non-community focused corporations is a quick "fix" and leaves the community decimated. For traffic reasons, carbon footprint (30 gas pumps????) and safety for the elderly and high school kids, walking and on bicycles. There is no need (another Costco 8 miles away) and no desire for this kind of economy in our neighborhood. The very thought of it is abhorrent and would be a dinosaur shoe-horned into a thimble.

That said, I DO support mixed use units. Cutting square feet of store size down so that individual small businesses can return because the rent doesn't cripple them. Building HOUSING on top of store fronts, greening areas for multi-generational family use as is done so well in Europe.

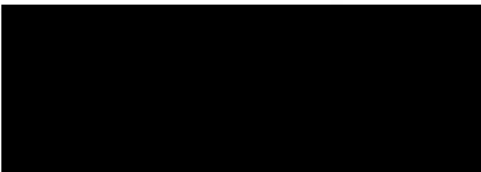
People want a community not a warehouse selling things they don't need. We want a place to congregate outside, coffee houses, local restaurants (not chains) and SMALLER stores where independent, creative entrepreneurs can survive. A risk, possibly, but a humane risk. And we look at other areas (Larkspur, Embarcadero) we see this type of mixed use working beautifully and drawing communal crowds.



I/we thank you for listening to my desires. Just because I'm in my 60's doesn't mean I don't also listen to young people. They too want a place to come together...what do they care about big box stores? They need things that keep them here, small places they can work and learn to be entrepreneurs while they're going to college.  
We want to enliven this community, not turn it into a dying concrete mall.

Thank you for taking the time to read this.  
Lynn

*Lynn Robinson, MA, MFT.*  
*Certified EFT Practitioner & Trainer*



## Ethan Guy

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**From:** Cynthia Sjahsam [REDACTED]  
**Sent:** Wednesday, May 27, 2020 5:59 PM  
**To:** Ethan Guy  
**Subject:** San Rafael Northgate PDA - too rushed!

**Categories:** PDA

Hi Ethan,

I am opposed to a PDA for the Northgate area.

This decision, with a deadline on June 15th, is not reasonable. The community has no time to organize and discuss due to SIP restrictions.

I do not want a PDA at all. At a minimum, please postpone the decision to allow for proper community involvement.

I am a homeowner near Northgate, with two elementary age children in the school district.

Thank you,  
Anne

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**From:** Rob Epstein  
**Sent:** Tuesday, June 9, 2020 12:37 PM  
**To:** Paul Jensen  
**Subject:** Fw: I support designating North San Rafael/Northgate as a Priority Development Area

**Robert F. Epstein**  
**City Attorney**

Office of the City Attorney  
1400 5<sup>th</sup> Avenue  
San Rafael, CA 94901  
Tel: (415) 485-3080  
Fax: (415) 485-3109



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**From:** Alex Stadtner  
**Sent:** Tuesday, June 9, 2020 12:35 PM  
**To:** Rob Epstein <Rob.Epstein@cityofsanrafael.org>  
**Subject:** I support designating North San Rafael/Northgate as a Priority Development Area

Thank you!  
Alex Stadtner  
[REDACTED]

## Ethan Guy

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**From:** Lindsay Lara  
**Sent:** Tuesday, June 9, 2020 2:16 PM  
**To:** Paul Jensen; Ethan Guy  
**Subject:** FW: Support Designating the North San Rafael/Northgate as a Priority Development Area

Lindsay Lara, CMC, CPMC  
Office: (415) 485-3065  
Mobile: (415) 827-3806

-----Original Message-----

**From:** Isabel Lydon [REDACTED]  
**Sent:** Tuesday, June 9, 2020 1:05 PM  
**To:** Lindsay Lara <Lindsay.Lara@cityofsanrafael.org>  
**Subject:** Support Designating the North San Rafael/Northgate as a Priority Development Area

Good Afternoon,

As a long time resident of Terra Linda, I support designating the North San Rafael/Northgate area as a Priority Development Area.

Please support long forgotten Terra Linda too.

Thank you,

Isabel Lydon  
[REDACTED]  
San Rafael, Ca 94903

## Ethan Guy

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**From:** Kate Colin  
**Sent:** Wednesday, June 10, 2020 2:26 PM  
**To:** Carol Mack  
**Subject:** Re: For inclusion in Public Record

Hi Carol - Thanks for taking the time to write the Council and give input on the potential of a PDA designation for the Northgate area. I agree with you that deliberate planning is preferable to just reacting to what comes our way.

Warmly,  
Kate

Kate Colin  
Vice Mayor, City of San Rafael  
Connect with me! 415 205-3119 cell



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**From:** Carol Mack [REDACTED]  
**Sent:** Tuesday, June 9, 2020 4:12 PM  
**To:** Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>  
**Subject:** For inclusion in Public Record

I support designating North San Rafael/Northgate as a Priority Development Area. I believe it is important to create a specific plan for North San Rafael/Northgate area for the 2040 San Rafael general plan.

Thank you for all your work in helping the city of San Rafael including the Northern area.

Carol Mack



**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

Department: Finance

Prepared by: Nadine Atieh Hade,  
Finance Director

Bill Guerin,  
Director of Public Works

Shibani Nag,  
Director of Human Resources

City Manager Approval: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'AS'.

**TOPIC: FINAL CITYWIDE PROPOSED BUDGET FOR FISCAL YEAR 2020-2021 AND LEGAL SPENDING LIMIT**

- SUBJECT:**
- 1. RESOLUTION APPROVING THE CITYWIDE BUDGET AND CAPITAL IMPROVEMENT PROGRAM FOR THE FISCAL YEAR 2020-2021 AND PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURE OF ALL SUMS SET FORTH IN THE BUDGET IN THE AMOUNT OF \$127,943,913;**
  - 2. RESOLUTION APPROVING FISCAL YEAR 2020-2021 GANN APPROPRIATIONS LIMIT AT \$143,208,909**

**RECOMMENDATION:**

1. Adopt a resolution approving the FY 2020-21 operating budget and Three-Year Capital Improvement Program.
2. Adopt a resolution approving the FY 2020-21 Gann Appropriations limit.

**SUMMARY:** This report presents the final proposed citywide budget for Fiscal Year (FY) 2020-21, beginning July 1, 2020 and ending June 30, 2021. This item is the culmination of a process that included a public discussion of the assumptions underlying the operating budget at the City Council Finance Subcommittee meeting on May 12, 2020, and the City's [COVID-19 Economic Recovery Plan \(CERP\)](#) which was presented to the City Council on May 18, 2020. In addition, the preliminary Capital Improvement Program was presented to the City Council Finance Subcommittee on April 14, 2020, and subsequently to the City Council on May 18, 2020 for feedback and discussion. The final draft budget and proposed staffing changes were presented and discussed at the City Council Finance Committee meeting of June 9, 2020.

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**FOR CITY CLERK ONLY**

**Council Meeting:**

**Disposition:**

For the FY 2020-21 budget, ongoing General Fund operational expenditures are supported by current period revenues and use of emergency reserves, and the spending plans of all other funds are supported by projected revenues and accumulated resources in their respective funds. Proposed appropriations citywide total \$127,943,913 and are within the legal spending limit.

This budget is different than others we have presented over the past several years as the financial impacts of COVID-19 are substantial and have created a significant budget deficit for FY 2019-20, 2020-21 and are expected to have a longer lasting impact. As a result of the massive revenue losses which have been occurring since the pandemic and are projected to continue, the FY 2020-21 budget represents a reduction in every department's funding. Reductions City-wide amount to approximately \$6.7 million.

**BACKGROUND:**

This report will focus on the following:

1. Brief status of Fiscal Year 2019-20 budget performance
2. COVID-19 Economic Recovery Plan
3. Proposed operating and capital budget presented for all City funds for Fiscal Year 2020-21
4. Fiscal Year 2020-21 Appropriations Limit

**BUDGET ACTION**

The purpose of this report is to provide the City Council and community with the final proposed citywide budget for FY 2020-21 which has been prepared for adoption based on the direction provided at earlier public meetings.

The budget is both a spending plan for the City's available financial resources and the legal authority for City departments to spend these resources for public purposes. Through these resources, services are provided to meet the needs of the community. The City Council and City staff respond to the community's needs in part through the budget, which is intended to balance not only revenues and costs, but also community priorities.

Consistent with the direction provided by the City Council in May 2014, the additional one-quarter percent sales tax revenues provided by Measure E, effective April 1, 2014 through March 31, 2034, are dedicated to funding major construction and improvements to public safety facilities (also referred to as the [San Rafael Essential Facilities](#) project).

**"GANN" APPROPRIATIONS LIMIT**

Article XIII B of the California Constitution (enacted with the passage of Proposition 4 in 1979 – the Gann initiative – with modifications under Proposition 111 passed in June 1990, and implemented by California Government Code sections 7900, and following) provides the basis for the Gann appropriation limitation. The City's appropriation growth rate is limited to changes in population and either the change in California per capita income or the change in the local assessment roll due to new, non-residential construction.

**ANALYSIS:**

**UPDATE ON CURRENT BUDGET/FISCAL YEAR 2019-2020**

General Fund

*Revenues:* The original FY 2019-20 budget, adopted on [July 15, 2019](#), projected \$80,282,912 in revenues and in the Mid-year budget review (updated budget) presented on February 3, 2020, revenues were increased by \$200,000 for a projected balance of \$80,482,912 based on the one-time unexpected overperformance of sales tax. Current Revenues are projected to be \$75,401,133, which is \$5,081,780, or 6.3% below the updated budget, based on activity through March which is the most up to date information available from the State. This reduction is a result of the COVID-19 pandemic and resulting economic shutdown which significantly reduced local economic activity and corresponding tax and fee revenue to the City. Most notably, sales and use taxes are projected to be approximately \$3.7 million less than the updated FY 2019- 20 budget and Transit Occupancy tax about \$800 thousand less than the updated FY 2019-20 budget.

*Expenditures:* General Fund expenditures have also been significantly reduced based on strategic measures taken by the City immediately following the COVID-19 public health crisis; expenditures are currently projected to total \$76,510,689 on June 30, 2020. This is a \$2.8 million decrease from the updated budget total of \$79,311,813 and results mostly from salary, benefit, and retirement contributions savings. These savings were achieved due to the following:

- Freezing all vacant positions,
- A one-time reduction in overtime expenses due to the COVID-19 pandemic because public safety employees have not been taking vacation time and therefore no one has to fill in their shift on overtime, and
- Several employees either resigned or retired towards the end of Fiscal Year 2019 and during Fiscal Year 2020 whose positions were filled with PEPRA employees, which substantially decreases the employer’s pension contribution expense.

After accounting for additional transfers to the Recreation fund as mentioned below and the budget deficit which was anticipated before COVID-19, the General Fund is in a projected deficit position of \$2.85 million for the fiscal year ending June 30, 2020. This loss will be absorbed by available one-time funds from the prior year in addition to the cost saving measures noted above. Unfortunately, this is insufficient to balance the budget, so staff regrettably recommends the use of emergency reserves.

<b>General fund</b>	<b>6/30/2020</b>
Projected net losses as of June 30, 2020	\$ 2,854,029
Use of One-time funds available from prior years	(2,132,487)
Use of emergency reserve funds	(721,542)
<b>Adjusted losses as of June 30, 2020</b>	<b>\$ -</b>

The use of \$721,542 from the City’s emergency reserve fund reduces the reserve percentage to 9% of originally budgeted expenditures. The General Fund Reserve Policy adopted on November 3, 2014 asks for the reserve to be at a ten percent minimum.

Other Funds

The impacts of COVID-19 have caused a revenue strain on several of the City’s other funds such as the General Plan Special Revenue Fund, the Gas Tax Fund, Child Care, and Recreation. At this point, most



funds continue to be self-sufficient by using available fund balance and/or putting a stop on non-essential projects. However, due to starting the year with no available fund balance and with having to refund fees for cancelled recreation programs while still utilizing staff for other operations such as disaster service workers, the Recreation fund will need an additional transfer of approximately \$300,000 from the General Fund. The Recreation fund receives annual contribution of approximately \$2 million each year dependent on operations.

The evaluation of other funds will continue with the year-end close. Any required adjustments will be presented to the City Council as part of the year-end update which staff will present to the City Council in September.

### **COVID-19 Economic Recovery Plan**

When the City Council reviewed the mid-year report for FY 2019-20 on February 3, 2020, nothing indicated it would be an exceptional year and require a departure from the usual process. However, since then, the world has been faced with a public health crisis brought on by COVID-19 that led to a shelter-in-place order, which in turn shut down most economic activity world-wide.

On March 17, 2020, the City Council ratified the proclamation of a local state of emergency signed by the City Manager on March 10, 2020. The City's COVID-19 website can be [found here](#). On May 4, 2020, staff brought forward a report discussing the severe financial burdens this pandemic has created for the City, the lost revenues, recommended actions to reduce expenses and increase revenues.

On May 18, 2020, after a collaborative process that included all City departments, a COVID-19 Economic Recovery Plan (CERP) was presented to the City Council for consideration, feedback and acceptance of the informational report. The purpose of the CERP is to communicate how the City plans to economically recover from this public health and subsequent financial crisis.

In a typical year, staff would present the City's Goals and Objectives for the next fiscal year along with the proposed fiscal year budget. However, the CERP is currently serving as our goals and objectives, which gives staff time to continue assessing the impact of COVID-19 on the City's revenues. This additional time will allow staff to evaluate the further expense reductions necessary, which informs if additional reductions in services and/or staff are needed to maintain a balanced budget. Staff will have the opportunity to work with the City Council and our community as these goals are developed and consider such dynamic needs such as racial justice goals, pandemic and economic recovery goals, and more.

## **PROPOSED FISCAL YEAR 2020-21 CITYWIDE BUDGET**

### **HIGHLIGHTS**

- ❖ **Citywide Budget:** The total proposed FY2020-21 expenditure budget for the City is \$147,750,690 (Exhibit I to the Budget Resolution). This sum reflects all funds and operations for the City, including active capital projects. The Capital Improvement Program has planned expenditures of \$23 million for the year of which staff reports will be submitted for major projects. Appropriations are supported by FY2020-21 revenue and other sources projected at \$130,036,310 as well as by fund balances retained from previous periods for capital projects.
- ❖ **General Fund Budget:** The proposed General Fund expenditure budget comprises \$81,581,228 for operations which includes reductions of approximately \$6.7 million are supported by revenues, transfers in, and reserves, projected at \$79,398,300, resulting in a deficit before allocations of

\$2,182,928. The deficit is planned to be absorbed by an additional allocation from the emergency reserve of \$2,182,928, as we recover from the COVID-19 pandemic and resulting economic shut-down. (Exhibit II to the Budget Resolution).

- ❖ **State Budget Impacts:** On May 14, 2020, Governor Gavin Newsom signed the May revision to the FY 2020-21 state budget, which totals approximately \$203 billion in spending. The May revision saw nearly \$20 billion pared down from the January proposal in light of the COVID-19 pandemic. City staff will look for any opportunities to pursue additional assistance and available funding.
  - **Housing:** The May Revision proposes to expend \$331 for housing counseling and mortgage assistance and renter legal aid and maintains the \$500 million in low-income housing state tax credits from the Governor's previous budget in January. Significant reversions of funding include \$250 million in mixed-income development funds, \$200 million in infill infrastructure grant funds, and \$115 in other housing program funds.
  - **Homelessness:** The May Revision proposes \$750 million in federal funding to purchase hotels and motels secured through Project Room Key, to be owned and operated by local governments or non-profits providers.
  - **Transportation:** Although fuel tax revenues used to fund transportation project are expected to decline by \$1.8 billion over the next five years, the May Revision maintains planning and engineering staffing levels continue work on previously programmed projects and support preparedness for stimulus funding.
  - **Emergency Preparedness and Response:** The budget includes \$127 million to enhance the state's capacity to respond to natural disasters, including wildfires. Of this total \$38.2 million is proposed for the California Disaster Assistance Act to be used to repair, restore, or replace public real property damaged or destroyed by a disaster. The California Public Utilities Commission is set to receive \$30 million in an effort to combat risk of utility-caused wildfires.
  - **Environmental Quality:** The Revision includes a cut to the climate catalyst fund, a four-year \$1 billion revolving loan program proposed in the January budget intended to seed recycling, low-carbon transportation and climate-smart agriculture products. The revision also eliminates the proposal of a Climate Resilience Bond that was previously included as part of the January budget. The bond was meant to support investments over the next five years to reduce specific climate risks across California through long-term investment in natural and built infrastructure. Funding for the Natural Resources Agency and the Environmental Protection Agency was largely preserved. The \$965 million Cap and Trade expenditure plan was also preserved, however, given the uncertainty surrounding proceeds generated at auction due to the significant decrease in emissions, a pay-as-you-go mechanism was established.
  - **Community Services:** As may be expected, Community Services was the recipient of numerous cuts or eliminations in the revised budget. The Department of Parks and Recreation is facing \$30 million in budget cuts in fiscal 2021-22 and after.
  - **Public Safety:** To meet the immediate needs of local law enforcement training the May Revision proposes to use \$10 million to create a distance learning grant program, increase the functionality of the Police Officer Standards and Training Learning Portal, and upgrade previously produced and developed distance learning courses.
  - **COVID-19:** \$450 million in CARES act funding is proposed to be allocated to cities to be used toward homelessness, public health, public safety, and other services to address the COVID-19 pandemic. The State Senate and Assembly continue to release budget proposal details to increase this amount. At this time, The City of San Rafael could receive up to \$600,000 of funding for qualified expenses. The State has allocated the funds that

cities are eligible for to counties, therefore the County of Marin will evaluate the City's reimbursement request and determine how much funding the City receives.

### General Fund

The City's General Fund accounts for most of the major services to residents and businesses (such as police, fire suppression and prevention, planning, building, library, parks, streets, engineering, traffic enforcement and management, and cultural programs). The General Fund operating-related appropriations for FY 2020-21 total approximately \$81.6 million. These appropriations comprise \$79.6 million of operating expenditures and \$2 million of transfers to Community Services in support of the Recreation Fund.

The appropriations are supported by \$75.5 million in projected revenues and \$3.9 million of transfers from other funds. The transfers include \$1.1 million from the 2018 Lease Revenue Bond proceeds that will be used to pay interest on the Bonds from the General Fund; \$1.6 million reimbursement from Gas Tax for support of street maintenance salaries; \$0.7 million from the Employee Retirement internal service fund for debt service on the outstanding pension obligation bonds; and \$0.5 million from the Parking Services Enterprise Fund for administrative support.

The following table (Figure 1) summarizes the detailed information provided in Exhibit II of the Resolution (Attachment 2) and presents the proposed FY 2020-21 budget with a comparison to the approved FY 2019-20 budget.

Revenues available for operations are projected to be \$5 million, or 6.2% lower than those of the FY 2019-20 year. Most notably, property tax revenues increased by over 4%, or \$861,000 while sales and use tax, hit the hardest by the COVID-19 pandemic, decreased by over 15% or \$5.2 million dollars.

Expenditures are projected to decrease by a net \$1.8 million, or 2.4% over those of the FY 2019-20 approved budget. City-wide, departments actively worked to reduce expenses for the FY 2020-21 budget, while creatively working towards redesigning services to be able to deliver them more efficiently. Decreases to the FY 2020-21 expense budget include approximately \$700,000 in furloughs, \$1.4 million in frozen positions, \$586,000 due to the Voluntary Retirement Separation Program, and other reductions and transfers in of approximately \$4 million.

As part of the reductions of \$4 million, \$1.2 million was transferred in to the General Fund from the Gas Tax Fund to support salaries of those employees performing street and road maintenance and repairs. This shows up as a resource which offsets the salary expense so the reduction in the expenditure line is not visible, thus only showing a change from previous year of \$1.8 million but represents a change of \$3 million. Additionally, the gross reductions of approximately \$5.4 million were offset by expense increases such as agreed to salary increases for certain bargaining units that extended their contract prior to the COVID-19 events, an increase in the pension expense based on MCERA's updated contribution rates, one-time project costs of offset by grant revenues for Community Development, cost of living increases for non-personnel expenditures and other operating expenses as part of doing business.

Not only did the City have to balance the budget by using emergency reserve funds of \$2.2 million, but there are several City goals that remain unfunded. Most notably, building maintenance of city-owned property, below ground infrastructure, general unfunded liability for pension and health, and new initiatives.

Figure 1

<b>General Fund</b>	<b>Approved FY 2019-20</b>	<b>Proposed FY 2020-21</b>	<b>\$ change from previous year</b>	<b>% change from previous year</b>
Revenues	\$ 80,482,912	\$ 75,483,680	\$ (4,999,232)	-6.2%
Transfers in	4,701,350	3,914,620		
<b>Total Resources</b>	<b>\$ 85,184,262</b>	<b>\$ 79,398,300</b>	<b>\$ (5,785,962)</b>	<b>-6.8%</b>
Expenditures	\$ 76,357,589	\$ 74,557,667	\$ (1,799,922)	-2.4%
Debt Service	2,954,224	5,023,561	\$ 2,069,337	70.0%
Transfers out – operating	2,059,439	2,000,000		
<b>Total Operating Uses</b>	<b>\$ 81,371,252</b>	<b>\$ 81,581,228</b>	<b>\$ 209,976</b>	<b>0.3%</b>
<b>Capital Transfers (Measure E for Essential Public Facilities)</b>	<b>\$ 4,077,000</b>	<b>\$ -</b>		
<b>Net Loss before Allocations</b>	<b>\$ (263,990)</b>	<b>\$ (2,182,928)</b>		
Use of one-time funds	263,990	-		
<b>Net Loss After Use of One-Time Funds</b>	<b>\$ -</b>	<b>\$ (2,182,928)</b>		
Use of emergency reserve funds	-	2,182,928		
<b>Net Loss After Use of Emergency Reserve</b>	<b>\$ -</b>	<b>\$ -</b>		

**Revenue Trends and Assumptions:**

*Sales and Transaction & Use Tax:*

In March, staff began analyzing the City’s financial situation based on the Shelter-in-Place Order. The swift reaction by consumers and businesses to the COVID-19 public health crisis has caused a massive decrease in spending of goods and services. Staff has been working with our financial consultant (HDL) to better understand what to expect for sales and use tax revenue losses and assumptions on when we can expect to see these revenues return to normal. HDL has advised the City that both sales and Measure E tax projections will experience a recessionary impact from the Coronavirus pandemic. HDL’s Consensus Forecast modeled sales tax impacts based on our analysis of previous recessions plus a review of industry, economist, and news reports. HDL modified percentages to reflect the tax retailer business base specifically for the City of San Rafael. Business-level sales tax data from the State

reflecting the first weeks of this crisis arrives at the end of May; however, data reflecting the April-June impacts will not be available until August.

With the assistance of HDL, recurring sales tax revenues are estimated to fall from \$21.8 million as originally projected in the FY 2019-20 budget, to \$18.7 million in FY 2020-21, a reduction of \$3.1M. Sales taxes account for about 25% of the City's General Fund revenues.

Revenues from the Transactions & Use tax (Measure E), which applies to most local retail sales, are estimated to fall from \$12.2 million as originally projected in the FY 2019-20 budget, to \$10.1 million in FY 2020-21, a reduction of \$2.1M. One-third of these funds are allocated to service debt related to the 2018 Lease Revenue Bonds. Measure E revenues account for about 13% of the City's General Fund revenues.

*Property Tax:*

Property taxes are one revenue stream that is projected to not be affected by the COVID-19 pandemic in the coming year with a projected increase of 4.4% over prior year or \$26.1 million. Property tax makes up 35% of the City's General Fund revenues.

*Other General Fund Revenues:*

Other revenues (including business tax, transient occupancy tax, development fees, permits, and charges for services) are expected to experience a decrease of 6% when compared to the prior year's budget. These revenues account for 27% of the City's General Fund revenues.

***Expenditure Trends and Assumptions:***

As detailed in the CERP and on page 6 of this report, The City's immediate response to the economic downturn was to implement a variety of measures to reduce expenses and City staff have also identified additional cost-savings opportunities to be implemented over the coming months. The projected expense reductions related to these measures include:

- Furloughs/Mandatory Time Off Work (MTO) for Non-Public Safety Employees - \$700,000
- Voluntary Retirement Separation Program - \$586,000
- 14 frozen positions - \$1,400,000
- Additional department reductions to be implemented over the coming months - \$4,000,000

The projected expense reductions total \$6,686,000 and all have been incorporated into the proposed FY 2020-21 budget.

The savings from furloughs, voluntary programs, and the 14 frozen positions have been confirmed and department reductions of an additional \$4 million are still needed and as mentioned above, have been incorporated into the proposed FY 2020-21 budget. Staff continues to assess departmental reductions to ensure they align with community needs, priorities, and programs to the best of our ability. Even with all the cost reduction measures taken thus far, FY 2020-21 is still projected to have a deficit of \$2.2 million, which will need to be covered by using emergency reserves.

While the recommended actions for this staff report do not include layoffs, further positions eliminations, including layoffs may be brought forward for your consideration at subsequent Council meeting(s).

As the City continues its efforts in decreasing expenses, it continues to collaborate with the County and all Marin cities and towns to evaluate opportunities for savings through partnerships, shared services, and/or other consolidation efforts. See Attachment 3 for a listing of the City of San Rafael's shared services with other governmental agencies as of June 2020.

As noted on page 6, while several cost saving measures have been set in place, there are also new expenses. Most notably, increases in compensation based on collective bargaining contract commitments, an increase in the pension expense based on MCERA's updated contribution rates, and an increase in debt service as the Public Safety Center is expected to be placed in service sometime in the fall. Pension expenses represent approximately 15% of total city-wide expenditures and approximately 20% of general fund expenditures, or \$16.3 million.

### Capital Spending and Other Funds

#### *Capital Improvement Program (CIP)*

The CIP is a multi-year planning tool used to identify and implement the City's capital needs over the upcoming 3-year period: FY 2020-21 through FY 2021-23. The CIP document summarizes the City's planned capital and infrastructure improvement projects, including their funding sources, and prioritizes projects after analysis and coordination with other City departments in order to ensure that all department needs are represented. New to the CIP development process this year was the creation of a working group consisting of staff from various City departments. The working group met to discuss proposed projects and rank them based on the following criteria: 1) health/safety/liability; 2) priority initiatives/City goals; 3) time sensitive funds; and 4) maintain/enhance functionality. Furthermore, these four criteria were all weighted, with the category of health/safety/liability worth 35% of the overall points available. The CIP is intended to provide a comprehensive three-year project list for the City's known capital and infrastructure needs.

The general categories within the CIP are as follows:

- **City-Owned Properties:** City facilities including buildings, parking garages and lots
- **Drainage:** Stormwater systems including roadway drainage and the City's 12 stormwater pump stations
- **Parks:** Park infrastructure and facilities including playgrounds, recreation equipment, and restrooms
- **Streets/Transportation:** Roadway improvements including construction, resurfacing, and maintenance of existing bicycle and pedestrian facilities including sidewalks and bike lanes.
- **Transportation:** Transportation projects are separated out from Streets/Transportation projects. Transportation projects include traffic and signal improvements that increase traffic flow and capacity, as well as any circulation improvements that expand bicycle/pedestrian thoroughfare beyond the existing facilities in place. For example, new multi-use pathways and the expansion of existing sidewalk.

On May 18, 2020, Public Works presented the preliminary three-year CIP for Fiscal Year (FY) 2020-21 through FY 2022-23 for discussion and review by the City Council. The purpose of this presentation was

to provide the community members and the City Council an opportunity to participate in reviewing and sharing feedback relating to the CIP.

CIP Active Projects: Active projects are separated from the rest of the CIP project list since they are fully funded with prior year funds, and construction or design may be fully underway. A total of 15 projects are listed as Active in the CIP, including:

- Essential Facilities: Public Safety Center
- Sea level rise vulnerability study
- San Quentin pump station reconstruction (design)
- Pickleweed Park and Schoen Park improvements
- Shoreline Park restroom
- Street resurfacing FY 2018-19
- NB 101 offramp-second right turn lane (design)
- Second and Third Street queue cutters

Major new projects identified in the FY 2020-21 to FY 2022-23 CIP include:

- Third Street Safety Improvements Project
- Francisco Blvd West Multi-use Pathway Phase II Project
- Schoen Park Modifications
- Canal Neighborhood Pedestrian Improvements
- Woodland Avenue Retaining Wall
- San Rafael High School Crosswalk Improvements
- Southern Heights Blvd at Courtright Rd Retaining Wall
- Park and Recreation Master Plan
- Fifth Avenue and Garden Parking Lot Resurfacing
- City Hall Council Chambers Accessibility and Security Improvements

There are currently twelve major annual funding sources for the CIP:

*Figure 2*

<b>Fund #</b>	<b>Fund Name</b>	<b>Description</b>
<b>205</b>	<b>Stormwater Fund</b>	Established to fund stormwater maintenance, programs, and improvements throughout the City. Fund #205 receives annual revenues from the City’s Stormwater Activity fee (Municipal Code Chapter 9.40).
<b>206</b>	<b>Gas Tax; Measure AA; Senate Bill 1 Funds</b>	The Gas Tax is revenue collected and subsequently distributed by the State of California based on a percentage tax on each gallon of gas purchased in San Rafael. Gas Tax may be used for capital projects or maintenance on local streets, roads, traffic, and bicycle/pedestrian facilities. Additionally, local sales tax, passed by voters in 2018 as Measure AA, contributes to a portion of this fund for roadway improvement projects.
<b>208</b>	<b>Childcare Fund</b>	Projects identified in the CIP as utilizing Childcare Funds are restricted to facility improvements at the City’s childcare centers.

<b>235</b>	<b>Baypoint Lagoon Assessment District</b>	The Baypoint Lagoons Lighting and Landscape District was formed to protect and enhance wildlife habitat and water quality in Baypoint (Spinnaker) Lagoon and the adjacent diked salt marsh.
<b>236</b>	<b>Loch Lomond Assessment District</b>	The Loch Lomond (Melo-Roos) Assessment District was established in 1992 to pay for the repair and maintenance of the stormwater system infrastructure in the District.
<b>240</b>	<b>Parkland Dedication</b>	This fund was established to account for long-term developer deposits used to acquire and increase capacity of the City's park infrastructure.
<b>241</b>	<b>Measure A</b>	Measure A is a nine-year ¼ percent transactions and use tax managed by the County of Marin. The tax is restricted to care for parks and open spaces. The Department of Library and Recreation, in consultation with the Parks and Recreation Commission, provides input each year as to which parks projects should be prioritized to receive Measure A funding.
<b>246</b>	<b>Traffic Mitigation Fee</b>	Traffic Mitigation Fees are an impact fee charged to a developer in connection with the approval of a private land development project with the purpose of offsetting or subsidizing public improvements made necessary by the private development. The City utilizes Traffic Mitigation Fees for circulation-related projects identified in the General Plan.
<b>420</b>	<b>Measure E</b>	Measure E was passed by San Rafael voters in November 2013 extending an existing 0.5% sales tax for 20 years and adding 0.25% (25 cents on a \$100 purchase). In February 2014, the City Council directed staff to set aside the revenues from the added quarter percent to fund public safety facilities improvements.
<b>501</b>	<b>Parking Services</b>	Projects identified in the CIP as utilizing Parking Services Funds are restricted to parking-related projects, including maintenance and upgrades at City parking garages and parking lots.
<b>603</b>	<b>Building Maintenance</b>	The Building Maintenance Fund supports routine maintenance and capital projects associated with the City's buildings, parks and other facilities. The Building Maintenance Fund is an internal revenue fund, which means General Fund monies are the sole source of revenue.
	<b>Grants (various)</b>	The City actively seeks grant funding for capital projects and programs. Grant funding is available from regional, state, and federal agencies for safety, transportation, emergency response, and other types of projects.

While several CIP projects are grant-funded, most are not and are paid for through Funds 205 (Stormwater), 206 (Gas Tax), 246 (Traffic Mitigation), and 603 (Building Maintenance). Within each fund type is an Operating Budget which consists of expenses related to maintenance of infrastructure, equipment purchasing, miscellaneous contractual services, Annual Programs, and other non-project related work. Additionally, after deducting the Operating Budget from the total available funding in each fund type, staff allocated a 15-percent contingency of the remaining funds to provide a buffer for



unanticipated expenses which may arise mid-year.

The public health state of emergency due to the COVID-19 pandemic has created severe financial burdens for the City, its residents and businesses. Inevitably, this economic downturn is resulting in a dramatic reduction of the City's revenues, impacting CIP funding revenues in Funds 206 (Gas Tax), 208 (Childcare), 241 (Measure A-Parks), and 501 (Parking Services). The proposed projects in this year's CIP represent those projects staff can deliver based on revenue assumptions at this time, including known projected reductions. Staff plan to track revenues throughout the fiscal year to determine if additional reductions in project budgets are necessary.

As has been noted in prior year CIPs, the long-term capital and infrastructure improvement needs for City-owned property, parks, and drainage far exceed the available revenues each year. Therefore, a considerable number of projects are identified as real capital and infrastructure needs (and maintained on the CIP project list) but are categorized as "Unfunded".

Historically, staff transfers \$400,000 each year from the Gas Tax to the General Fund to support personnel related costs of Streets Maintenance staff, which we propose to do again this year. Personnel costs of employees performing street and road maintenance and repairs total over \$2M annually in the General Fund and are an allowable use of State gas tax monies. Due to the economic uncertainty caused by the COVID-19 virus and need for additional General Fund support, staff propose an additional one-time transfer of \$1,246,000 to the General Fund to more fully support personnel costs for street maintenance crews supporting Gas Tax projects above and beyond the annual \$400,000 contribution.

The complete, final draft of the CIP is attached to this report (Attachment 3).

#### *Capital Project Funds*

These funds are dedicated to the tracking and reporting of capital projects. The most significant capital project activity is the Public Safety Essential Facilities program, for which there are active projects associated with the construction of the new Public Safety Center and the rehabilitation of Fire Stations 54 and 55. This project has been funded from the following sources: (1) direct use of designated Measure E general tax funds; (2) Lease Revenue Bonds, Series 2018, which will be repaid from designated Measure E general tax funds; and (3) allocations from the paramedic tax used to fund capital projects. In FY 2020-21, the City expects to spend approximately \$8.4 million in construction costs in support of this program's completion.

#### *Special Revenue and Grant Funds*

These funds have restricted uses, based on their respective sources. One significant fund in this group is the Emergency Medical Services/Paramedic Fund (EMS), which was presented to the City Council on June 1, 2020. The fund has planned expenditures of \$8.1 million for the upcoming fiscal year, of which \$5.1 million, or 63%, comes from the Paramedic Tax. The balance of the funding of this activity comes primarily from third-party recovery for emergency medical response and transport services. The spending plan requires no change in the level of support from taxpayers in San Rafael, County Services Area #13, and County Services Area #19, and Marinwood Community Services District.

The EMS fund is projected to retain \$814,298 in unallocated fund balance on June 30, 2021. This balance serves as an operational reserve equal to ten percent of expenditures. Funds not needed for the operations reserve are used to fund capital improvements that directly support the delivery of emergency medical transport services (e.g., Phase II essential public facilities projects, such as Fire Stations 54 and 55).

The City's Cannabis Business Tax is also reported in a special revenue fund. San Rafael has several licensees in active commerce. The City anticipates the receipt of \$300,000 in excise tax revenues for the FY 2020-21 year in which the fund will incur \$300,000 in qualifying expenses. The program is expected to generate revenues of approximately \$375,000 as it is forecasted to generate associated sales tax and licensing fees of \$75,000 received by the general fund.

The Measure A Open Space Program is in its eighth year. Funding for this activity is primarily provided by a nine-year, county-wide sales tax that is managed by the County of Marin, with the City providing discretionary contributions as needed. The focus for FY 2020-21, for which \$365.5 thousand in revenues is projected, remains on park capital improvements and open-space enjoyment and safety. The FY 2020-21 Measure A – Open Space Workplan was presented and approved separately at the City Council meeting of May 18, 2020.

Measure D, the successor Library parcel tax to Measure C, is entering its fourth year. This special revenue source has successfully expanded service levels, relative to those established under Measure C (previous Library parcel tax). The purpose of the tax is to “augment the capacity of the City of San Rafael to provide quality library services to its residents.” Measure D provides for expanded book and periodical purchases, including e-books; funds events and classes for all ages, and provides for supplementary technology supplies. Capital reserves were established under Measure C (previous Library parcel tax) for facility-related uses.

The Recreation and Childcare Funds are anticipating spending plans of \$3.9 million and \$4.7 million, respectively. As a result of the financial burden caused by COVID-19, it is assumed these programs will come in under budget in both revenues and expenses. As this point, the target is moving too rapidly for staff to make an accurate prediction on either. Staff will be updating Council on the activity of these funds over the next several months.

Voter approved Measure C, will fund the Marin County Wildfire Prevention Authority for ten years, starting with its first full year of operations in FY 2020-2021. An estimated \$4.56 million will be allocated to the City of San Rafael annually. This funding cannot be supplanted with current and ongoing expenditures used for wildfire prevention and this funding will be used to provide new, improved, and expedited services for the prevention of wildfire. During the first year of operations, while the tax is being collected and distributed to each agency, the City will dry fund approximately \$900,000 to support coordinated wildfire prevention including early detection, warning and alerts; reducing vegetation; ensuring defensible space around homes, neighborhoods and critical infrastructure; and improving disaster evacuation routes/procedures.

Other significant funds in this category include Gas Tax and Storm Water Funds. The spending plans for these funds were developed in conjunction with the Capital Improvement Program described previously.

### *Parking Fund*

The Parking Fund is a self-sustaining enterprise fund whose revenues are dedicated to parking services. Currently, parking operations are funded via parking fees and fines, and fund balance is the only resource with which to cover capital improvements. The parking structures and lots have deferred maintenance issues that will need to be addressed in the coming years. In 2014, the Public Works Department engaged an engineering firm to evaluate current conditions of the garage structures and provide recommendations for repair and maintenance items. The study determined that the four city-owned structures (3<sup>rd</sup>/Lootens,

3<sup>rd</sup>/A, 3<sup>rd</sup>/C, 5<sup>th</sup>/C parking structures) require significant structural repairs due to deferred maintenance. The FY 2020-21 operating budget for this fund is \$5.1 million, inclusive of operating transfers.

*Internal Service Funds and Capital Replacement Funds*

These funds are used to manage services that are delivered within the organization. For example, computer replacement, employee benefits, workers compensation, general liability and vehicle replacement are funded via internal charges to the funds that utilize these respective services. These funds have sufficient resources to support services for FY 2020-21. The technology internal service fund and capital replacement funds remain underfunded with respect to the City's anticipated long-term needs.

*Successor Agency*

Prior to the state-initiated dissolution of the Redevelopment Agency in January 2012, the City Council met as the Redevelopment Agency and approved its annual budget as part of the citywide budget process. Under the current legislation, the Successor Agency is not required to prepare an annual budget. Funding for the Successor Agency follows a different process specified in the new law: funding must be approved by the Successor Agency's Oversight Board and the California Department of Finance for six-month periods. The economic development-related functions of the former Redevelopment Agency have been fully transferred to the City Manager's Office. The San Rafael Successor Agency Oversight Board has approved allowable administrative expenses of \$144,000 in FY 2020-21 for City staff time and other costs associated with the dissolution of the former Redevelopment Agency, although this amount is expected to be reduced, and eventually eliminated, in future years. The Successor Agency reimburses the General Fund \$190,443 per year under a repayment plan for the unfunded pension obligations of former Redevelopment Agency employees.

Status of Pension Funding

The City's [Pension Funding Policy](#) requires that the Finance Director and City Manager report on the status of pension funding as part of the annual budget adoption process.

The most recent pension actuarial valuation was prepared as of June 30, 2019 and approved by the MCERA Board on February 4, 2020. This valuation was used to determine the contribution rates for FY 2020-21. The composite rate for the City of San Rafael will be 60.77 percent, a 6 percent increase from the current rate of 57.67 percent. The budgeted pension contribution for FY 2020-21 provides full funding for the required contribution. The valuation also reported an unfunded actuarial liability of \$137.2 million for the City, representing a funded ratio of 77.3%.

MCERA's investment target (discount rate) is 7.00%. The City has dedicated a portion of its employee retirement reserve to buffer the impact of unexpected increases. This reserve, which currently totals \$2.7 million, is also used to accumulate payments for debt service on the \$4.5 million pension obligation bonds issued in 2010; and for optional, supplementary payments to MCERA.

Status of Other Postemployment Benefit (OPEB) Funding (Retiree Healthcare)

The City's OPEB Funding Policy was adopted on [September 18, 2017](#). The Policy cites the City's goal of fully funding the Actuarially Determined Contribution (ADC) each year. The budgeted OPEB contribution for FY 2019-20 provides full funding for the required contribution. The contribution is based

on an investment target (discount rate) of 6.75%. The most recent actuarial valuation, as of June 30, 2019, reports \$21.8 million in plan assets offset by \$48.3 million in actuarially accrued liabilities, leaving an unfunded actuarial liability of \$26.5 million. The City’s ADC for FY 2020-21 is \$3.0 million.

Citywide Summary

The following table summarizes the appropriations found in Exhibit I of the Resolution (Attachment 2), which provides the schedule of consolidated fund activities for FY 2020-21:

*Figure 3*

The funds listed in Figure 3 below, except for the General Fund, are all restricted in nature based on the explanations starting at page 9 of this report.

<b>Fund</b>	<b>Projected Balance July 1, 2020</b>	<b>Sources (Revenues and Transfers)</b>	<b>Uses (Expenditures and Transfers)</b>	<b>Projected Balance June 30, 2021</b>
General Fund	\$ (721,542)	\$ 79,398,300	\$ 81,581,228	\$ (2,904,470)
General Plan	1,359,111	776,956	1,464,130	671,937
Special Revenue/Grant/Trust	16,279,889	27,484,518	32,877,061	10,887,346
Enterprise (Parking)	2,079,136	5,076,525	5,072,452	2,083,209
Internal Service/Capital Replacement	8,444,373	16,657,617	17,238,594	7,863,396
Assessment Districts	474,033	-	-	474,033
Misc Capital Project Funds	11,380,954	642,394	9,517,225	2,506,123
Adj for ISF Charges/Transfers	-	(19,806,777)	(19,806,777)	-
<b>Total City-Wide Totals</b>	<b>\$ 39,295,954</b>	<b>\$ 110,229,533</b>	<b>\$ 127,943,913</b>	<b>\$ 21,581,574</b>

Under the proposed FY 2020-21 budget, all funds other than the General Fund are projected to have a positive fund balance as of July 1, 2020, as well as at June 30, 2021.

General Fund Balance and Reserves

As of July 1, 2020, the General Fund is projected to have a negative fund balance of \$721,542 after exhausting all one-time funds available from prior years. Similarly, with projected losses of approximately \$2.2 million for FY 2020-21, the cumulative general fund negative balance is \$2,904,470 as of June 30, 2021.

<b>General fund</b>	<b>Net needs</b>
Projected net needs as of June 30, 2020	\$ (721,542)
Projected net needs as of June 30, 2021	(2,182,928)
<b>Cumulative net needs through June 30, 2021</b>	<b>\$ (2,904,470)</b>
<b>Use of emergency reserve funds through June 30, 2021</b>	<b>\$ 2,904,470</b>

To date, General Fund Emergency Reserves are \$7.9 million. Staff propose allocating \$2,904,470 of emergency reserves to address the general fund deficit spanning both fiscal years. If approved, this will leave a balance of \$4,995,530 million, or 6.3% of General Fund budgeted expenditures.

When the CERP was presented on May 18<sup>th</sup>, \$3.6 of emergency reserves was estimated at that time for what would be needed to fund the budget deficits. Fortunately, the combination of an unexpected increase in ERAF payments from the State and a reduction in projected overtime costs in FY 2019-20, resulted in a reduction in the amount of emergency reserves needed at this time.

**GANN APPROPRIATIONS LIMIT**

The Appropriations Limit for each year is based on the prior year Appropriations Limit, adjusted by factors that incorporate changes in cost of living and population. For FY 2020-21, the City is using a 3.73 percent increase in California's per capita personal income from January 1, 2019 to January 1, 2020 (this figure is provided by the California Department of Finance). For the change in population, the City is using negative 0.60 percent – representing the change in population for Marin County, which is higher than San Rafael's figure of negative 0.66 percent for the period January 1, 2019 to January 1, 2020 (provided by the State of California Department of Finance).

The attached resolution (Attachment 5) establishes the new Appropriations Limit for FY 2020-21, which has been calculated to be \$143,208,909 (Exhibit A to the resolution). The actual budget subject to the limitation excludes self-supporting funds, capital improvement funds, capital outlay grant funds, and specific exclusions such as the Gas Tax Fund. The FY 2020-21 appropriations subject to the GANN Limit is \$73,554,079 (Exhibit B to the resolution). Therefore, the portion of the City's budget appropriation that is restricted by the GANN limit is \$69,654,830 under the legal limit.

**STAFFING**

**Fiscal Year 2019-20**

The City's current approved level of staffing for FY 2019-20 is 405.23 FTE (full-time equivalent), which is 9 percent below the peak of 445 FTE that was supported in FY 2007-08. The erosion of staffing levels has significantly reduced the City's organizational capacity and impedes the City's ability to proactively manage emerging issues, or to insure consistent continuity of services. The management team has considered the impact of the severe restructuring on the City's ability to effectively and sustainably deliver services upon which the residents depend and continues to explore and implement strategies to fulfill the community's expectations.

During FY 2019-20, the Police Department identified a need to support the community by adding two positions to the department:

1. School Resource Officer (fully grant funded)
  2. Open Space Ranger (fully funded by Measure C)
- 
1. School Resource Officer. To support the cost of the School Resource Officer position, the City's Police Department entered into discussions with the San Rafael City School Superintendent (SRCS) to explore funding sources and identified a grant option supported by State funding. The application for this three-year grant was submitted, and accepted, thereby enabling the City to move forward with recruitment efforts for this School Resource Officer position. The grant amount for the first year is \$175,515, followed by \$179,025 and \$188,066 for the next two years. Prior to the grant expiring, the SRCS plans to apply for a grant renewal for an additional two years. If the grant is unable to be extended, or the

department cannot pay for the ongoing costs, the position may be eliminated in the future. Therefore, there is no current, or ongoing fiscal impact for this new position.

2. Open Space Ranger. In March 2020, voters passed Measure C, the Marin Wildfire Prevention Measure. As a member of the Marin Wildfire Prevention Authority, the City is entitled to use proceeds from the tax for new eligible activities and services. The annual cost of the Open Space Ranger position is approximately \$176,248 per year, which is supported by Measure C proceeds.

Lastly, staff recommends a reduction of 1.5 FTE as part of the proposed changes to the City's staffing levels for FY 2019-20. These are the elimination of a .80 FTE fixed term Evidence Technician for the police department and a 0.70 FTE Network Support Technician in Digital Services and Open Government.

In summary, the FY 2019-20 personnel proposal ends with 405.73 full-time employees, which is an increase of 0.5 FTE with no additive fiscal impact. This recommended proposal of 405.73 FTE will roll into FY 2020-21.

**Fiscal Year 2020-21**

For FY 2020-21, all departments are focused on finding ways to maximize the capacity of our current staff by re-examining the way that our teams are currently organized, and by creatively implementing process improvements cross departmentally. This is especially important as 14 vacant positions have been frozen and an additional 11 positions were approved as part of the Voluntary Retirement Separation Program.

The City accepted 11 early retirement applications, which resulted in a net savings of approximately \$586,000. This estimate assumes that all applicants do not revoke their interest within the revocation period available to them, which will end on July 27<sup>th</sup>, 2020. The Police Sergeant and Police Call Taker are deemed essential due to their public safety affiliation and will be rehired at a lower total compensation amount because they are PEPRAs replacing Classic employees, therefore there will still be associated savings.

The final list of accepted applications corresponds to the positions listed below:

<b>Position</b>
Administrative Assistant III
Events Coordinator
Police Sergeant
Senior Associate Engineer
Child Care Director
Code Enforcement Official III
Dispatcher
Police Call Taker
Child Care Instructor
Parking Operations Supervisor
Parking Attendent

Furloughs

The City's labor negotiations team also implemented a city-wide mandatory furlough, as described in the non-public safety collective bargaining agreements. represented and unrepresented groups will be participating in this mandatory furlough starting the new fiscal year. By bargaining group, the percentage of wage reductions for FY 2020-21 will be as follows:

1. WCE Bargaining Group – 3%
2. Local 1 Confidential Bargaining Group – 3%
3. SEIU Bargaining Group – 5%
4. Unrepresented Groups – 5%
5. City Council – 5%

The total anticipated savings for the city-wide mandatory furloughs is approximately \$700,000. The total anticipated savings for both the Voluntary and Mandatory Programs is approximately \$1,286,000.

The history and detail for the 405.73 FTE/positions being proposed for FY 2020-21 are presented in Exhibit III of the resolution (Attachment 2). Accompanying Exhibit III are the salary schedules for all bargaining groups which have been updated to reflect their respective compensation increases if any and all agreed upon furlough percentage decreases. However, it is important to note that of the authorized positions of 405.73 FTE, 23 are to remain unfunded unless it can be substantiated the position is essential or there are additional funds to cover it, leaving the City with a workforce of 382.73 FTE.

**FISCAL IMPACT:** By approving the resolutions as presented, the City Council is authorizing the levels of expenditures, within funds, for FY 2020-21. The proposed budgets reflect all assumptions outlined and incorporate direction received from the City Council and City Council Finance Subcommittee. The City is also adopting the GANN Appropriations Limit which confirms that the budgeted expenditures are within legal limits.

The FY 2020-21 Budget Resolution also provides for the “roll-over” of unspent capital project funds from FY 2019-20 for projects that will not be completed by June 30, 2020. Capital project spending occurs each year by appropriating accumulated funds (e.g., gas tax, traffic mitigation, etc.), in addition to new revenue sources. By carrying over the unspent portion of a project's budget into the subsequent year, capital project budget performance is easier to track because the same budget authority is not duplicated for unspent funds. This also makes it easier to match budgeted and actual expenditures.

Similarly, the budget resolution (Attachment 2) provides for the “roll-over” of active purchase orders that will not be completed by year-end. This provides for operational continuity and avoids having to re-budget expenditures that were previously authorized.

**OPTIONS:** The City Council can choose to either:

- (1) Accept the report, recommendations and resolutions as presented; or
- (2) Make modifications to the recommendations and/or resolutions.

**RECOMMENDATION:** Accept the report and:

1. Adopt the Resolution Approving the Citywide Budget and Capital Improvement Program for the Fiscal Year 2020-2021 and Providing for the Appropriations and Expenditure of All Sums Set Forth in the Budget

2. Adopt the Resolution Approving Fiscal Year 2020-2021 Gann Appropriations

**ATTACHMENTS:**

1. COVID-19 Economic Recovery Plan
2. Resolution Approving the Citywide Budget and Capital Improvement Program for the Fiscal Year 2020-2021 and Providing for the Appropriations and Expenditure of All Sums Set Forth in the Budget, and Exhibits I, II, III (Budget and Personnel Actions)
3. Shared Services with Other Governmental Agencies
4. Capital Improvement Program: FY 2020-21 through 2022-23
5. Resolution Approving Fiscal Year 2020-2021 Gann Appropriations Limit, and Exhibits A and B



**Cover Page**

Attachment 1. – COVID-19 Economic Recovery Plan

# COVID-19 ECONOMIC RECOVERY PLAN



JUNE 2020

## PURPOSE

The goal of the COVID-19 Economic Recovery Plan (CERP) is to communicate to San Rafael's residents, businesses, elected officials, and the City workforce how the City plans to economically recover from this public health and subsequent financial crisis. We must respond with urgency to preserve the vitality of our City and remain resilient during these unprecedented times by controlling costs and finding innovative ways to create new revenues.

This CERP describes the strategies the City has already taken to address the economic impacts of the COVID-19 Shelter in Place (SIP) orders on the City of San Rafael, both as a provider of critical government services and as a community. Additionally, it forecasts additional strategies to reduce expenses, increase revenues, and enhance the economic vitality of our City.

The CERP also outlines our work plan to reopen and reinvigorate local businesses and the economy of San Rafael.

## EMERGENCY MANAGEMENT RESPONSE TO COVID-19

To better coordinate our response to COVID-19 and the SIP orders, the City of San Rafael has been operating our remote Emergency Operations Center (EOC) since the proclamation of a Local State of Emergency on March 10, 2020. Through the EOC, City staff has been managing the logistical and operational activities behind the City's response to the pandemic, including public information communications, supporting non-profits and local businesses, and maintaining a continuity of government through innovative digital solutions in the face of disaster. The City has a [dedicated section of the City website](#) for resources and the latest information on COVID-19. Throughout the crisis, the City's public safety first responders have been there for all of us responding to calls and serving as the City's front line of defense against COVID-19.



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RESILIENT**

# EXAMPLES OF SAN RAFAEL EMERGENCY OPERATIONS CENTER (EOC) EFFORTS TO DATE



## Emergency Childcare Program for Essential Workers

Early in the crisis the City of San Rafael's Library and Recreation Department began providing popup childcare for healthcare workers, first responders, disaster service workers, and other essential workers working or living in the county while classroom instruction is suspended. All childcare centers are following social distancing, sanitation, and hygiene guidelines.



## Support for Local Businesses

The City has partnered with the County of Marin, Chamber of Commerce, BID, and others to create a San Rafael Small Business COVID-19 Disaster Relief Fund to help businesses struggling to maintain cash flow and financial solvency during these unprecedented times. To date, over \$200,000 has been raised and over 280 grant applications were submitted. The City has also assisted businesses to interpret the Federal CARES Act and Payroll Protection Program (PPP), provided financial and legislative advocacy, maintained a directory of open businesses on the website and is playing a leadership role in the Marin Recovers reopening plan.



## COVID-19 Testing and Surge Planning

The City of San Rafael Office of Emergency Services and Fire Department have worked in coordination with the County of Marin Health and Human Services in the setup of drive-thru COVID-19 testing facilities and surge planning for potential increases in patient volume.



## Assistance for Our Vulnerable Communities

Staff has worked in coordination with local service providers to set up food distribution and local lodging providers to provide shelter for people who were experiencing homelessness and who are medically vulnerable or required to be in quarantine due to exposure to COVID-19. The City has also supported food banks, blood drives, and have even turned book drops into face covering donation sites. A [Neighbor to Neighbor Toolkit](#) was created to harness the superpower of neighbors helping neighbors to get through these difficult times together.



## Equitable Access to Information and Services

Staff has also worked in coordination with the County of Marin and San Rafael School District to expand internet access to students and families with limited or no access. The City has developed stronger translation services for public information to ensure public safety messaging is reaching as much of our community as possible, including regular informational videos in English and Spanish.



## Online Access to City Services

City staff has developed remote access to City services including a Virtual Recreation Center and an Online Library where you can participate in online story times, workshops, and live chat, or get books delivered to your doorstep. Many services are now being offered online such as remote access to building and planning permit applications.



# BUDGET AND FISCAL IMPACTS OF COVID-19

In addition to the health impacts of COVID-19, the restrictions put into place through the public health order have taken an unprecedented toll on our federal, state, and local economy. Economists are predicting cities such as San Rafael who are heavily reliant on sales tax, transaction and use tax (TUT), and transient occupancy tax (TOT) will endure the hardest financial hit.

As of April 30, it is preliminarily projected that over the next 16 months, the City will experience reductions in revenue in the range of approximately \$11,790,000, which is 14% of the City's General Fund budget. The breakdown of this financial hit is as follows: 71% of the revenue reductions are due to loss of sales and TUT, 10% is attributed to TOT, 6% is attributed to business licenses and the remaining 13% is an accumulation of several smaller revenue generating sources.

While the fiscal year 2019-20 general fund budget for operating expenses was more than \$80 million, approximately \$43 million or more than 53% was for the funding of public safety operations. Although staff is recommending reductions to these operations, the majority is planned to come from the non-public safety operating budget. Theoretically, if staff was asked to make cuts of \$12 million solely in non-public safety areas, it would take closing down the libraries, eliminating all recreation activities, cutting community development services and we still would not get to the target amount.

The economic impacts of the pandemic and shelter in place orders have a direct negative impact on our local businesses and the revenues used to operate our city. To meet our financial challenges, the City is taking steps that will create a balanced budget for fiscal year 2020-21 in line with the City Council's goals and strategies. Budget development is guided by tenets such as:

- Continually assess and improve efficiency in the delivery of services.
- Manage the size and compensation of the workforce to best deliver services given our current and anticipated financial realities.
- Seek additional revenues from all sources to meet the community's expectations of a high level of service.
- Collaborate with other Marin governmental agencies to consider partnerships and/or regionalized services to leverage resources and improve efficiency.

## REVENUE LOSS ESTIMATES

REVENUE ITEM	% LOSS	FY 19/20	FY 20/21	TOTAL LOSSES
Sales/Transaction & Use Tax	71%	\$4,930,000	\$3,440,000	\$8,370,000
Transient Occupancy Tax	10%	\$860,000	\$290,000	\$1,150,000
Business Licenses	6%	\$240,000	\$500,000	\$740,000
Permitting/Franchise/Investment Earnings	13%	\$1,120,000	\$410,000	\$1,530,000
<b>Projected Revenue Losses as of 4/30/2020</b>		<b>\$7,150,000</b>	<b>\$4,640,000</b>	<b>\$11,790,000</b>


## PROJECTED REDUCTION OVER THE NEXT 16 MONTHS

**\$11,790,000**


### THAT'S ROUGHLY...

 **\$24,194,338**

1/2 of our Police Department General Fund Budget for one year

 **\$18,925,306**

2/3 of our Fire Department General Fund Budget for one year.

 **\$12,021,259**

Our entire Department of Public Works General Fund Budget for one year.

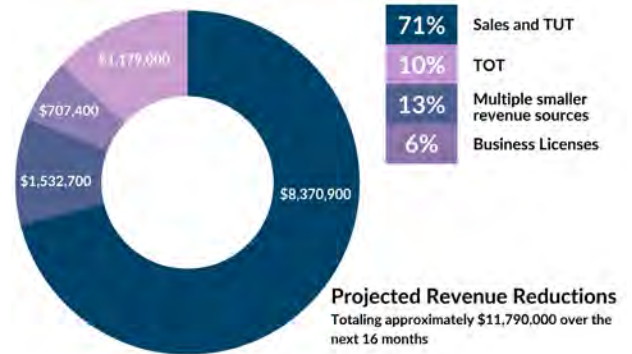
There are a number of efforts and programs that will be necessary to reduce expenses and increase revenues. In an effort to meet the revenue loss estimates, the below table lists current and potential future actions. A hiring freeze has already been instituted which would result in approximately \$1.4 million in savings annually. The City Council approved a mandatory furlough program for non-safety employees which is expected to save approximately \$700,000 for the year. This would reduce non-public safety compensation by 5%.

The City Council also approved a Voluntary Retirement Separation Program which will result in on-going salary and benefit savings to the City by not filling the vacant positions or restructuring around the vacancies. This program is expected to yield approximately \$600,000 but it is completely dependent upon the number of applications and selections.

The Council additionally approved a Voluntary Work Hours Reduction Program. This program will depend upon the number and position of the employees participating and would lower that employee's base annual pay for a period of time.

These measures will significantly help to address the projected General Fund deficit, however additional efforts will be needed including using one-time funds available from the prior year and use of the City's Emergency Reserve.

Following the Great Recession, the City has been able to build its Emergency Reserves from less than 3% to meet its policy of 10%. While a reserve figure of 15% or 20% would be optimal, the below chart illustrates reducing our reserve by a total of 5% (bringing it to 5%) through Fiscal Year 20/21. Even with these reductions, an additional \$4.2 million could be needed to meet the estimated revenue losses on the prior page. These additional budget reductions will significantly add to the negative impacts on city services, such as described on pages six and seven.



## EXPENSE REDUCTION RECOMMENDATIONS

COST CUTTING MEASURES FOR FY 19/20 & FY 20/21	AMOUNT
Hiring Freeze for non-public safety employees	\$1,420,000
Furloughs for non-public safety employees	\$700,000
Voluntary retirement separation program	\$600,000
One-time funds available from prior year	\$1,104,000
Emergency Reserve up to 2.5% per year for 2 years	\$3,766,000
Additional budget reductions	\$4,200,000
<b>Estimated Sources to Fund Projected Deficit</b>	<b>\$11,790,000</b>

# RECOVERY STRATEGIES

The City's immediate response to the economic downturn was to implement a variety of measures to reduce expenses and City staff have also identified additional cost-savings opportunities to be implemented over the coming months. We will continue to monitor the impacts of revenue and expenses and make additional recommendations for the City Council's consideration as the situation evolves.



## Actions Taken:

- Implemented a hiring freeze for non-essential positions.
- Left 14 positions vacant since March and all new, non-essential vacancies will remain unfilled.
- Halted all non-essential/discretionary spending and projects.
- Eliminated planned cost of living compensation increases for executives, management and bargaining units without closed contracts for fiscal year 2020-21.
- Offered a Voluntary Retirement Separation Program that provides an incentive to encourage employees to retire earlier than they would otherwise.
- Offered a Voluntary Work Hours Reduction Program which allows employees to voluntarily take time off work without pay.
- Actively seeking COVID-19 related state and/or federal financial assistance through the support of our local legislators.



## Actions in Progress/Future:

- Implement a Mandatory Time Off Work (MTO)/Furlough Program for non-public safety employees which is a 5% pay reduction. **(in progress)**
- Focus on re-opening the local economy and enhancing efforts on business attraction and retention during the recovery process to support businesses and increase revenues. **(in progress)**
- Continue to pursue any federal stimulus funding made available to local governments and other grants that can provide resources for projects and other one-time needs. **(in progress)**
- Finalize the fiscal year 2020-21 budget including reducing the Emergency Reserve to 5%, if needed, as well as implementing additional departmental reductions in expenses. **(in progress)**
- Evaluate savings associated with the voluntary retirement, voluntary time off without pay, and mandatory furlough program to determine if reductions in force are necessary to balance the budget.
- Meet with employee unions to work on collaborative ways to control costs and analyze other operational cost savings opportunities. **(in progress)**
- Consider increasing the Paramedic Tax within the current voter-approved cap limits.
- Evaluate the City's "master fee schedule" to bring them in line with the costs of similar Bay Area agencies and insure total cost recovery of our services. **(in progress)**
- Continue to explore and gauge community interest in other revenue generating possibilities.
- Collaborate with the County and all Marin cities and towns to evaluate opportunities for savings through partnerships, shared services, and/or other consolidation efforts. **(in progress)**
- Participate in regional groups such as Marin Recovers (and its Industry Advisory Groups) and the Marin County Council of Mayors and Councilmembers Adhoc Economic Recovery Committee that are working on reopening businesses and regional financial recovery solutions. **(in progress)**

# HOW WILL CITY SERVICES BE IMPACTED?

The City Council adopts specific [goals and strategies](#) each year along with the budget adoption process. The goals are broken down into the following 5 categories:

1. Neighborhood & Economic Vitality
2. Quality of Life
3. Public Safety
4. Public Assets
5. Foundational Services

The public health crisis has made it nearly impossible for City staff to remain focused solely on the goals/strategies developed pre-COVID-19 as the EOC and other disaster service work has been more urgent and a much higher priority in serving the community. In addition, the specific impact of the mandatory furlough means City services will need to be closed to the public for 13 calendar days during fiscal year 2020-21. Described below are some of the anticipated impacts to city services by each goal category:



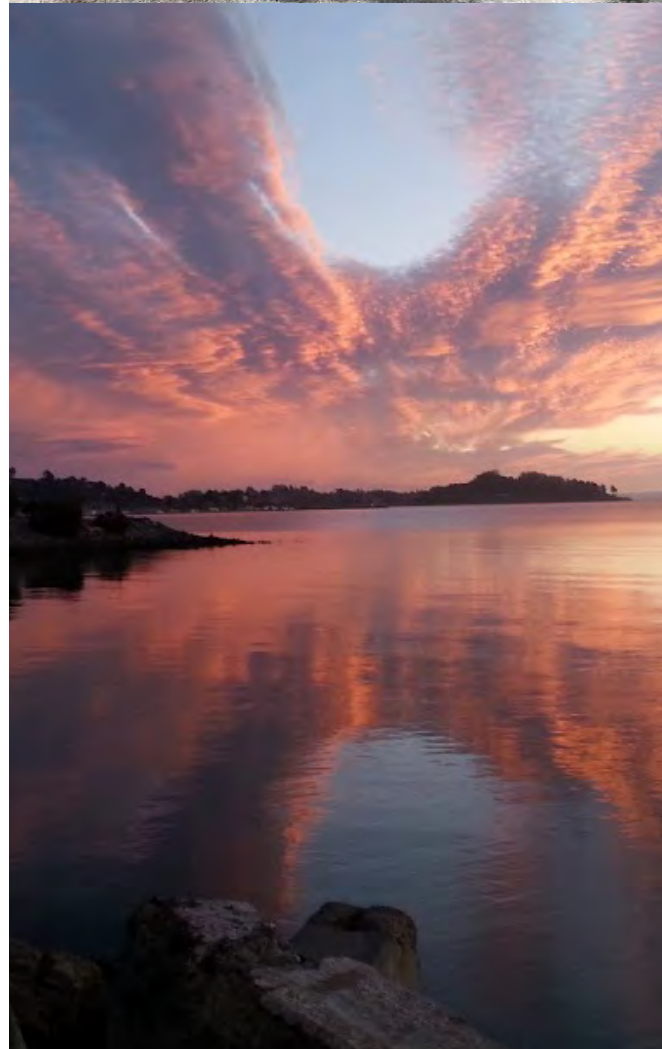
## Neighborhood & Economic Vitality

Regaining and sustaining the vibrancy of our City will be an enormous challenge in the years ahead, both as it relates to housing as well as business attraction and retention. Additionally, this goal includes the work that City staff has been successfully implementing to reduce the number of individuals experiencing homelessness in our community. Unfortunately due to job loss and economic hardships due to COVID-19 we expect to see those numbers increase. With greater needs and fewer staff resources available to help, some of the initiatives underway in this area might be slowed down and take longer to accomplish. In addition, the number of hours staff can provide public services over the counter for processing permits, etc. will be reduced and the processing of current planning development applications will be slowed. While greenhouse gas emissions are down due to the economy coming to a halt, however now is not a time to get complacent about climate change. Implementation of our Climate Change Action Plan is as important as ever.



## Quality of Life

This category is focused on the arts, culture and recreational experiences of our community, as well as improving resident engagement and governmental transparency. Due to our revenue losses, the City may need to reduce its programs and/or operational hours at the three library locations. Staff will continue to look for ways to mitigate service impacts to the public. In addition, the City may need to reduce some of its recreation programs, services and/or hours at its community centers, if it is unable to open and/or be fully operational. There are many priority initiatives planned for the coming years to improve engagement with our Latinx community and develop a City-wide data program to monitor the success of City services. City staff may need to be re-directed to focus on critical/essential delivery of services, which may result in the deferral or reduced pace of progress in these areas.





## Public Safety

We will continue to provide critical public safety services, protect our most vulnerable populations, and prioritize maintaining as much funding toward these activities as possible. However, due to the need to reduce budget in both police and fire we will need to defer equipment and vehicle purchase which in the longer term can become a safety issue. In addition, there will be less resources available for professional development/training available for our police officers and fire fighters.

In addition, the Police Department’s cadet program will be on hold which is a key strategy for identifying up and coming talent and training and retaining new public safety officers.



## Public Assets

After years of deferred maintenance due to the Great Recession, the City was beginning to make progress in improving our roads and parks. Unfortunately, this economic crisis will result in continued deferral of maintenance projects of the City’s key facilities, such as the downtown San Rafael and Terra Linda community centers. With significant projected losses in gas taxes coming from the State, as well as reductions of other funding sources, the City’s Capital Improvement Program will be impacted and fewer core infrastructure projects will be able to be accomplished in the coming year. In addition, the City may not be able to implement another sidewalk application program this year, resurfacing of streets is likely to be reduced, and we will not be able to make improvements to outdated park structures and public restrooms.



## Foundational Services

The City has a focus on exemplary service which relates to creating and sustaining a high performing team and improving our technology and digital presence. Our [Together San Rafael](#) culture initiative has grown over the last few years and has received significant awards from state and national organizations. Staff will continue to prioritize innovation and service design improvements, but it can’t be ignored that there will be far fewer staff carrying out initiatives. For example, existing staff will be needed to backfill for the many current and future vacant positions due to the hiring freeze.

While our City staff work to adapt services that meet health and safety requirements and move services online, enhancing our technological infrastructure and some improvements to digital services may need to wait until new revenue sources can be found for more costly projects. Delays in technology investments, enhancements, and automation will have a direct impact on efforts to improve service delivery.





# GETTING TO ECONOMIC RECOVERY

The novel coronavirus is causing major disruptions to businesses and communities across the world. COVID-19 is compromising supply chains, workers' hours and income, and demand for products and services as consumers are encouraged to avoid public places.

Economic recovery requires a safe start and healthy workforce. Workplaces will continue to look and operate differently. Continued physical distancing, teleworking, and other measures will continue to be necessary to keep workers and customers safe.



## A phased approach:

Businesses should be prepared for a phased comeback approach which will start with the State of California, and then be [customized by the County of Marin](#), to meet the specific needs of our community. Industries and venues will be reopened based on their ability to address health risks and comply with the state and county orders.



## Maintain physical distancing and other public health requirements:

Businesses and public spaces will need to maintain physical distancing and make modifications as necessary to keep employees, customers and the public safe.

## PREPARING FOR A PHASED REOPENING

### Leverage lessons learned:

Apply best practices from industries and businesses that have adjusted to new COVID-19 safety standards.

### Listen & Learn:

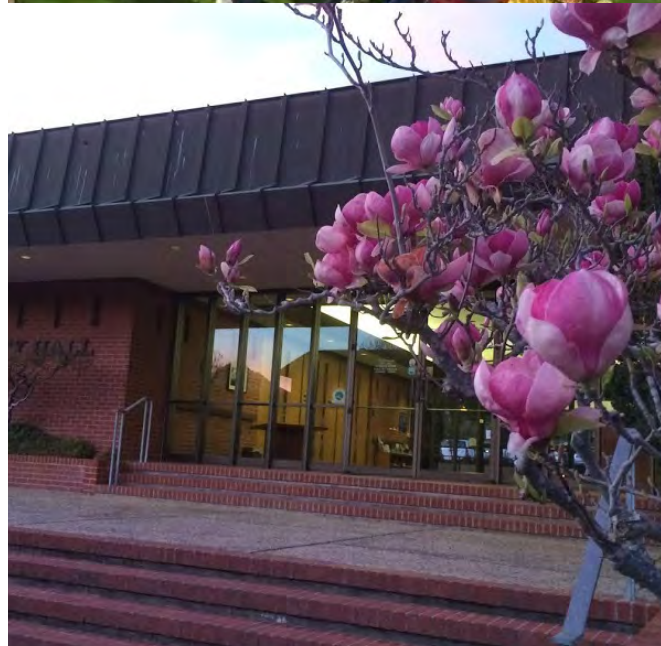
Engage with the business community to understand challenges and evolve our approach based on what we learn.

### Assist small businesses:

Help prepare restaurants, retail and service businesses, and manufacturers, that are critical to local economies, understand changing health and safety protocols.

### Support the recovery of regional economies:

Develop and use a data-based approach to determine support needed by sector and region to assist with recovery.





## ECONOMIC RECOVERY

San Rafael's quality-of-life is maintained and sustained by a healthy local economy. The City's beautiful natural setting, sense of community, public safety, recreation facilities, and efficient government is supported by municipal revenues. These unprecedented times require us to respond swiftly to maintain the strength of our City while controlling costs and being innovative in stabilizing revenues. Staff will be focused on long-term COVID-19 business recovery, advancing key development projects including affordable and workforce housing, conducting business outreach and education, and keeping local partnerships strong.

## ACTIONS TAKEN

- Partnered with the County of Marin, the San Rafael Chamber of Commerce, BID and others to administer Small Business COVID-19 Disaster Relief Grants to San Rafael businesses
- Participating and advancing the County's [Marin Recovers](#) plan and taking part in the [County of Marin's Retail Industry Advisory Group](#)
- Continuing to communicate available small business federal, state, and local COVID-19 disaster relief and recovery programs
- Improving revenue stability by communicating business reopening health and safety protocols
- Promoting which San Rafael businesses are "Open for business" to the community

## ACTIONS UNDERWAY | GETTING TO A SUSTAINED RECOVERY.



### Business Recovery Support:

- Ensure businesses have a strong voice in the State and local reopening protocols and get people back to work.
- Directly assist our local businesses in taking advantage of Federal, State and Local recovery programs.
- Partner with the Chamber of Commerce and BID to find creative out-of-the-box ways to support our local businesses to maintain their viability.
- Continue to invest in our business ecosystem including infrastructure improvements (e.g. Third Street project, East and West Francisco Boulevards) and beautification efforts.



### Continued business outreach, education, and marketing/promotions.

Partner with Chamber, BID, commercial property owners, merchants, developers, and brokers to support our existing commercial businesses base throughout the entire city and achieve our economic goals.



### Stimulate business growth through retention, expansion, and advancing new development projects:

- Encourage business growth, private investment, and economic vitality including but not limited to: in-fill development, biotech, large format stores, hotel/lodging
- Create local employment opportunities
- Expand cannabis licenses and license types
- Improve the fiscal condition of the City by expanding the tax base



### Develop a post-COVID-19 economic development recovery strategy

Work with our community partners to advance a comprehensive and forward-looking strategy to stimulate the economic vitality of San Rafael in the post-COVID world.



## SUMMARY AND CONCLUSIONS

The City of San Rafael faces serious financial challenges to recover from the COVID-19 public health emergency and due to the unprecedented nature of this economic downturn, we will need to remain vigilant about updating our financial projections and assumptions in order to ensure we are doing enough. As economic conditions change our staff will continue to develop solutions that balance our expenses with available resources.

We have an amazing team who will work diligently to find innovative ways to keep our organization operating and providing the highest quality services to our community possible. However, we will face challenges in maintaining pre-COVID service levels with less funding and fewer staff to provide services. We will do our very best to continue building trust with our community and will always look for something we can say yes to. And we will take every necessary action to ensure the City's finances and operations remain resilient moving forward.

The City Council will move forward with the efforts outlined in this plan and will adopt the fiscal year 2020-21 budget in June. This plan will also be amended as necessary to keep up with the rapidly changing COVID-19 crisis environment. Progress reports will be prepared as part of the City's regular updates to the City Council. We will also provide updates regularly in the City Manager's Snapshot e-newsletter.

## QUESTIONS OR COMMENTS

If you have questions or comments about the Economic Recovery Plan you can make them [online at the City Website](#).



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RESILIENT**

## Cover Page

Attachment 2. - Resolution Approving the City-Wide Budget and Capital Improvement Program for the Fiscal Year 2019-2020 and Providing for the Appropriations and Expenditure of All Sums Set Forth in the Budget, and Exhibits I, II, III (Budget and Personnel Actions)

Exhibit I - City of San Rafael Consolidated Funds FY 2020-2021

Exhibit II – General Fund Proposed Budget FY 2020-2021

Exhibit III – City of San Rafael Authorized Positions FY 2020-2021

- San Rafael Unrepresented Executive Management Salary Schedule
- PEU Local – 1 – Confidential Salary Schedule
- San Rafael Unrepresented Mid-Management Salary Schedule
- City of San Rafael SEIU – Salary Schedule
- San Rafael Firefighters’ Association Base Pay Schedule
- San Rafael Fire Chief Officers’ Association Salary Schedule
- San Rafael Police Association Salary Schedule
- 2020 San Rafael Police Mid-Management Association Salary Schedule
- WCE – San Rafael Salary Schedule

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL  
APPROVING THE CITYWIDE BUDGET AND CAPITAL IMPROVEMENT  
PROGRAM FOR THE FISCAL YEAR 2020-2021 AND PROVIDING FOR  
THE APPROPRIATIONS AND EXPENDITURE OF ALL SUMS SET FORTH  
IN THE BUDGET IN THE AMOUNT OF \$127,943,913**

**WHEREAS**, on May 12, 2020 and June 9, 2020, the City Council Finance Committee discussed the proposed City-wide Operating budget for the fiscal year July 1, 2020 – June 30, 2021; and

**WHEREAS**, on May 18, 2020, City staff presented to the San Rafael City Council at its regular meeting a draft COVID-19 Economic Recovery Plan for the fiscal year July 1, 2020 - June 30, 2021; and

**WHEREAS**, on May 18, 2020, City staff submitted to the San Rafael City Council at its regular meeting a Preliminary Capital Improvement Program for the fiscal year July 1, 2020 – June 30, 2021; and

**WHEREAS**, after examination, deliberation and due consideration of the COVID-19 Economic Recovery Plan, Capital Improvement Program, City-wide Operating Budget and corresponding staff recommendations, the San Rafael City Council and City Council Finance Committee provided direction to the City Manager, and the City Manager has submitted a Final, Proposed Budget; and

**WHEREAS**, it is the intention of this Council to adopt the Proposed Budget submitted by the City Manager as the approved budget for the fiscal year 2020-2021; and

**WHEREAS**, it is the intention of this Council to carry forward unspent capital projects resources funded in fiscal year 2019-2020 to complete the balance of these projects in the 2020-2021 fiscal year; and

**WHEREAS**, it is the intention of this Council to carry forward unspent operational funds from fiscal year 2019-2020 encumbered through approved, active purchase orders to complete the balance of these purchases in the 2020-2021 fiscal year;

**NOW, THEREFORE, BE IT RESOLVED** by the San Rafael City Council that:

1. The City Manager's proposed one-year budget for the City of San Rafael for the fiscal year July 1, 2020 through June 30, 2021, is hereby adopted, with net appropriations of \$127,943,913. General Fund operational uses total \$81,581,228 as presented in Exhibit II attached hereto and incorporated herein. A total of \$1,464,130 is

appropriated for General Plan support, \$32,877,061 is appropriated for special revenue and grant activities, \$5,072,452 for the parking enterprise, \$9,517,225 for capital projects, and \$17,238,594 for internal service funds and asset replacement as presented in Exhibit I attached hereto and incorporated herein.

2. The sums of money therein set forth are hereby appropriated from the revenues of the City to the departments, functions, programs and funds therein set forth for expenditure during the fiscal year 2020-2021.
3. The Capital Improvement Program and projects presented for implementation in fiscal year 2020-2021 are hereby approved.
4. The budget provides for an increase of 0.50 Full Time Equivalent positions resulting in 405.73 full-time equivalent, authorized positions, as presented in Exhibit III, attached hereto and incorporated herein.
5. The following personnel actions will be implemented:
  - A. Effective Fiscal Year 2020, approve a 1.0 FTE Police Officer - School Resource Officer, covered by a three-year grant through a tobacco grant from the State of California with a salary range of \$7,173 to \$8,718 monthly, in the SRPA bargaining group; and
  - B. Effective June 16, 2020, approve a 1.0 FTE Police Officer - Open Space Ranger, covered for ten years through the Marin Wildfire Prevention Authority – County of Marin Measure C funds with a salary range of \$7,173 to \$8,718 monthly, in the SRPA bargaining group.
6. The City of San Rafael will carry forward unspent capital project funds from fiscal year 2019-2020 and reappropriate these funds in fiscal year 2020-2021 to be used solely to pay for the remaining portion of City Council authorized expenditures for street, facility, storm drain, traffic mitigation, park and other long-term capital projects started in the 2019-2020 or prior fiscal years.
7. Transfers are authorized from the General Fund to the San Rafael Essential Facilities capital project from Measure E revenues for the purpose of funding the San Rafael Essential Facilities projects.
8. Drawdowns are authorized from the Lease Revenue Bonds, Series 2018 for the sole purpose of funding the San Rafael Essential Facilities projects as necessitated by actual authorized capital expenditures, including capitalized interest.
9. Funds set aside in the Emergency Medical Services Fund balance for the purpose of funding future capital expenditures necessary to support the facilities used to deliver emergency medical transportation and related paramedic services will be made available to qualifying capital projects.

I, LINDSAY LARA, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on Monday, the 15th day of June 2020, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

CITY OF SAN RAFAEL  
CONSOLIDATED FUNDS

FY 2020-21 PROJECTED BUDGET		June 30, 2020	Total			Total			June 30, 2021
FUND NAME	Projected Balance	Operating and Capital Revenue	Transfers In	Total Resources	Operating and Capital Budget	Transfers to Other Funds	Total Appropriations	Projected Balance	
<b>GENERAL OPERATING FUNDS:</b>									
<b>001</b>	<b>General Fund Available Balance</b>	<b>(721,542)</b>	<b>\$75,483,680</b>	<b>\$3,914,620</b>	<b>\$79,398,300</b>	<b>\$79,581,228</b>	<b>\$2,000,000</b>	<b>\$81,581,228</b>	<b>(\$2,904,470)</b>
218	General Plan Special Revenue Fund	1,359,111	776,956	776,956	1,464,130		1,464,130	671,937	
<b>SPECIAL REVENUE &amp; GRANT FUNDS:</b>									
205	Storm Water Fund	130,544	836,424		836,424	840,000	840,000	126,968	
206	Gas Tax	3,303,655	5,234,629	-	5,234,629	6,880,000	1,646,000	12,284	
207	Development Services	13,041	5,000		5,000	-	-	18,041	
208	Child Care	1,199,579	4,220,000		4,220,000	4,320,583	4,320,583	1,098,996	
210	Paramedic/EMS	794,942	8,382,750		8,382,750	8,143,000	220,394	814,298	
216	Cannabis	5,973	300,000		300,000	300,000		5,973	
217	State Lands Fund	260,396	40,000		40,000	-	-	300,396	
222	Recreation Revolving	78,526	1,868,377	2,000,000	3,868,377	3,869,168	3,869,168	77,735	
223	Household Haz. Waste Fund	301,168	180,470		180,470	176,836		304,802	
228	Hazardous Materials Fund	55,251	-		-	-	-	55,251	
234	Pt. San Pedro A.D. Maintenance Portion	106,030	145,000		145,000	168,200	168,200	82,830	
235	Baypoint Lagoons L & L Assessment District	364,329	29,500		29,500	229,278		164,551	
236	Loch Lomond CFD #10	747,971	33,399		33,399	10,929	6,928	763,513	
237	Loch Lomond Marina CFD #2	358,040	85,000		85,000	172,500	9,000	261,540	
240	Parkland Dedication	288,016	5,000		5,000	100,000		193,016	
241	Measure A Open Space	80,000	365,503		365,503	365,003		80,500	
242	Measure C Wildfire Prevention	(50,000)	913,226		913,226	863,226		-	
495	Low and moderate Income Housing Fund	860,072	10,000		10,000	95,000		775,072	
<b>LIBRARY AND FALKIRK:</b>									
214	Library Revolving	124,436	18,000		18,000	40,000		102,436	
215	Library Special Assessment Fund	639,118	1,092,091		1,092,091	1,097,534		633,675	
	Library Fund	763,554	1,110,091	-	1,110,091	1,137,534	-	736,111	
<b>PUBLIC SAFETY:</b>									
200	Abandoned Vehicle	5,540	75,100	85,000	160,100	162,146		3,494	
202	Asset Seizure	1,637	-		-	-		1,637	
204	Crime Prevention	4,473	-		-	-		4,473	
230	Youth Services - Police	78,014	75,000		75,000	98,761		54,253	
	Public Safety Fund	89,664	150,100	85,000	235,100	260,907	-	63,857	
<b>TRAFFIC AND HOUSING:</b>									
243	Affordable Housing in lieu	1,678,377	15,000		15,000	25,000		1,668,377	
245	Housing & Parking In-lieu	359,332	5,000		5,000	-		364,332	
246	East S.R. Traffic Mitigation	1,464,948	600,000		600,000	1,800,000		264,948	
	Traffic & Housing Mitigation Funds	3,502,657	620,000	-	620,000	1,825,000	-	2,297,657	
<b>GRANT:</b>									
201	A.D.A.. Access Projects	-	-		-	-		-	
260	Pickleweed Childcare Grant	109,798	385,799		385,799	406,370		89,227	
281	Public Safety Grants	572,914	350,000		350,000	711,200		211,714	
283	Grant-Other	44,760	99,250		99,250	120,005		24,005	
	Grant Funds	727,472	835,049	-	835,049	1,237,575	-	324,946	
<b>SPECIAL REVENUE &amp; GRANT FUND TOTAL</b>		<b>13,980,881</b>	<b>25,369,518</b>	<b>2,085,000</b>	<b>27,454,518</b>	<b>30,994,739</b>	<b>1,882,322</b>	<b>32,877,061</b>	<b>8,558,338</b>



CITY OF SAN RAFAEL  
CONSOLIDATED FUNDS

FY 2020-21 PROJECTED BUDGET FUND NAME	June 30, 2020 Projected Balance	Total			Total			June 30, 2021 Projected Balance
		Operating and Capital Revenue	Transfers In	Total Resources	Operating and Capital Budget	Transfers to Other Funds	Total Appropriations	
<b>ASSESSMENT DISTRICTS:</b>								
302 Financing Authority 1997 Bonds	151,695	-	-	-	-	-	-	151,695
304 Peacock Gap Assessment District	2,875	-	-	-	-	-	-	2,875
306 Mariposa Assessment District	16,573	-	-	-	-	-	-	16,573
Var. Assessment District Projects	302,890	-	-	-	-	-	-	302,890
<b>ASSESSMENT DISTRICT TOTAL</b>	<b>474,033</b>	-	-	-	-	-	-	<b>474,033</b>
<b>CAPITAL PROJECT FUNDS:</b>								
401 Capital Improvement	1,450,599	20,000	-	20,000	-	-	-	1,470,599
405 Open Space Acquisition	119,960	2,000	-	2,000	-	-	-	121,960
406 Bedroom Tax	94,525	-	-	-	-	-	-	94,525
407 Parks Capital Projects	10,824	-	-	-	-	-	-	10,824
420 Measure E - Public Safety Facilities	9,705,046	400,000	220,394	620,394	8,400,000	1,117,225	9,517,225	808,215
<b>CAPITAL PROJECT FUND TOTAL</b>	<b>11,380,954</b>	<b>422,000</b>	<b>220,394</b>	<b>642,394</b>	<b>8,400,000</b>	<b>1,117,225</b>	<b>9,517,225</b>	<b>2,506,123</b>
<b>ENTERPRISE FUND:</b>								
501 Parking Services-Cash Beg.Bal	2,079,136	5,076,525	-	5,076,525	4,534,047	538,405	5,072,452	2,083,209
<b>ENTERPRISE FUND TOTAL</b>	<b>2,079,136</b>	<b>5,076,525</b>	-	<b>5,076,525</b>	<b>4,534,047</b>	<b>538,405</b>	<b>5,072,452</b>	<b>2,083,209</b>
<b>INTERNAL SERVICE FUNDS:</b>								
227 Sewer Maintenance	(0)	2,832,497	-	2,832,497	2,832,497	-	2,832,497	(0)
600 Vehicle Replacement-Cash Beg.Bal	1,600,585	1,215,000	-	1,215,000	592,361	-	592,361	2,223,224
601 P.C. Replacement	1,385,731	1,858,346	-	1,858,346	2,172,348	-	2,172,348	1,071,729
602 Fire Equipment Replacement	1,063,409	141,000	-	141,000	131,000	-	131,000	1,073,409
603 Building Improvement-Cash Beg.Bal	342,743	501,000	-	501,000	500,000	-	500,000	343,743
604 Employee Benefits	354,289	699,000	-	699,000	939,344	-	939,344	113,945
605 Liability Insurance	2,434	1,814,880	-	1,814,880	1,790,470	-	1,790,470	26,844
606 Workers Compensation Insurance	58,182	2,338,324	-	2,338,324	2,009,722	-	2,009,722	386,784
607 Dental Insurance	258,327	469,218	-	469,218	495,000	-	495,000	232,545
608 Radio Replacement	59,236	648,660	-	648,660	703,531	-	703,531	4,365
609 Telephone/Internet	189,583	470,761	-	470,761	466,761	-	466,761	193,583
611 Employee Retirement	2,267,311	20,000	-	20,000	4,000	682,063	686,063	1,601,248
612 Retiree Health Benefit OPEB-Cash Beg.bal	521,228	3,643,931	-	3,643,931	3,789,497	-	3,789,497	375,662
613 Police Equipment Replacement Fund	341,315	5,000	-	5,000	130,000	-	130,000	216,315
<b>INTERNAL SERVICE FUND TOTAL</b>	<b>8,444,373</b>	<b>16,657,617</b>	-	<b>16,657,617</b>	<b>16,556,531</b>	<b>682,063</b>	<b>17,238,594</b>	<b>7,863,397</b>
<b>TRUST AND AGENCY FUNDS:</b>								
712 Library Fiduciary	2,299,006	30,000	-	30,000	-	-	-	2,329,006
<b>TRUST &amp; AGENCY FUND TOTAL</b>	<b>2,299,006</b>	<b>30,000</b>	-	<b>30,000</b>	-	-	-	<b>2,329,006</b>
<b>COMBINED FUNDS TOTAL</b>	<b>39,295,954</b>	<b>123,816,297</b>	<b>6,220,015</b>	<b>130,036,310</b>	<b>141,530,675</b>	<b>6,220,015</b>	<b>147,750,690</b>	<b>21,581,574</b>
<b>LESS: INTERFUND TRANSFER</b>			<b>(6,220,015)</b>	<b>(6,220,015)</b>		<b>(6,220,015)</b>	<b>(6,220,015)</b>	
<b>LESS: INTERNAL SERVICE CHARGES</b>		<b>(13,586,762)</b>		<b>(13,586,762)</b>	<b>(13,586,762)</b>		<b>(13,586,762)</b>	
<b>NET TOTALS FY 2020-2021</b>	<b>39,295,954</b>	<b>110,229,535</b>	<b>0</b>	<b>110,229,533</b>	<b>127,943,913</b>	<b>(0)</b>	<b>127,943,913</b>	<b>21,581,574</b>

**GENERAL FUND  
PROPOSED BUDGET FY 2020-2021**

EXHIBIT II

**REVENUES & OTHER OPERATIONAL SOURCES**

**Taxes**

Property Tax and related	\$ 21,774,484
Sales Tax	18,685,448
Sales Tax -Measure E	10,114,552
Franchise Tax	3,767,000
Business Tax	2,582,000
Transient Occupancy Tax	2,900,000

**Other Agencies**

CSA #19 Fire Service	2,260,604
VLF Backfill	6,240,770
Other Agencies (Prop 172, Owner Prop Tax, State Mandate, Other agencies)	1,299,466

**Other Revenues**

Permits & Licenses (building, electrical, encroachment, use, alarm)	2,644,570
Fine & Forfeitures (traffic, vehicle, etc.)	254,895
Interest & Rents (investment earnings, rents, etc.)	175,000
Charges for Services (includes dev't fees and plan review)	1,948,142
Other Revenue (damage reimbursements, misc income)	836,750

**Sub-total: Revenues** \$ 75,483,680

**TRANSFERS IN**

Assessment District reimbursements	15,928
from Gas Tax	1,646,000
from Parking Services Fund - Admin. cost	453,405
from Measure E for 2018 Lease Revenue Bond	1,117,225
from Employee Retirement Fund - POB debt payment	682,063

**Sub-total: Transfers In** \$ 3,914,620

**TOTAL SOURCES**

**\$ 79,398,302**

**EXPENDITURES AND OTHER OPERATIONAL USES**

**Expenditures by Department**

Finance	2,509,264
Non-Departmental	7,319,231
City Manager/City Council	2,577,191
City Clerk	494,894
Digital Services	1,138,715
Mgt Serv: Adm,HR	475,071
City Attorney	1,016,599
Community Development	4,111,735
Police	24,287,913
Fire	20,426,033
Public Works	12,003,604
Library	2,621,334
Economic Development	599,644

**Sub-total: Expenditures** \$ 79,581,228

**OPERATIONAL TRANSFERS OUT**

to Recreation Fund - Operating support	2,000,000
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**Sub-total: Transfers Out** \$ 2,000,000

Non-Operating Transfers (Measure E / San Rafael Essential Facilities) -

Allocation to Emergency and Cash Flow Reserve -

**TOTAL USES**

**\$ 81,581,228**

**NET RESULTS**

**\$ (2,182,926)**

**CITY OF SAN RAFAEL  
Authorized Positions**

<b>Departments</b>	<b>Final 2007-2008</b>	<b>Final 2008-2009</b>	<b>Final 2009-2010</b>	<b>Final 2010-2011</b>	<b>Final 2011-2012</b>	<b>Final 2012-2013</b>	<b>Final 2013-2014</b>	<b>Final 2014-2015</b>	<b>Final 2015-2016</b>	<b>Final 2016-2017</b>	<b>Final 2017-2018</b>	<b>Final 2018-2019</b>	<b>Adopted 2019-2020</b>	<b>Mid-Year Changes 2019-2020</b>	<b>Final 2019-2020</b>	<b>Proposed Changes 2019-2020</b>	<b>Proposed 2020-2021</b>
<b>Regular</b>																	
Community Development	29.50	27.50	21.75	20.75	18.25	18.25	17.80	17.80	19.80	20.00	21.00	21.00	21.75		21.75		21.75
Community Services	64.20	64.20	60.73	61.16	59.82	59.02	60.25	60.82	60.84	60.94	60.94	60.94	56.41		56.41		56.41
City Attorney	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50		3.50		3.50
City Clerk	3.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00		2.00		2.00
City Manager/Council	8.70	8.70	7.70	7.70	8.50	8.50	9.56	9.56	11.56	13.56	13.56	13.56	12.56		12.56		12.56
Economic Development (former RDA)	5.00	5.00	5.00	5.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	2.00		2.00		2.00
Finance	11.00	11.00	10.00	10.00	10.00	10.00	11.72	12.72	12.72	12.72	11.72	11.72	11.72		11.72		11.72
Fire	81.00	77.00	75.00	76.00	75.00	76.00	79.00	81.75	81.75	81.75	82.35	82.35	82.75	(0.75)	82.00		82.00
Library	20.22	21.97	20.61	26.68	21.74	21.74	23.41	23.41	23.41	23.41	23.41	23.41	23.41	(1.75)	21.66		21.66
Management Services	33.68	33.68	31.68	31.15	28.23	26.23	26.33	27.33	27.83	27.33	29.33	29.33	31.33	(1.00)	30.33	(0.70)	29.63
Police	105.00	104.00	90.00	90.00	87.00	87.00	89.00	90.00	92.00	92.80	92.00	92.00	93.30		93.30	1.20	94.50
Public Works	78.80	75.80	60.80	62.80	62.00	60.00	61.00	62.00	62.00	63.00	66.67	66.67	67.00	1.00	68.00	-	68.00
<b>Sub - Total Regular Positions</b>	<b>443.60</b>	<b>434.35</b>	<b>388.77</b>	<b>396.74</b>	<b>379.04</b>	<b>375.24</b>	<b>384.85</b>	<b>392.89</b>	<b>400.41</b>	<b>404.01</b>	<b>409.48</b>	<b>409.48</b>	<b>407.73</b>	<b>(2.50)</b>	<b>405.23</b>	<b>0.50</b>	<b>405.73</b>
<b>Change from previous year</b>		(9.25)	(45.58)	7.97		(3.80)	9.61	8.04	7.52	3.60	5.47	-	(1.75)		(2.50)		0.50
<b>Authorized, unbudgeted - extended absence/no cost</b>								1.00	2.00	2.00	1.00	1.00	-	-	-	-	-
<b>Total Authorized Positions</b>	<b>445.08</b>	<b>437.58</b>	<b>391.92</b>	<b>399.72</b>	<b>379.04</b>	<b>375.24</b>	<b>384.85</b>	<b>393.89</b>	<b>402.41</b>	<b>406.01</b>	<b>410.48</b>	<b>410.48</b>	<b>407.73</b>	<b>(2.50)</b>	<b>405.23</b>	<b>0.50</b>	<b>405.73</b>

Vacant Frozen Positions (14.00)  
 Frozen as part of Voluntary Retirement Separation Program (9.00)  
**Authorized positions less current unfunded positions 382.73**

General Notes:

The above-authorized positions are presented as full-time equivalent employees (FTE's) based on various workweek hours as negotiated in employee agreements. The totals by department reflect a combination of full-time or permanent part-time, or fixed term positions that are entitled to all or pro-rated benefits in accordance with the negotiated agreements for employees or individuals who are under contract. The totals reflected above, or in the detail department program sections, do not include temporary or seasonal employees that are utilized for short-term or specific reasons during the year.

**SAN RAFAEL UNREPRESENTED EXECUTIVE MANAGEMENT  
SALARY SCHEDULE  
Effective July 1, 2020**

*Note: The Salary Schedule below reflects a 5% furlough reduction for FY 20/21 (except Safety)*

Grade	Position	A	B	C	D	E
2501	Assistant City Attorney	\$ 10,725	\$ 11,261	\$ 11,824	\$ 12,415	\$ 13,036
2001	Assistant City Manager	\$ 12,686	\$ 13,321	\$ 13,987	\$ 14,686	\$ 15,420
2300	Community Development Director	\$ 12,377	\$ 12,995	\$ 13,645	\$ 14,327	\$ 15,044
4205	Director of Digital Service & Open Government	\$ 11,215	\$ 11,776	\$ 12,365	\$ 12,983	\$ 13,632
2801	Director of Economic Development & Innovation	\$ 11,215	\$ 11,776	\$ 12,364	\$ 12,983	\$ 13,632
2205	District Manager/Engineer (SRSD)	\$ 11,215	\$ 11,776	\$ 12,364	\$ 12,983	\$ 13,632
2140	Finance Director	\$ 11,215	\$ 11,776	\$ 12,364	\$ 12,983	\$ 13,632
7101	Fire Chief	\$ 13,288	\$ 13,953	\$ 14,651	\$ 15,383	\$ 16,152
1106	Human Resources Director	\$ 11,215	\$ 11,776	\$ 12,364	\$ 12,983	\$ 13,632
2406	Library and Recreation Director	\$ 11,780	\$ 12,369	\$ 12,987	\$ 13,637	\$ 14,318
6101	Police Chief	\$ 13,288	\$ 13,953	\$ 14,651	\$ 15,383	\$ 16,152
2201	Public Works Director	\$ 12,377	\$ 12,995	\$ 13,645	\$ 14,327	\$ 15,044

Position	Monthly Salary
City Manager (Appointed)	\$ 18,335

*The City Manager is appointed by the City Council and is not subject to the terms and conditions of the Management Resolution*

**PEU LOCAL 1 - CONFIDENTIAL  
SALARY SCHEDULE  
Effective July 1, 2020**

*Note: The Salary Schedule below reflects a 3% furlough reduction for FY 20/21*

<b>Grade</b>	<b>Position</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
7122	ADMIN ASST I (CONFIDENTIAL)	\$4,236	\$4,448	\$4,670	\$4,904	\$5,149
7123	ADMIN ASST II (CONFIDENTIAL)	\$4,670	\$4,904	\$5,149	\$5,407	\$5,677
7215	ADMIN ASSISTANT TO THE CM	\$5,418	\$5,689	\$5,974	\$6,272	\$6,586
7207	ADMIN ASST TO THE CHIEF OF POLICE	\$4,790	\$5,029	\$5,281	\$5,545	\$5,822
2106	ASSOCIATE MANAGEMENT ANALYST	\$5,326	\$5,592	\$5,872	\$6,166	\$6,474
2109	HUMAN RESOURCES REPRESENTATIVE I	\$5,294	\$5,558	\$5,836	\$6,128	\$6,435
2110	HUMAN RESOURCES REPRESENTATIVE II	\$5,832	\$6,123	\$6,429	\$6,751	\$7,088
7242	LEGAL ASSISTANT I	\$5,418	\$5,689	\$5,974	\$6,272	\$6,586
9205	LEGAL ASSISTANT II	\$5,970	\$6,269	\$6,582	\$6,911	\$7,257
7204	MANAGEMENT ANALYST	\$5,859	\$6,152	\$6,460	\$6,783	\$7,122
7203	PAYROLL TECHNICIAN	\$5,503	\$5,778	\$6,067	\$6,370	\$6,689
7316	PRINCIPAL ACCOUNTANT	\$7,172	\$7,530	\$7,907	\$8,302	\$8,717
2136	SENIOR ADMIN ASST (CONFIDENTIAL)	\$5,029	\$5,280	\$5,544	\$5,821	\$6,112
2130	SENIOR ACCOUNTANT	\$6,390	\$6,709	\$7,045	\$7,397	\$7,767

**SAN RAFAEL UNREPRESENTED MID-MANAGEMENT**

**SALARY SCHEDULE**

Effective July 1, 2020

*Note: The Salary Schedule below reflects a 5% furlough reduction for FY 20/21*

<b>Grade</b>	<b>Position</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
7315	Accounting Manager	\$ 8,265	\$ 8,678	\$ 9,112	\$ 9,567	\$ 10,046
2400	Assistant Library and Recreation Director	\$ 9,446	\$ 9,918	\$ 10,414	\$ 10,935	\$ 11,482
2202	Assistant Public Works Director / City Engineer	\$ 10,720	\$ 11,256	\$ 11,818	\$ 12,409	\$ 13,030
2302	Chief Building Official	\$ 9,962	\$ 10,460	\$ 10,983	\$ 11,532	\$ 12,109
4203	Civic Design Manager	\$ 8,996	\$ 9,446	\$ 9,918	\$ 10,414	\$ 10,935
2122	Code Enforcement Supervisor	\$ 6,856	\$ 7,199	\$ 7,559	\$ 7,937	\$ 8,334
4204	Data & Infrastructure Manager	\$ 9,962	\$ 10,460	\$ 10,983	\$ 11,532	\$ 12,109
1105	Deputy City Attorney I	\$ 9,028	\$ 9,479	\$ 9,953	\$ 10,451	\$ 10,974
1109	Deputy City Attorney II	\$ 9,954	\$ 10,452	\$ 10,974	\$ 11,523	\$ 12,099
2120	Deputy Fire Marshall	\$ 8,479	\$ 8,903	\$ 9,348	\$ 9,816	\$ 10,307
2135	Deputy Public Works Director	\$ 9,739	\$ 10,226	\$ 10,737	\$ 11,274	\$ 11,838
7313	Economic Development Coordinator	\$ 8,181	\$ 8,590	\$ 9,020	\$ 9,471	\$ 9,944
2128	Economic Development Manager	\$ 8,996	\$ 9,446	\$ 9,918	\$ 10,414	\$ 10,935
7117	Emergency Services Manager	\$ 7,982	\$ 8,381	\$ 8,800	\$ 9,240	\$ 9,702
9005	Events Coordinator	\$ 6,952	\$ 7,300	\$ 7,665	\$ 8,048	\$ 8,450
2107	Human Resources Operations Manager	\$ 8,018	\$ 8,419	\$ 8,840	\$ 9,282	\$ 9,746
2208	Operations and Maintenance Manager	\$ 8,741	\$ 9,178	\$ 9,637	\$ 10,119	\$ 10,625
2703	Parking Services Manager	\$ 8,181	\$ 8,590	\$ 9,020	\$ 9,471	\$ 9,944
7312	Parks Superintendent	\$ 7,982	\$ 8,381	\$ 8,800	\$ 9,240	\$ 9,702
2116	Planning Manager	\$ 9,161	\$ 9,620	\$ 10,101	\$ 10,606	\$ 11,136
1202	Public Works Administrative Manager	\$ 8,181	\$ 8,590	\$ 9,019	\$ 9,470	\$ 9,944
8103	Recreation Supervisor	\$ 6,857	\$ 7,200	\$ 7,559	\$ 7,937	\$ 8,334
2206	Senior Civil Engineer (SRSD)	\$ 9,481	\$ 9,955	\$ 10,452	\$ 10,975	\$ 11,524
7317	Senior Code Enforcement Supervisor	\$ 7,568	\$ 7,946	\$ 8,344	\$ 8,761	\$ 9,199
2105	Senior Management Analyst	\$ 7,795	\$ 8,185	\$ 8,594	\$ 9,024	\$ 9,475
2203	Senior Project Manager	\$ 8,212	\$ 8,623	\$ 9,054	\$ 9,506	\$ 9,982
8102	Senior Recreation Supervisor	\$ 7,568	\$ 7,946	\$ 8,344	\$ 8,761	\$ 9,199
7310	Sewer Maintenance Superintendent	\$ 7,982	\$ 8,381	\$ 8,800	\$ 9,240	\$ 9,702
7311	Street Maintenance Superintendent	\$ 7,982	\$ 8,381	\$ 8,800	\$ 9,240	\$ 9,702
2150	Sustainability Program Manager	\$ 6,570	\$ 6,898	\$ 7,243	\$ 7,605	\$ 7,986

**City of San Rafael**  
**SEIU - SALARY SCHEDULE**  
Effective July 1, 2020

*Note: The Salary Schedule below reflects a 5% furlough reduction for FY 20/21*

Grade	Position	A	B	C	D	E
7241	Accountant I	\$ 5,496	\$ 5,770	\$ 6,059	\$ 6,362	\$ 6,680
7240	Accountant II	\$ 5,771	\$ 6,059	\$ 6,362	\$ 6,680	\$ 7,014
7200	Accounting Assistant I	\$ 4,003	\$ 4,203	\$ 4,413	\$ 4,634	\$ 4,865
7201	Accounting Assistant II	\$ 4,409	\$ 4,629	\$ 4,861	\$ 5,104	\$ 5,359
7299	Accounting Technician	\$ 5,497	\$ 5,772	\$ 6,061	\$ 6,364	\$ 6,682
7205	Administrative Analyst	\$ 5,108	\$ 5,363	\$ 5,631	\$ 5,913	\$ 6,208
7211	Administrative Assistant I	\$ 4,149	\$ 4,356	\$ 4,574	\$ 4,803	\$ 5,043
7212	Administrative Assistant II	\$ 4,574	\$ 4,803	\$ 5,043	\$ 5,295	\$ 5,560
7295	Senior Administrative Assistant	\$ 4,926	\$ 5,172	\$ 5,431	\$ 5,702	\$ 5,987
7216	Administrative Assistant to the City Clerk	\$ 4,926	\$ 5,172	\$ 5,431	\$ 5,702	\$ 5,987
7210	Assistant Planner	\$ 5,777	\$ 6,066	\$ 6,369	\$ 6,687	\$ 7,022
7208	Associate Planner	\$ 6,375	\$ 6,694	\$ 7,029	\$ 7,380	\$ 7,749
7217	Building Inspector I	\$ 5,235	\$ 5,497	\$ 5,771	\$ 6,060	\$ 6,363
7218	Building Inspector II	\$ 5,777	\$ 6,066	\$ 6,369	\$ 6,687	\$ 7,022
7475	Building Technician I	\$ 4,514	\$ 4,740	\$ 4,977	\$ 5,226	\$ 5,487
7220	Business License Examiner	\$ 4,629	\$ 4,860	\$ 5,103	\$ 5,358	\$ 5,626
7222	Code Enforcement Official I	\$ 4,194	\$ 4,403	\$ 4,624	\$ 4,855	\$ 5,097
7223	Code Enforcement Official II	\$ 4,627	\$ 4,859	\$ 5,102	\$ 5,357	\$ 5,625
7380	Code Enforcement Official III	\$ 5,496	\$ 5,770	\$ 6,059	\$ 6,362	\$ 6,680
2119	Construction Inspector - SRSD	\$ 5,690	\$ 5,974	\$ 6,273	\$ 6,587	\$ 6,916
7224	Custodian	\$ 3,917	\$ 4,113	\$ 4,318	\$ 4,534	\$ 4,761
4210	Data Analyst I	\$ 5,901	\$ 6,196	\$ 6,506	\$ 6,831	\$ 7,173
4211	Data Analyst II	\$ 6,491	\$ 6,816	\$ 7,156	\$ 7,514	\$ 7,890
4212	Data Analyst III	\$ 7,140	\$ 7,497	\$ 7,872	\$ 8,266	\$ 8,679
7226	Deputy City Clerk	\$ 5,049	\$ 5,302	\$ 5,567	\$ 5,845	\$ 6,137
7120	Emergency Management Coordinator	\$ 4,744	\$ 4,981	\$ 5,230	\$ 5,492	\$ 5,766
7121	Environmental Management Coordinator	\$ 4,744	\$ 4,981	\$ 5,230	\$ 5,492	\$ 5,766
7232	Facility Repair Supervisor	\$ 6,236	\$ 6,548	\$ 6,875	\$ 7,219	\$ 7,580
7291	Facility Repair Worker I	\$ 4,425	\$ 4,646	\$ 4,879	\$ 5,122	\$ 5,379
7233	Facility Repair Worker II	\$ 4,880	\$ 5,124	\$ 5,380	\$ 5,649	\$ 5,932
7294	Facility Repair Worker III	\$ 5,252	\$ 5,515	\$ 5,790	\$ 6,080	\$ 6,384
7108	Fire Prevention Inspector I	\$ 6,615	\$ 6,946	\$ 7,293	\$ 7,657	\$ 8,040
7107	Fire Prevention Inspector II	\$ 7,292	\$ 7,657	\$ 8,040	\$ 8,442	\$ 8,864
7298	IT Help Desk Supervisor	\$ 6,491	\$ 6,816	\$ 7,157	\$ 7,514	\$ 7,890
7243	Librarian I	\$ 5,063	\$ 5,316	\$ 5,582	\$ 5,861	\$ 6,154
7244	Librarian II	\$ 5,318	\$ 5,584	\$ 5,863	\$ 6,156	\$ 6,464
2404	Library Aide	\$ 2,427	\$ 2,548	\$ 2,675	\$ 2,809	\$ 2,950
7246	Library Assistant I	\$ 3,333	\$ 3,500	\$ 3,675	\$ 3,859	\$ 4,052
7247	Library Assistant II	\$ 3,770	\$ 3,958	\$ 4,156	\$ 4,364	\$ 4,582
2405	Library Tech Services Supervisor	\$ 4,820	\$ 5,061	\$ 5,314	\$ 5,580	\$ 5,859
7292	Literacy Program Supervisor	\$ 5,867	\$ 6,161	\$ 6,469	\$ 6,792	\$ 7,132
7249	Mail and Stores Clerk	\$ 3,585	\$ 3,764	\$ 3,953	\$ 4,150	\$ 4,358
7255	Network Analyst	\$ 5,902	\$ 6,197	\$ 6,507	\$ 6,832	\$ 7,174

**City of San Rafael**  
**SEIU - SALARY SCHEDULE**  
Effective July 1, 2020

*Note: The Salary Schedule below reflects a 5% furlough reduction for FY 20/21*

Grade	Position	A	B	C	D	E
7274	Network Support Technician	\$ 4,514	\$ 4,740	\$ 4,977	\$ 5,226	\$ 5,487
7285	Office Assistant I	\$ 3,414	\$ 3,585	\$ 3,764	\$ 3,952	\$ 4,150
7284	Office Assistant II	\$ 3,857	\$ 4,050	\$ 4,252	\$ 4,465	\$ 4,688
7256	Park Equipment Mechanic	\$ 5,126	\$ 5,382	\$ 5,651	\$ 5,934	\$ 6,230
7257	Parking Attendant I	\$ 1,955	\$ 2,052	\$ 2,155	\$ 2,263	\$ 2,376
7275	Parking Attendant II	\$ 2,153	\$ 2,260	\$ 2,373	\$ 2,492	\$ 2,616
6208	Parking Enforcement Officer	\$ 4,768	\$ 5,007	\$ 5,257	\$ 5,520	\$ 5,796
6212	Parking Equipment Technician	\$ 4,536	\$ 4,763	\$ 5,001	\$ 5,251	\$ 5,513
6209	Parking Maintenance & Collections	\$ 4,536	\$ 4,763	\$ 5,001	\$ 5,251	\$ 5,513
6211	Parking Operations Supervisor	\$ 6,236	\$ 6,547	\$ 6,875	\$ 7,218	\$ 7,579
7258	Parks & Graffiti Worker	\$ 4,114	\$ 4,320	\$ 4,536	\$ 4,763	\$ 5,001
2123	Parks Lead Maintenance Worker	\$ 5,252	\$ 5,515	\$ 5,790	\$ 6,080	\$ 6,384
7271	Parks Maintenance Supervisor	\$ 6,236	\$ 6,548	\$ 6,875	\$ 7,219	\$ 7,580
7236	Parks Maintenance Worker I	\$ 4,320	\$ 4,536	\$ 4,763	\$ 5,001	\$ 5,251
7238	Parks Maintenance Worker II	\$ 4,536	\$ 4,763	\$ 5,001	\$ 5,251	\$ 5,514
7296	Permit Services Coordinator	\$ 6,236	\$ 6,548	\$ 6,875	\$ 7,219	\$ 7,580
7261	Planning Technician	\$ 4,514	\$ 4,740	\$ 4,977	\$ 5,226	\$ 5,487
9453	Principal Planner	\$ 8,345	\$ 8,762	\$ 9,200	\$ 9,660	\$ 10,143
7234	Printing Press Operator	\$ 4,464	\$ 4,687	\$ 4,922	\$ 5,168	\$ 5,426
1201	Program Coordinator	\$ 4,744	\$ 4,981	\$ 5,230	\$ 5,492	\$ 5,766
7290	Public Works Dispatcher	\$ 4,536	\$ 4,763	\$ 5,001	\$ 5,251	\$ 5,514
7263	Revenue Supervisor	\$ 7,012	\$ 7,362	\$ 7,730	\$ 8,117	\$ 8,523
2309	Senior Building Inspector	\$ 6,858	\$ 7,201	\$ 7,561	\$ 7,939	\$ 8,335
7219	Senior Building Technician	\$ 5,235	\$ 5,497	\$ 5,772	\$ 6,060	\$ 6,363
7265	Senior Library Assistant	\$ 3,959	\$ 4,157	\$ 4,365	\$ 4,583	\$ 4,812
7264	Senior Planner	\$ 7,214	\$ 7,575	\$ 7,954	\$ 8,352	\$ 8,769
2204	Sewer Lead Maintenance Worker	\$ 5,791	\$ 6,081	\$ 6,385	\$ 6,704	\$ 7,039
7266	Sewer Maintenance Worker I	\$ 4,648	\$ 4,880	\$ 5,124	\$ 5,381	\$ 5,650
7267	Sewer Maintenance Worker II	\$ 5,002	\$ 5,252	\$ 5,515	\$ 5,790	\$ 6,080
7281	Sewers Supervisor	\$ 6,547	\$ 6,874	\$ 7,218	\$ 7,579	\$ 7,957
7269	Shop & Equipment Supervisor	\$ 6,236	\$ 6,548	\$ 6,875	\$ 7,219	\$ 7,580
7280	Street Lead Maintenance Worker	\$ 5,252	\$ 5,515	\$ 5,790	\$ 6,080	\$ 6,384
7209	Street Maintenance Supervisor	\$ 6,236	\$ 6,548	\$ 6,875	\$ 7,219	\$ 7,580
7250	Street Maintenance Worker I	\$ 4,320	\$ 4,536	\$ 4,763	\$ 5,001	\$ 5,251
7251	Street Maintenance Worker II	\$ 4,536	\$ 4,763	\$ 5,001	\$ 5,251	\$ 5,514
7283	Street Sweeper Operator	\$ 4,763	\$ 5,001	\$ 5,251	\$ 5,514	\$ 5,789
7245	Supervising Librarian	\$ 5,867	\$ 6,161	\$ 6,469	\$ 6,792	\$ 7,132
8523	Supervising Parking Enforcement Officer	\$ 5,362	\$ 5,630	\$ 5,912	\$ 6,207	\$ 6,518
7288	Supervising Vehicle/Equipment Mechanic	\$ 5,516	\$ 5,792	\$ 6,082	\$ 6,386	\$ 6,705
7286	Vehicle/Equipment Mechanic I	\$ 4,648	\$ 4,881	\$ 5,125	\$ 5,381	\$ 5,650
7287	Vehicle/Equipment Mechanic II	\$ 5,126	\$ 5,382	\$ 5,651	\$ 5,934	\$ 6,230
2131	Volunteer Program Assistant	\$ 4,574	\$ 4,803	\$ 5,043	\$ 5,295	\$ 5,560



**City of San Rafael**  
**SEIU - SALARY SCHEDULE**  
Effective January 1, 2021

*Note: The Salary Schedule below reflects a 5% furlough reduction for FY 20/21*

Grade	Position	A	B	C	D	E
7241	Accountant I	\$ 5,550	\$ 5,828	\$ 6,119	\$ 6,425	\$ 6,747
7240	Accountant II	\$ 5,829	\$ 6,120	\$ 6,426	\$ 6,747	\$ 7,085
7200	Accounting Assistant I	\$ 4,043	\$ 4,245	\$ 4,457	\$ 4,680	\$ 4,914
7201	Accounting Assistant II	\$ 4,453	\$ 4,676	\$ 4,909	\$ 5,155	\$ 5,413
7299	Accounting Technician	\$ 5,552	\$ 5,830	\$ 6,121	\$ 6,427	\$ 6,749
7205	Administrative Analyst	\$ 5,159	\$ 5,417	\$ 5,687	\$ 5,972	\$ 6,270
7211	Administrative Assistant I	\$ 4,190	\$ 4,400	\$ 4,620	\$ 4,851	\$ 5,093
7212	Administrative Assistant II	\$ 4,620	\$ 4,851	\$ 5,094	\$ 5,348	\$ 5,616
7295	Senior Administrative Assistant	\$ 4,975	\$ 5,224	\$ 5,485	\$ 5,759	\$ 6,047
7216	Administrative Assistant to the City Clerk	\$ 4,975	\$ 5,224	\$ 5,485	\$ 5,759	\$ 6,047
7210	Assistant Planner	\$ 5,835	\$ 6,126	\$ 6,433	\$ 6,754	\$ 7,092
7208	Associate Planner	\$ 6,439	\$ 6,761	\$ 7,099	\$ 7,454	\$ 7,827
7217	Building Inspector I	\$ 5,287	\$ 5,552	\$ 5,829	\$ 6,121	\$ 6,427
7218	Building Inspector II	\$ 5,835	\$ 6,126	\$ 6,433	\$ 6,754	\$ 7,092
7475	Building Technician I	\$ 4,560	\$ 4,788	\$ 5,027	\$ 5,278	\$ 5,542
7220	Business License Examiner	\$ 4,675	\$ 4,909	\$ 5,154	\$ 5,412	\$ 5,683
7222	Code Enforcement Official I	\$ 4,236	\$ 4,447	\$ 4,670	\$ 4,903	\$ 5,148
7223	Code Enforcement Official II	\$ 4,674	\$ 4,907	\$ 5,153	\$ 5,410	\$ 5,681
7380	Code Enforcement Official III	\$ 5,551	\$ 5,828	\$ 6,119	\$ 6,425	\$ 6,747
2119	Construction Inspector - SRSD	\$ 5,747	\$ 6,034	\$ 6,336	\$ 6,653	\$ 6,985
7224	Custodian	\$ 3,956	\$ 4,154	\$ 4,362	\$ 4,580	\$ 4,809
4210	Data Analyst I	\$ 5,960	\$ 6,258	\$ 6,571	\$ 6,899	\$ 7,244
4211	Data Analyst II	\$ 6,556	\$ 6,884	\$ 7,228	\$ 7,589	\$ 7,969
4212	Data Analyst III	\$ 7,212	\$ 7,572	\$ 7,951	\$ 8,348	\$ 8,766
7226	Deputy City Clerk	\$ 5,100	\$ 5,355	\$ 5,623	\$ 5,904	\$ 6,199
7120	Emergency Management Coordinator	\$ 4,791	\$ 5,031	\$ 5,283	\$ 5,547	\$ 5,824
7121	Environmental Management Coordinator	\$ 4,791	\$ 5,031	\$ 5,283	\$ 5,547	\$ 5,824
7232	Facility Repair Supervisor	\$ 6,298	\$ 6,613	\$ 6,944	\$ 7,291	\$ 7,655
7291	Facility Repair Worker I	\$ 4,469	\$ 4,693	\$ 4,927	\$ 5,174	\$ 5,432
7233	Facility Repair Worker II	\$ 4,929	\$ 5,175	\$ 5,434	\$ 5,706	\$ 5,991
7294	Facility Repair Worker III	\$ 5,305	\$ 5,570	\$ 5,848	\$ 6,141	\$ 6,448
7108	Fire Prevention Inspector I	\$ 6,681	\$ 7,015	\$ 7,366	\$ 7,734	\$ 8,121
7107	Fire Prevention Inspector II	\$ 7,365	\$ 7,733	\$ 8,120	\$ 8,526	\$ 8,952
7298	IT Help Desk Supervisor	\$ 6,556	\$ 6,884	\$ 7,228	\$ 7,589	\$ 7,969
7243	Librarian I	\$ 5,113	\$ 5,369	\$ 5,637	\$ 5,919	\$ 6,215
7244	Librarian II	\$ 5,371	\$ 5,640	\$ 5,922	\$ 6,218	\$ 6,529
2404	Library Aide	\$ 2,451	\$ 2,574	\$ 2,702	\$ 2,837	\$ 2,979
7246	Library Assistant I	\$ 3,367	\$ 3,535	\$ 3,712	\$ 3,897	\$ 4,092
7247	Library Assistant II	\$ 3,808	\$ 3,998	\$ 4,198	\$ 4,408	\$ 4,628
2405	Library Tech Services Supervisor	\$ 4,868	\$ 5,112	\$ 5,367	\$ 5,635	\$ 5,917
7292	Literacy Program Supervisor	\$ 5,926	\$ 6,222	\$ 6,533	\$ 6,860	\$ 7,203
7249	Mail and Stores Clerk	\$ 3,621	\$ 3,802	\$ 3,992	\$ 4,192	\$ 4,401
7255	Network Analyst	\$ 5,961	\$ 6,259	\$ 6,572	\$ 6,901	\$ 7,246

**City of San Rafael**  
**SEIU - SALARY SCHEDULE**  
Effective January 1, 2021

*Note: The Salary Schedule below reflects a 5% furlough reduction for FY 20/21*

Grade	Position	A	B	C	D	E
7274	Network Support Technician	\$ 4,560	\$ 4,788	\$ 5,027	\$ 5,278	\$ 5,542
7285	Office Assistant I	\$ 3,448	\$ 3,621	\$ 3,802	\$ 3,992	\$ 4,191
7284	Office Assistant II	\$ 3,895	\$ 4,090	\$ 4,295	\$ 4,509	\$ 4,735
7256	Park Equipment Mechanic	\$ 5,177	\$ 5,436	\$ 5,708	\$ 5,993	\$ 6,293
7257	Parking Attendant I	\$ 1,974	\$ 2,073	\$ 2,176	\$ 2,285	\$ 2,399
7275	Parking Attendant II	\$ 2,174	\$ 2,283	\$ 2,397	\$ 2,517	\$ 2,643
6208	Parking Enforcement Officer	\$ 4,816	\$ 5,057	\$ 5,309	\$ 5,575	\$ 5,854
6212	Parking Equipment Technician	\$ 4,581	\$ 4,810	\$ 5,051	\$ 5,303	\$ 5,569
6209	Parking Maintenance & Collections	\$ 4,581	\$ 4,810	\$ 5,051	\$ 5,303	\$ 5,569
6211	Parking Operations Supervisor	\$ 6,298	\$ 6,613	\$ 6,944	\$ 7,291	\$ 7,655
7258	Parks & Graffiti Worker	\$ 4,155	\$ 4,363	\$ 4,581	\$ 4,810	\$ 5,051
2123	Parks Lead Maintenance Worker	\$ 5,305	\$ 5,570	\$ 5,848	\$ 6,141	\$ 6,448
7271	Parks Maintenance Supervisor	\$ 6,298	\$ 6,613	\$ 6,944	\$ 7,291	\$ 7,655
7236	Parks Maintenance Worker I	\$ 4,363	\$ 4,582	\$ 4,811	\$ 5,051	\$ 5,304
7238	Parks Maintenance Worker II	\$ 4,581	\$ 4,811	\$ 5,051	\$ 5,304	\$ 5,569
7296	Permit Services Coordinator	\$ 6,298	\$ 6,613	\$ 6,944	\$ 7,291	\$ 7,655
7261	Planning Technician	\$ 4,560	\$ 4,788	\$ 5,027	\$ 5,278	\$ 5,542
9453	Principal Planner	\$ 8,428	\$ 8,850	\$ 9,292	\$ 9,757	\$ 10,245
7234	Printing Press Operator	\$ 4,509	\$ 4,734	\$ 4,971	\$ 5,220	\$ 5,481
1201	Program Coordinator	\$ 4,791	\$ 5,031	\$ 5,283	\$ 5,547	\$ 5,824
7290	Public Works Dispatcher	\$ 4,581	\$ 4,811	\$ 5,051	\$ 5,304	\$ 5,569
7263	Revenue Supervisor	\$ 7,082	\$ 7,436	\$ 7,808	\$ 8,198	\$ 8,608
2309	Senior Building Inspector	\$ 6,926	\$ 7,273	\$ 7,636	\$ 8,018	\$ 8,419
7219	Senior Building Technician	\$ 5,288	\$ 5,552	\$ 5,830	\$ 6,121	\$ 6,427
7265	Senior Library Assistant	\$ 3,998	\$ 4,198	\$ 4,408	\$ 4,629	\$ 4,860
7264	Senior Planner	\$ 7,287	\$ 7,651	\$ 8,033	\$ 8,435	\$ 8,857
2204	Sewer Lead Maintenance Worker	\$ 5,849	\$ 6,142	\$ 6,449	\$ 6,771	\$ 7,110
7266	Sewer Maintenance Worker I	\$ 4,694	\$ 4,929	\$ 5,176	\$ 5,434	\$ 5,706
7267	Sewer Maintenance Worker II	\$ 5,052	\$ 5,305	\$ 5,570	\$ 5,848	\$ 6,141
7281	Sewers Supervisor	\$ 6,612	\$ 6,943	\$ 7,290	\$ 7,654	\$ 8,037
7269	Shop & Equipment Supervisor	\$ 6,298	\$ 6,613	\$ 6,944	\$ 7,291	\$ 7,655
7280	Street Lead Maintenance Worker	\$ 5,305	\$ 5,570	\$ 5,848	\$ 6,141	\$ 6,448
7209	Street Maintenance Supervisor	\$ 6,298	\$ 6,613	\$ 6,944	\$ 7,291	\$ 7,655
7250	Street Maintenance Worker I	\$ 4,363	\$ 4,582	\$ 4,811	\$ 5,051	\$ 5,304
7251	Street Maintenance Worker II	\$ 4,581	\$ 4,811	\$ 5,051	\$ 5,304	\$ 5,569
7283	Street Sweeper Operator	\$ 4,811	\$ 5,051	\$ 5,304	\$ 5,569	\$ 5,847
7245	Supervising Librarian	\$ 5,926	\$ 6,222	\$ 6,533	\$ 6,860	\$ 7,203
8523	Supervising Parking Enforcement Officer	\$ 5,416	\$ 5,687	\$ 5,971	\$ 6,269	\$ 6,583
7288	Supervising Vehicle/Equipment Mechanic	\$ 5,571	\$ 5,850	\$ 6,143	\$ 6,450	\$ 6,772
7286	Vehicle/Equipment Mechanic I	\$ 4,695	\$ 4,929	\$ 5,176	\$ 5,435	\$ 5,706
7287	Vehicle/Equipment Mechanic II	\$ 5,177	\$ 5,436	\$ 5,708	\$ 5,993	\$ 6,293
2131	Volunteer Program Assistant	\$ 4,620	\$ 4,851	\$ 5,094	\$ 5,348	\$ 5,616

**SAN RAFAEL FIREFIGHTERS' ASSOCIATION**  
**BASE PAY SCHEDULE**  
Effective July 1, 2020

NOTE: 2,920 annual hours for Safety employees; 2,080 annual hours for Fire Mechanic

Grade Code	Title		A	B	C	D	E
7105	Fire Captain*	Annually	\$ 108,746	\$ 114,184	\$ 119,893	\$ 125,888	\$ 132,182
		Monthly	\$ 9,062	\$ 9,515	\$ 9,991	\$ 10,491	\$ 11,015
		Hourly	\$ 37.2419	\$ 39.1040	\$ 41.0592	\$ 43.1122	\$ 45.2678
1107	Fire Captain Specialist	Annually	\$ 114,188	\$ 119,897	\$ 125,892	\$ 132,187	\$ 138,796
		Monthly	\$ 9,516	\$ 9,991	\$ 10,491	\$ 11,016	\$ 11,566
		Hourly	\$ 39.1054	\$ 41.0607	\$ 43.1137	\$ 45.2694	\$ 47.5329
7106	Fire Engineer	Annually	\$ 98,495	\$ 103,420	\$ 108,591	\$ 114,020	\$ 119,722
		Monthly	\$ 8,208	\$ 8,618	\$ 9,049	\$ 9,502	\$ 9,977
		Hourly	\$ 33.7312	\$ 35.4178	\$ 37.1887	\$ 39.0481	\$ 41.0005
7109	Fire Mechanic (40 hr/week)	Annually	\$ 88,998	\$ 93,448	\$ 98,120	\$ 103,026	\$ 108,178
		Monthly	\$ 7,417	\$ 7,787	\$ 8,177	\$ 8,586	\$ 9,015
		Hourly	\$ 42.7876	\$ 44.9269	\$ 47.1733	\$ 49.5319	\$ 52.0085
7110	Firefighter (without PM license)	Annually	\$ 86,476	\$ 90,800	\$ 95,340	\$ 100,107	\$ 105,112
		Monthly	\$ 7,206	\$ 7,567	\$ 7,945	\$ 8,342	\$ 8,759
		Hourly	\$ 29.6151	\$ 31.0958	\$ 32.6506	\$ 34.2832	\$ 35.9973
7126	Firefighter-Paramedic (after probationary year, includes Paramedic Pay)	Annually	\$ 96,987	\$ 101,311	\$ 105,851	\$ 110,618	\$ 115,623
		Monthly	\$ 8,082	\$ 8,443	\$ 8,821	\$ 9,218	\$ 9,635
		Hourly	\$ 33.2148	\$ 34.6956	\$ 36.2504	\$ 37.8829	\$ 39.5970

\*Fire Captain assigned to Administrative Duty receives an additional 5% Premium pay and 5% Incentive pay

<b>**Entry Level Firefighter pay for probationary year:</b>			Months 1-2	Months 3-6	Months 7-12*
2126	Entry Level Firefighter	Annually	\$ 77,828	\$ 82,152	\$ 86,476
		Monthly	\$ 6,486	\$ 6,846	\$ 7,206
		Hourly	\$ 26.6536	\$ 28.1343	\$ 29.6151

\*After probationary year move into Firefighter-Paramedic grade code

**SAN RAFAEL FIREFIGHTERS' ASSOCIATION**  
**BASE PAY SCHEDULE**  
Effective January 1, 2021

NOTE: 2,920 annual hours for Safety employees; 2,080 annual hours for Fire Mechanic

Grade Code	Title		A	B	C	D	E
7105	Fire Captain*	Annually	\$ 110,921	\$ 116,467	\$ 122,291	\$ 128,405	\$ 134,826
		Monthly	\$ 9,243	\$ 9,706	\$ 10,191	\$ 10,700	\$ 11,235
		Hourly	\$ 37.9868	\$ 39.8861	\$ 41.8804	\$ 43.9745	\$ 46.1732
1107	Fire Captain Specialist	Annually	\$ 116,472	\$ 122,295	\$ 128,410	\$ 134,830	\$ 141,572
		Monthly	\$ 9,706	\$ 10,191	\$ 10,701	\$ 11,236	\$ 11,798
		Hourly	\$ 39.8875	\$ 41.8819	\$ 43.9760	\$ 46.1748	\$ 48.4835
7106	Fire Engineer	Annually	\$ 100,465	\$ 105,488	\$ 110,763	\$ 116,301	\$ 122,116
		Monthly	\$ 8,372	\$ 8,791	\$ 9,230	\$ 9,692	\$ 10,176
		Hourly	\$ 34.4059	\$ 36.1261	\$ 37.9325	\$ 39.8291	\$ 41.8205
7109	Fire Mechanic (40 hr/week)	Annually	\$ 90,778	\$ 95,317	\$ 100,083	\$ 105,087	\$ 110,341
		Monthly	\$ 7,565	\$ 7,943	\$ 8,340	\$ 8,757	\$ 9,195
		Hourly	\$ 43.6433	\$ 45.8255	\$ 48.1167	\$ 50.5226	\$ 53.0487
7110	Firefighter (without PM license)	Annually	\$ 88,206	\$ 92,616	\$ 97,247	\$ 102,109	\$ 107,214
		Monthly	\$ 7,350	\$ 7,718	\$ 8,104	\$ 8,509	\$ 8,935
		Hourly	\$ 30.2074	\$ 31.7177	\$ 33.3036	\$ 34.9688	\$ 36.7173
7126	Firefighter-Paramedic (after probationary year, includes Paramedic Pay)	Annually	\$ 98,927	\$ 103,337	\$ 107,968	\$ 112,830	\$ 117,936
		Monthly	\$ 8,244	\$ 8,611	\$ 8,997	\$ 9,403	\$ 9,828
		Hourly	\$ 33.8791	\$ 35.3895	\$ 36.9754	\$ 38.6405	\$ 40.3890

\*Fire Captain assigned to Administrative Duty receives an additional 5% Premium pay and 5% Incentive pay

<b>**Entry Level Firefighter pay for probationary year:</b>			Months 1-2	Months 3-6	Months 7-12*
2126	Entry Level Firefighter	Annually	\$ 79,385	\$ 83,795	\$ 88,206
		Monthly	\$ 6,615	\$ 6,983	\$ 7,350
		Hourly	\$ 27.1866	\$ 28.6970	\$ 30.2074

\*After probationary year move into Firefighter-Paramedic grade code

**SAN RAFAEL FIRE CHIEF OFFICERS' ASSOCIATION**

**SALARY SCHEDULE**

**Effective July 1, 2020**

<b>Wage Classes</b>	<b>Title</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
7112	Battalion Chief	\$ 12,441	\$ 13,063	\$ 13,716	\$ 14,402

*\*Employees in a specialty assignment shall receive five percent (5%) premium pay.*

**SAN RAFAEL FIRE CHIEF OFFICERS' ASSOCIATION**

**SALARY SCHEDULE**

[Effective January 1, 2021](#)

Wage Classes	Title	A	B	C	D
7112	Battalion Chief	\$ 12,690	\$ 13,324	\$ 13,990	\$ 14,690

*\*Employees in a specialty assignment shall receive five percent (5%) premium pay.*

**SAN RAFAEL POLICE ASSOCIATION**  
**SALARY SCHEDULE**  
Effective July 1, 2020

Grade*	Position		Entry Level Step A1	A	B	C	D	E
6203	COMMUNITY SERVICE OFFICER	Annually	\$ 62,192	\$ 65,301	\$ 68,566	\$ 71,995	\$ 75,594	\$ 79,374
		Monthly	\$ 5,183	\$ 5,442	\$ 5,714	\$ 6,000	\$ 6,300	\$ 6,615
		Hourly	\$ 29.8999	\$ 31.3948	\$ 32.9646	\$ 34.6128	\$ 36.3435	\$ 38.1606
6207	MENTAL HEALTH LIAISON	Annually	\$ 83,318	\$ 87,484	\$ 91,858	\$ 96,451	\$ 101,274	\$ 106,337
		Monthly	\$ 6,943	\$ 7,290	\$ 7,655	\$ 8,038	\$ 8,439	\$ 8,861
		Hourly	\$ 40.0568	\$ 42.0597	\$ 44.1626	\$ 46.3708	\$ 48.6893	\$ 51.1238
6202	POLICE ADMINISTRATIVE TECHNICIAN	Annually	\$ 63,708	\$ 66,894	\$ 70,238	\$ 73,750	\$ 77,438	\$ 81,310
		Monthly	\$ 5,309	\$ 5,574	\$ 5,853	\$ 6,146	\$ 6,453	\$ 6,776
		Hourly	\$ 30.6290	\$ 32.1605	\$ 33.7685	\$ 35.4569	\$ 37.2297	\$ 39.0912
9420	POLICE CADET	Annually	\$ 29,075	\$ 30,529	\$ 32,056	\$ 33,658	\$ 35,341	\$ 37,108
		Monthly	\$ 2,423	\$ 2,544	\$ 2,671	\$ 2,805	\$ 2,945	\$ 3,092
		Hourly	\$ 13.9785	\$ 14.6775	\$ 15.4113	\$ 16.1819	\$ 16.9910	\$ 17.8405
2121	POLICE CALL TAKER & RECORDS SPECIALIST	Annually	\$ 59,867	\$ 62,860	\$ 66,003	\$ 69,303	\$ 72,769	\$ 76,407
		Monthly	\$ 4,989	\$ 5,238	\$ 5,500	\$ 5,775	\$ 6,064	\$ 6,367
		Hourly	\$ 28.7821	\$ 30.2213	\$ 31.7323	\$ 33.3189	\$ 34.9849	\$ 36.7341
6201	POLICE SUPPORT SERVICES SUPERVISOR	Annually	N/A	\$ 94,636	\$ 99,368	\$ 104,336	\$ 109,553	\$ 115,031
		Monthly	N/A	\$ 7,886	\$ 8,281	\$ 8,695	\$ 9,129	\$ 9,586
		Hourly	N/A	\$ 45.4981	\$ 47.7730	\$ 50.1617	\$ 52.6697	\$ 55.3032
9622	POLICE COMMUNICATIONS DISPATCH TRAINEE	Annually	\$ 52,244	\$ 54,856	\$ 57,599	\$ 60,479	\$ 63,503	\$ 66,678
		Monthly	\$ 4,354	\$ 4,571	\$ 4,800	\$ 5,040	\$ 5,292	\$ 5,556
		Hourly	\$ 25.1172	\$ 26.3731	\$ 27.6917	\$ 29.0763	\$ 30.5301	\$ 32.0566
6205	POLICE COMMUNICATIONS DISPATCHER	Annually	\$ 65,315	\$ 68,580	\$ 72,010	\$ 75,610	\$ 79,390	\$ 83,360
		Monthly	\$ 5,443	\$ 5,715	\$ 6,001	\$ 6,301	\$ 6,616	\$ 6,947
		Hourly	\$ 31.4013	\$ 32.9714	\$ 34.6200	\$ 36.3510	\$ 38.1685	\$ 40.0769
6215	POLICE LEAD COMMUNICATIONS DISPATCHER	Annually	N/A	\$ 73,725	\$ 77,411	\$ 81,281	\$ 85,345	\$ 89,613
		Monthly	N/A	\$ 6,144	\$ 6,451	\$ 6,773	\$ 7,112	\$ 7,468
		Hourly	N/A	\$ 35.4445	\$ 37.2167	\$ 39.0776	\$ 41.0314	\$ 43.0830
6106	POLICE CORPORAL	Annually	N/A	N/A	N/A	\$ 101,610	\$ 106,691	\$ 112,025
		Monthly	N/A	N/A	N/A	\$ 8,468	\$ 8,891	\$ 9,335
		Hourly	N/A	N/A	N/A	\$ 48.8511	\$ 51.2937	\$ 53.8583
6206	POLICE EVIDENCE & PROPERTY TECHNICIAN	Annually	\$ 65,315	\$ 68,580	\$ 72,010	\$ 75,610	\$ 79,390	\$ 83,360
		Monthly	\$ 5,443	\$ 5,715	\$ 6,001	\$ 6,301	\$ 6,616	\$ 6,947
		Hourly	\$ 31.4013	\$ 32.9714	\$ 34.6200	\$ 36.3510	\$ 38.1685	\$ 40.0769
6107	POLICE OFFICER	Annually	\$ 83,604	\$ 87,784	\$ 92,173	\$ 96,782	\$ 101,621	\$ 106,702
		Monthly	\$ 6,967	\$ 7,315	\$ 7,681	\$ 8,065	\$ 8,468	\$ 8,892
		Hourly	\$ 40.1943	\$ 42.2040	\$ 44.3142	\$ 46.5299	\$ 48.8564	\$ 51.2992
6109	POLICE RECRUIT	Annually	\$ 76,001	\$ 79,801	\$ 83,791	\$ 87,981	\$ 92,380	\$ 96,999
		Monthly	\$ 6,333	\$ 6,650	\$ 6,983	\$ 7,332	\$ 7,698	\$ 8,083
		Hourly	\$ 36.5389	\$ 38.3659	\$ 40.2842	\$ 42.2984	\$ 44.4133	\$ 46.6340
6111	POLICE REGULATORY OFFICER	Annually	\$ 65,315	\$ 68,580	\$ 72,010	\$ 75,610	\$ 79,390	\$ 83,360
		Monthly	\$ 5,443	\$ 5,715	\$ 6,001	\$ 6,301	\$ 6,616	\$ 6,947
		Hourly	\$ 31.4013	\$ 32.9714	\$ 34.6200	\$ 36.3510	\$ 38.1685	\$ 40.0769
4524	POLICE SECURITY OFFICER	Annually	\$ 61,174	\$ 64,233	\$ 67,444	\$ 70,817	\$ 74,357	\$ 78,075
		Monthly	\$ 5,098	\$ 5,353	\$ 5,620	\$ 5,901	\$ 6,196	\$ 6,506
		Hourly	\$ 29.4106	\$ 30.8811	\$ 32.4251	\$ 34.0464	\$ 35.7487	\$ 37.5362
6104	POLICE SERGEANT	Annually	N/A	N/A	N/A	\$ 116,187	\$ 121,996	\$ 128,096
		Monthly	N/A	N/A	N/A	\$ 9,682	\$ 10,166	\$ 10,675
		Hourly	N/A	N/A	N/A	\$ 55.8592	\$ 58.6521	\$ 61.5848
9525	YOUTH SERVICES PROGRAM SUPERVISOR	Annually	\$ 93,362	\$ 98,030	\$ 102,932	\$ 108,079	\$ 113,483	\$ 119,157
		Monthly	\$ 7,780	\$ 8,169	\$ 8,578	\$ 9,007	\$ 9,457	\$ 9,930
		Hourly	\$ 44.8858	\$ 47.1300	\$ 49.4865	\$ 51.9609	\$ 54.5589	\$ 57.2869

\*Entry Level Pay Grade is 1XXXX (e.g., Entry Level Police Officer grade code is 16107)

**SAN RAFAEL POLICE ASSOCIATION**  
**SALARY SCHEDULE**  
Effective January 1, 2021

Grade*	Position		Entry Level Step A1	A	B	C	D	E
6203	COMMUNITY SERVICE OFFICER	Annually	\$ 63,436	\$ 66,607	\$ 69,938	\$ 73,435	\$ 77,106	\$ 80,962
		Monthly	\$ 5,286	\$ 5,551	\$ 5,828	\$ 6,120	\$ 6,426	\$ 6,747
		Hourly	\$ 30.4979	\$ 32.0227	\$ 33.6239	\$ 35.3051	\$ 37.0703	\$ 38.9238
6207	MENTAL HEALTH LIAISON	Annually	\$ 84,985	\$ 89,234	\$ 93,695	\$ 98,380	\$ 103,299	\$ 108,464
		Monthly	\$ 7,082	\$ 7,436	\$ 7,808	\$ 8,198	\$ 8,608	\$ 9,039
		Hourly	\$ 40.8580	\$ 42.9008	\$ 45.0459	\$ 47.2982	\$ 49.6631	\$ 52.1462
6202	POLICE ADMINISTRATIVE TECHNICIAN	Annually	\$ 64,982	\$ 68,232	\$ 71,643	\$ 75,225	\$ 78,987	\$ 82,936
		Monthly	\$ 5,415	\$ 5,686	\$ 5,970	\$ 6,269	\$ 6,582	\$ 6,911
		Hourly	\$ 31.2416	\$ 32.8037	\$ 34.4438	\$ 36.1660	\$ 37.9743	\$ 39.8731
9420	POLICE CADET	Annually	\$ 29,657	\$ 31,140	\$ 32,697	\$ 34,332	\$ 36,048	\$ 37,850
		Monthly	\$ 2,471	\$ 2,595	\$ 2,725	\$ 2,861	\$ 3,004	\$ 3,154
		Hourly	\$ 14.2581	\$ 14.9710	\$ 15.7196	\$ 16.5055	\$ 17.3308	\$ 18.1973
2121	POLICE CALL TAKER & RECORDS SPECIALIST	Annually	\$ 61,064	\$ 64,117	\$ 67,323	\$ 70,689	\$ 74,224	\$ 77,935
		Monthly	\$ 5,089	\$ 5,343	\$ 5,610	\$ 5,891	\$ 6,185	\$ 6,495
		Hourly	\$ 29.3578	\$ 30.8257	\$ 32.3670	\$ 33.9853	\$ 35.6846	\$ 37.4688
6201	POLICE SUPPORT SERVICES SUPERVISOR	Annually	N/A	\$ 96,529	\$ 101,355	\$ 106,423	\$ 111,744	\$ 117,331
		Monthly	N/A	\$ 8,044	\$ 8,446	\$ 8,869	\$ 9,312	\$ 9,778
		Hourly	N/A	\$ 46.4081	\$ 48.7285	\$ 51.1649	\$ 53.7231	\$ 56.4093
9622	POLICE COMMUNICATIONS DISPATCH TRAINEE	Annually	\$ 53,289	\$ 55,953	\$ 58,751	\$ 61,688	\$ 64,773	\$ 68,011
		Monthly	\$ 4,441	\$ 4,663	\$ 4,896	\$ 5,141	\$ 5,398	\$ 5,668
		Hourly	\$ 25.6196	\$ 26.9005	\$ 28.2456	\$ 29.6578	\$ 31.1407	\$ 32.6978
6205	POLICE COMMUNICATIONS DISPATCHER	Annually	\$ 66,621	\$ 69,952	\$ 73,450	\$ 77,122	\$ 80,978	\$ 85,027
		Monthly	\$ 5,552	\$ 5,829	\$ 6,121	\$ 6,427	\$ 6,748	\$ 7,086
		Hourly	\$ 32.0293	\$ 33.6308	\$ 35.3124	\$ 37.0780	\$ 38.9319	\$ 40.8785
6215	POLICE LEAD COMMUNICATIONS DISPATCHER	Annually	N/A	\$ 75,199	\$ 78,959	\$ 82,907	\$ 87,052	\$ 91,405
		Monthly	N/A	\$ 6,267	\$ 6,580	\$ 6,909	\$ 7,254	\$ 7,617
		Hourly	N/A	\$ 36.1534	\$ 37.9611	\$ 39.8591	\$ 41.8521	\$ 43.9447
6106	POLICE CORPORAL	Annually	N/A	N/A	N/A	\$ 103,643	\$ 108,825	\$ 114,266
		Monthly	N/A	N/A	N/A	\$ 8,637	\$ 9,069	\$ 9,522
		Hourly	N/A	N/A	N/A	\$ 49.8281	\$ 52.3195	\$ 54.9355
6206	POLICE EVIDENCE & PROPERTY TECHNICIAN	Annually	\$ 66,621	\$ 69,952	\$ 73,450	\$ 77,122	\$ 80,978	\$ 85,027
		Monthly	\$ 5,552	\$ 5,829	\$ 6,121	\$ 6,427	\$ 6,748	\$ 7,086
		Hourly	\$ 32.0293	\$ 33.6308	\$ 35.3124	\$ 37.0780	\$ 38.9319	\$ 40.8785
6107	POLICE OFFICER	Annually	\$ 85,276	\$ 89,540	\$ 94,017	\$ 98,718	\$ 103,654	\$ 108,836
		Monthly	\$ 7,106	\$ 7,462	\$ 7,835	\$ 8,226	\$ 8,638	\$ 9,070
		Hourly	\$ 40.9982	\$ 43.0481	\$ 45.2005	\$ 47.4605	\$ 49.8335	\$ 52.3252
6109	POLICE RECRUIT	Annually	\$ 77,521	\$ 81,397	\$ 85,467	\$ 89,740	\$ 94,227	\$ 98,939
		Monthly	\$ 6,460	\$ 6,783	\$ 7,122	\$ 7,478	\$ 7,852	\$ 8,245
		Hourly	\$ 37.2697	\$ 39.1332	\$ 41.0899	\$ 43.1444	\$ 45.3016	\$ 47.5666
6111	POLICE REGULATORY OFFICER	Annually	\$ 66,621	\$ 69,952	\$ 73,450	\$ 77,122	\$ 80,978	\$ 85,027
		Monthly	\$ 5,552	\$ 5,829	\$ 6,121	\$ 6,427	\$ 6,748	\$ 7,086
		Hourly	\$ 32.0293	\$ 33.6308	\$ 35.3124	\$ 37.0780	\$ 38.9319	\$ 40.8785
4524	POLICE SECURITY OFFICER	Annually	\$ 62,397	\$ 65,517	\$ 68,793	\$ 72,233	\$ 75,844	\$ 79,637
		Monthly	\$ 5,200	\$ 5,460	\$ 5,733	\$ 6,019	\$ 6,320	\$ 6,636
		Hourly	\$ 29.9988	\$ 31.4987	\$ 33.0736	\$ 34.7273	\$ 36.4637	\$ 38.2869
6104	POLICE SERGEANT	Annually	N/A	N/A	N/A	\$ 118,511	\$ 124,436	\$ 130,658
		Monthly	N/A	N/A	N/A	\$ 9,876	\$ 10,370	\$ 10,888
		Hourly	N/A	N/A	N/A	\$ 56.9764	\$ 59.8252	\$ 62.8165
9525	YOUTH SERVICES PROGRAM SUPERVISOR	Annually	\$ 95,230	\$ 99,991	\$ 104,991	\$ 110,240	\$ 115,752	\$ 121,540
		Monthly	\$ 7,936	\$ 8,333	\$ 8,749	\$ 9,187	\$ 9,646	\$ 10,128
		Hourly	\$ 45.7835	\$ 48.0726	\$ 50.4763	\$ 53.0001	\$ 55.6501	\$ 58.4326

\*Entry Level Pay Grade is 1XXXX (e.g., Entry Level Police Officer grade code is 16107)



**SAN RAFAEL POLICE MID-MANAGEMENT ASSOCIATION**  
**SALARY SCHEDULE**  
Effective July 1, 2020

<b>Grade</b>	<b><u>Position</u></b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
6103	POLICE CAPTAIN (Benchmark)	\$12,070	\$12,673	\$13,307	\$13,972	\$14,671
6110	POLICE LIEUTENANT	\$10,686	\$11,220	\$11,781	\$12,371	\$12,989

**SAN RAFAEL POLICE MID-MANAGEMENT ASSOCIATION**  
**SALARY SCHEDULE**  
[Effective January 1, 2021](#)

<b>Grade</b>	<b><u>Position</u></b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
6103	POLICE CAPTAIN (Benchmark)	\$12,311	\$12,927	\$13,573	\$14,252	\$14,964
6110	POLICE LIEUTENANT	\$10,900	\$11,445	\$12,017	\$12,618	\$13,249

**WCE - San Rafael**  
**Salary Schedule**  
[Effective July 1, 2020](#)

*Note: The Salary Schedule below reflects a 3% furlough reduction for FY 20/21*

Grade	Position	A	B	C	D	E
7227	Assistant Civil Engineer	\$ 7,250	\$ 7,612	\$ 7,993	\$ 8,392	\$ 8,812
7229	Associate Civil Engineer	\$ 8,003	\$ 8,403	\$ 8,823	\$ 9,264	\$ 9,727
7277	Engineering Technician I	\$ 5,138	\$ 5,395	\$ 5,665	\$ 5,948	\$ 6,245
7230	Engineering Technician II	\$ 5,806	\$ 6,097	\$ 6,401	\$ 6,721	\$ 7,057
7330	Junior Engineer	\$ 5,806	\$ 6,097	\$ 6,401	\$ 6,721	\$ 7,057
7228	Senior Associate Engineer	\$ 7,617	\$ 7,997	\$ 8,397	\$ 8,817	\$ 9,258
2311	Senior Civil Engineer (PW)	\$ 9,267	\$ 9,731	\$ 10,217	\$ 10,728	\$ 11,265
7331	Traffic Engineer	\$ 8,003	\$ 8,403	\$ 8,823	\$ 9,264	\$ 9,727
4793	Traffic Technician I	\$ 5,138	\$ 5,395	\$ 5,665	\$ 5,948	\$ 6,245
4792	Traffic Technician II	\$ 5,806	\$ 6,097	\$ 6,401	\$ 6,721	\$ 7,057

**Cover Page**

Attachment 3. – Shared Services with other Governmental Agencies

**CITY OF SAN RAFAEL**  
**EXAMPLES OF SHARED SERVICES AND PARTNERSHIPS WITH**  
**OTHER GOVERNMENTAL AGENCIES**  
**AS OF JUNE 2020**

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**LIBRARY:**

- Member of MARINet, a countywide consortium of public libraries and Dominican University. We co-fund and share a library catalog, dozens of online resources (collections of magazines, newspapers, ebooks), and engage in cooperative training sessions.
- Northgate Mall Library - library services at the Northgate Mall are provided in collaboration with Marin County Free Library which provides collection materials and internet connectivity while San Rafael provides daily staffing.
- San Rafael City Schools - San Rafael Library provides bulk library card distribution to students and MiFi hotspots to support distance learning based on data exchange under existing MOUs with the school board.
- Miller Creek School District - San Rafael Library provides bulk library card distribution to students based on data exchange under existing MOUs with school board.
- Part of NorthNet, a California regional consortium of public libraries. This consortium provides a book delivery service between libraries, and shared online resource purchases.
- Part of Califa, a California statewide consortium of public libraries. This consortium provides discounted resource purchases and training opportunities.

**POLICE:**

- CSI (Crime Scene Investigation) - we are sharing training and assistance as needed with Fairfax PD.
- Crisis Response Unit (CRU) - Formed a regional SWAT (Special Weapons and Tactics) and CNT (Crisis Negotiations Team) with Novato PD. The CRU is comprised of sworn and professional staff trained in tactics and negotiations and are ready to respond to any situation in San Rafael and Novato. These teams also share training and assistance as needed to other cities in the county.
- Gang Enforcement - we are sharing officers/detectives with Novato PD, Central Marin Police Authority, and the MCSO for gang enforcement.
- Gang Validations for Court Cases - we provide members of our SCU (Street Crimes Unit) to complete the required paperwork and process when a gang member is being tried in Marin County.
- Marine Patrol - we provide assistance and respond to calls for service for the MCSO and Sausalito PD, as well as for the U.S. Coast Guard
- Firearms & Active Shooter Training - we provide the trainers for smaller departments in Marin County like Tiburon PD, Fairfax PD, College of Marin PD, etc.
- Police CLETS co-operative for accessing State DOJ data through the San Rafael network; our agency partners on this are Fairfax, Ross, College of Marin, and the District Attorney's Office.
- Public Safety Answering Point (PSAP) - SRPD is the back-up PSAP for Fairfax PD. Fairfax PD provides police dispatch for Ross PD and College of Marin.

- SRPD conducts Spanish certifications for Fairfax PD. Mill Valley PD recently reached out to us and would like us to do the same for their department.

**FIRE:**

- Marin County Sheriff's Office Communications Center provides Fire/EMS dispatch services for San Rafael Fire as well as all other Marin fire agencies with the exception of Marin County Fire Department and the smaller coastal volunteer departments.
- CSA 19 - Provide Fire/Rescue/Paramedic services to seven separate County areas within San Rafael through an agreement with the County of Marin that is supported by revenue to staff one fire station.
- CSA 13 (Upper Lucas Valley) - Provide Paramedic services through an agreement with the County of Marin that is partially supported by a Paramedic Tax.
- Marinwood CSD - Provide Paramedic services through an agreement with Marinwood CSD that is partially supported by a Paramedic Tax.
- Marinwood CSD - Provide Fire and Rescue response and emergency operational oversight to Marinwood through a no cost agreement in exchange for response by Marinwood CSD Fire to a small portion of San Rafael that is adjacent to the Marinwood Fire Station and areas east of Highway 101 in the Smith Ranch area. This has been updated and is now part of the agreement for San Rafael to provide chief officer services to the CSD.
- Shared Service Agreement between San Rafael and Marinwood provides for staffing of personnel to fill temporary vacancies on a voluntary basis.
- Marin County CERT. Assist with regional deployment of disaster preparedness training.
- Get Ready Marin. Assist with regional deployment of disaster preparedness training.
- Central Marin Training Consortium. This is an agreement between San Rafael, Marinwood, Central Marin, and Kentfield fire agencies for the purposes of regional training in order to increase coordination and standardization.
- Member of the Marin Wildfire Prevention Authority (MWPA) which is a JPA established by Measure C to support coordinated wildfire preparedness and mitigation.
- Marin OES. Contractual agreement for certain services including emergency notification.
- Marin Household Hazardous Waste JPA. Provide administrative services and oversee program deployment.
- Marin Hazardous Materials Response Team. JPA. Provide administrative oversight.
- San Rafael Fire Mechanic services for Marinwood.
- San Rafael Fire Mechanic services for Central Marin Fire (agreement pending).
- Member of Marin Emergency Radio Authority (MERA).

**PUBLIC WORKS:**

- Garage Services - vehicle maintenance for Town of San Anselmo, Fairfax, Ross Valley School District, and Marinwood Fire as needed.
- Contract with Marin County DPW for Real Estate and Right of Way Acquisition related to State and Federal Projects.
- Shared our staff and equipment with smaller cities such as San Anselmo and Ross for emergency responses to flooding and clean up upon request.
- Share staff and equipment with San Rafael Sanitary District upon request by either group.

- Coordinate roadway maintenance with County (i.e. Pt. San Pedro Road).
- Participate in Marin County's USAR, California Regional task Force 1.
- Member of MCSTOPP.
- Interact with FEMA regarding the 2017 storm events.
- Participate in the Marin Public Works Association.

#### **ENVIRONMENTAL/SUSTAINABILITY:**

- Marin Sanitary Service Franchisor's Group: San Rafael, Larkspur, Ross, County of Marin, Las Gallinas Valley Sanitary District.
- Marin Climate and Energy Partnership (MCEP: 11 cities, the County, and Marin's public utilities) conducting GHG inventories, Climate Action Plan implementation and updates
- Marin Sea Level Rise partnership (led by County of Marin, includes all Marin jurisdictions) conducting vulnerability assessments.
- Ad hoc pilot programs with Transportation Authority of Marin (TAM), Marin Municipal Water District (MMWD), Marin School of Environmental Leadership (MSEL), and others such as a residential water conservation pilot, zero waste pilots, and transportation demand program pilots.

#### **COMMUNITY DEVELOPMENT**

- Community Development is exploring opportunities to partner with other jurisdictions in land use streamlining efforts through creation of standardized forms and applications, retooling administrative review procedures and other similar partnership opportunities.
- The City is partnering with the County of Marin and other Marin cities/towns on an update to the affordable housing in-lieu/commercial linkage fee that is charged to new development projects. The updated fee will be commonly applied throughout the Marin County jurisdictions, which will provide consistency and continuity in its application.

#### **RECREATION:**

- Provide management of Hamilton pool in Novato.
- Provide school age childcare in San Rafael city schools district and Miller Creek school district facilities.
- Shared services with Miller Creek school district to operate and manage the Terra Linda Community Garden on School District property.
- Shared services with Terrapin Crossroads for development and maintenance of Beach Park.
- Shared services with Marin Bocce to provide bocce to the community.
- The Ranch shares space for use of Albert Park Stadium to provide Co-Ed Softball and Men's D League softball.
- Tax Aid services are offered at the Albert J. Boro Community Center and San Rafael Community Center.
- Catholic Charities offers Kids Club Summer and School Year Program through the Albert Boro Community Center.
- Jr. Giants Baseball Program.
- Vision Impaired of Marin Spanish Support Group.

- ESL Classes (Canal Alliance & Tamalpais UHSD/Bahia Vista Elementary School).
- Aprendiendo Juntos (Parent Services Project).
- Boy Scouts Troop 2000 provides service projects to support facility improvements at the Pickleweed Park and Boro Community Center.
- Ball for All Basketball Camp.
- Voces del Canal - Mini Soccer League.
- Canal Youth & Family Council - Monthly canal arts and holiday events at the Boro Community Center.
- Multicultural Center of Marin, Catholic Charities and individuals - Day of the Dead Celebration.
- Drawbridge Weekly Expressive Art Group.
- Point Blue Conservation Sciences - STRAW Program/Restoration. STRAW is a partnership where Point Blue works with elementary and middle school kids about environmental sciences and performs wetland restoration on the edge of Pickleweed Park.
- Goldenaires, Whistlestop, Marin County Division of Aging and Adult Services offer older adult programming at the Terra Linda Community Center, the San Rafael Community Center, and the Albert J. Boro Community Center Multi-Cultural Older Adult Program.
- Shared services with Marin Open Studios to provide exhibits at Falkirk Cultural Center as well as sculpture pieces at San Rafael sites.
- Marin Master Gardeners works with San Rafael to maintain gardeners at Falkirk Cultural Center and to offer workshops for the community on gardening.
- Pickleweed Preschool has been partnering with the Marin County Office of Education for the last four years—receiving continuous professional development, on-site coaching, and classroom assessments (CLASS) that provide valuable program feedback.
- P-3 Initiative supported by MCOE with neighboring preschools and elementary schools with goals of developing community and aligning our grade levels/classrooms to where we are all practicing and incorporating similar strategies, teaching philosophies, and all learning from each other. Last year, the teachers attended a training led by First School. This project aims at improving the classroom experiences of low-income and minority children PreK-3rd grade by implementing curriculum that is aligned, inclusive, and developmentally appropriate.
- Childcare partners with the YES program at Miller Creek Middle School. This is a program for 8th graders at Miller Creek who do 20 hours of community service at both Lucas Valley and Mary Silveira childcare sites. Students assist the children with their homework and play games.

### **HOMELESSNESS:**

- Community Homeless Fund - fund administered through Marin County Council of Mayors and Councilmembers (all cities and towns contribute).
- Marin Mobile Care - mobile homeless service program in partnership with other jurisdictions.
- Homeless Policy Steering Committee - HUD-mandated committee responsible for allocating federal funding in Marin (Led by County of Marin).
- Opening Doors Marin - public private partnership working to align affordable housing dollars across various countywide projects.



- Coordinated Entry Steering Committee - Partnership with local service providers and the County of Marin to provide housing for the most vulnerable people in the community.

**MISCELLANEOUS:**

- Significant coordination and partnership with the County of Marin and every city/town in COVID-19 response such as MCCMC committee, Marin Recovers, Emergency Operations Center coordination, Marin Managers' Association.
- Co-location of Emergency Operation Center with County of Marin for PG&E Power Shut-offs
- Parking Services provides meter collection and maintenance for the San Anselmo.
- Human Resources is a member of the Sonoma-Marín Training Consortium.
- Digital Services is part of MIDAS - inter-agency network links and other joint communication/computer projects.
- AV system in our Council Chambers - We provide AV support and assistance to several agencies for any public meeting held in the Council Chambers, with specialized services provided by Community Media Center of Marin (part of the MTA JPA) and/or Corporate Media Systems (contract vendor).
- Member of all County-wide JPA's including MERA, Solid Waste. MGSA, etc.
- Participate in MCCMC Subcommittees such as the Ad Hoc Pension and OPEB Committee.

**Cover Page**

Attachment 4. – Capital Improvement Program: FY 2020-21 through  
2022-23



**SAN RAFAEL**  
THE CITY WITH A MISSION

# CAPITAL IMPROVEMENT PROGRAM

FY20/21 - 22/23

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**SAN RAFAEL**

THE CITY WITH A MISSION

Capital Improvement Program  
FY 20/21 - 22/23

City Council

Gary O. Phillips, Mayor

Kate Colin, Vice Mayor

Maribeth Bushey, Councilmember

Andrew Cuyugan McCullough, Councilmember

John Gamblin, Councilmember

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## Section I. Overview

### Background

Marin County's oldest City, San Rafael lies between San Francisco and California's famous wine country. The City is in central Marin County and, while serving as the County seat, is the economic, financial, cultural, and service center of the region. With a history dating back almost 150 years, the public infrastructure includes miles of streets and sidewalks, numerous public buildings, acres of medians and open space, and many other assets.

The City has a tradition of prudent financial management, including maintaining public assets in good condition to minimize lifecycle costs. Residents and business owners greatly value the beauty of the community's built and natural environment and have high expectations regarding the upkeep of public facilities. These factors have led the City to engage in active planning of capital improvements.

The City of San Rafael's Capital Improvement Program (CIP) is a comprehensive, multi-year planning tool used to guide the City's decision-making process for construction, repair, and replacement of City assets such as roadways, storm drain systems, parks, City buildings, and public safety facilities. The CIP document summarizes projects, including their funding sources, and prioritizes projects after analysis and coordination with other City departments to ensure a comprehensive and equitable approach is achieved. In the City of San Rafael, a new CIP budget is developed every year outlining proposed improvements for the next three years. When the City's annual budget is adopted, the CIP for that year is also adopted.

The CIP seeks to balance the need to repair and replace existing assets and to deliver new assets where they are most needed taking into account available resources. Beginning this fiscal year, the CIP reflects a new process to identify and prioritize community values and core principles of *Together San Rafael*. The City's previous CIP prioritization process established several years ago focused on infrastructural conditions, regulatory mandates, and project readiness. In contrast, the updated CIP development process utilized this year incorporated other factors such as equity, whether or not projects already have community support, and public health.

Incorporated in 1874, San Rafael has an aging infrastructure and backlog of deferred maintenance of City-owned facilities and assets. With the development of the CIP each year, more projects are identified and requested than available resources can accomplish. To this end, staff developed a model to prioritize and select projects to move forward for consideration.

### CIP Process and Project Selection

Projects identified in the CIP are primarily driven by staff evaluation or engineering studies and/or reports such as the 2018 Bicycle and Pedestrian Master Plan (BPMP). City staff also receive input from community members, the City Council, Department Directors, and commissions such as the Parks and Recreation Commission.

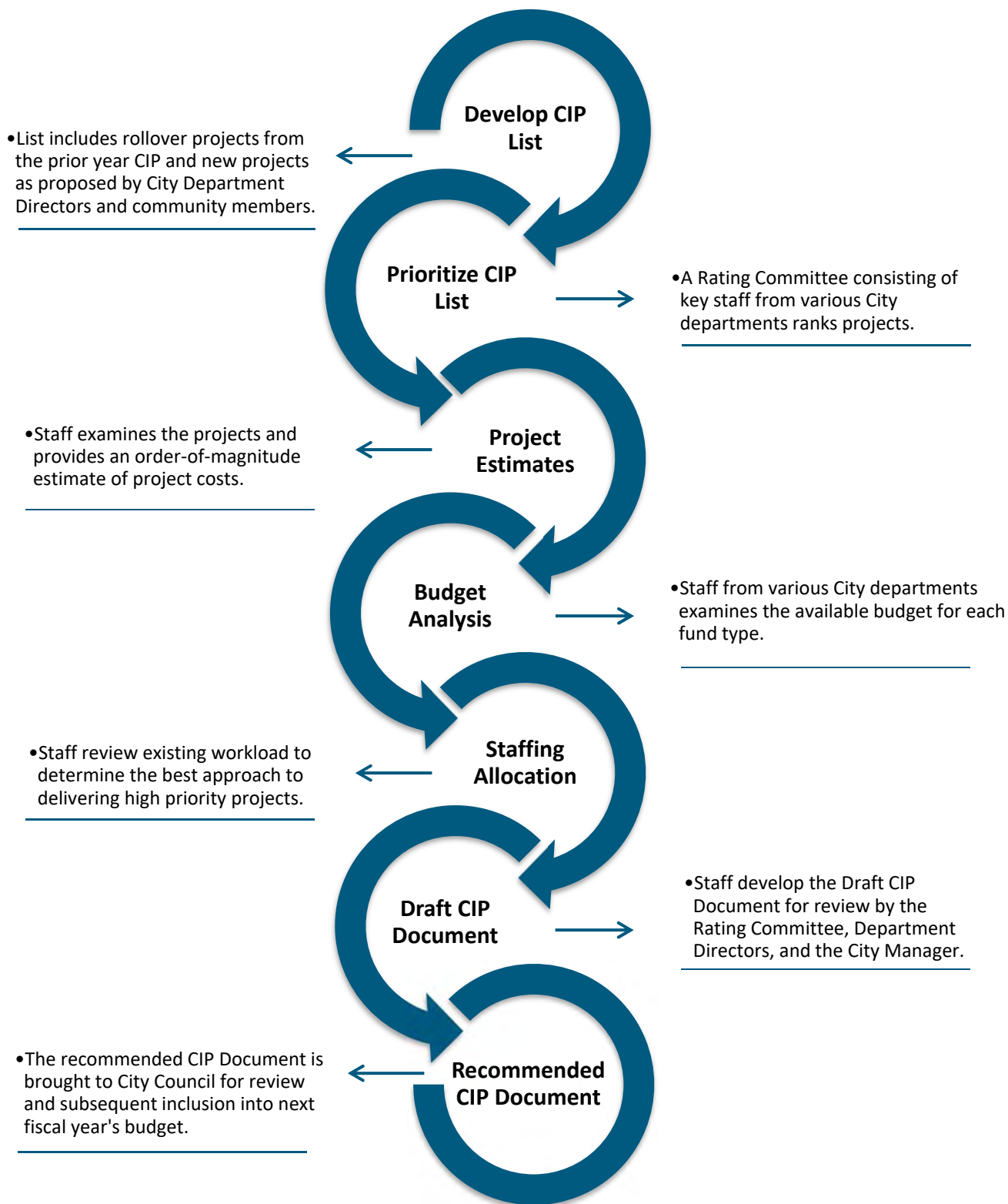
Project selection and priority is based on recommendations by a Rating Committee consisting of key staff from various City departments. When rating projects, the Committee considers health/safety/liability, priority initiatives, time sensitivity of funds involved, and the ability of a project to maintain or enhance functionality. These four criteria, which are weighted factors shown as percentages, are further defined as follows:

1. Health/Safety/Liability (35%) – Projects that are critical to public health and safety or significantly reduce the City’s risk of liability will receive a higher rating.
2. Priority Initiatives (20%) – This category assigns priority to projects based on the City’s goals, including the guiding principles of Together San Rafael, the General Plan, City Council/community supported projects, and that advance equity in the community.
3. Time Sensitive Funds (25%) – CIP projects funded by state or federal grants often have funding deadlines or project milestones. As such, grant-funded projects will be rated higher to accommodate timely-use-of-fund requirements from the granting agency.
4. Maintain/Enhance Functionality (20%) – This category rates projects according to the importance and urgency of the proposed repair, rehabilitation, or replacement. Proposed maintenance that can be deferred will be rated lower than a pressing maintenance item associated with a critical City asset.

Once the Rating Committee has prioritized projects, staff reviews available funding and allocates an order-of-magnitude budget for the highest ranked projects from each category. New this year, staff recommends retaining a contingency budget in each category as opposed to allocating all available funding to projects. This will ensure that should unanticipated needs surface mid-year, staff have available funds to address this without impacting planned projects. Should contingency funds remain at the end of the fiscal year, they will be allocated to a project during the next fiscal year.

Section V of this document provides a table of the rating criteria above as well as a summary of the final ratings based on the Rating Committee’s ranking. The following flowchart outlines the process staff follow during the development of the CIP.





## Section II. Project Funding

### Fund Types

Capital Improvement Program projects are paid for through a variety of different funds. Each fund type has its own source of revenue as well as restrictions governing its use. The table below summarizes the primary funding sources.

<b>Fund #</b>	<b>Fund Name</b>	<b>Description</b>
<b>205</b>	<b>Stormwater Fund</b>	Established to fund stormwater maintenance, programs, and improvements throughout the City. Fund #205 receives annual revenues from the City's Stormwater Activity fee (Municipal Code Chapter 9.40).
<b>206</b>	<b>Gas Tax; Measure AA; Senate Bill 1 Funds</b>	The Gas Tax is revenue collected and subsequently distributed by the State of California based on a percentage tax on each gallon of gas purchased in San Rafael. Gas Tax may be used for capital projects or maintenance on local streets, roads, traffic, and bicycle/pedestrian facilities. Additionally, local sales tax, passed by voters in 2018 as Measure AA, contributes to a portion of this fund for roadway improvement projects.
<b>208</b>	<b>Childcare Fund</b>	Projects identified in the CIP as utilizing Childcare Funds are restricted to facility improvements at the City's childcare centers.
<b>235</b>	<b>Baypoint Lagoon Assessment District</b>	The Baypoint Lagoons Lighting and Landscape District was formed to protect and enhance wildlife habitat and water quality in Baypoint (Spinnaker) Lagoon and the adjacent diked salt marsh.
<b>236</b>	<b>Loch Lomond Assessment District</b>	The Loch Lomond (Melo-Roos) Assessment District was established in 1992 to pay for the repair and maintenance of the stormwater system infrastructure in the District.
<b>240</b>	<b>Parkland Dedication</b>	This fund was established to account for long-term developer deposits used to acquire and increase capacity of the City's park infrastructure.
<b>241</b>	<b>Measure A</b>	Measure A is a nine-year ¼ percent transactions and use tax managed by the County of Marin. The tax is restricted to care for parks and open spaces. The Department of Library and Recreation, in consultation with the Parks and Recreation Commission, provides input each year as to which parks projects should be prioritized to receive Measure A funding.
<b>246</b>	<b>Traffic Mitigation Fee</b>	Traffic Mitigation Fees are an impact fee charged to a developer in connection with the approval of a private land development project with the purpose of offsetting or subsidizing public improvements made necessary by the private development. The City utilizes Traffic

		Mitigation Fees for circulation-related projects identified in the General Plan.
<b>420</b>	<b>Measure E</b>	Measure E was passed by San Rafael voters in November 2013 extending an existing 0.5% sales tax for 20 years and adding 0.25% (25 cents on a \$100 purchase). In February 2014, the City Council directed staff to set aside the revenues from the added quarter percent to fund public safety facilities improvements.
<b>501</b>	<b>Parking Services</b>	Projects identified in the CIP as utilizing Parking Services Funds are restricted to parking-related projects, including maintenance and upgrades at City parking garages and parking lots.
<b>603</b>	<b>Building Maintenance</b>	The Building Maintenance Fund supports routine maintenance and capital projects associated with the City's buildings, parks and other facilities. The Building Maintenance Fund is an internal revenue fund, which means General Fund monies are the sole source of revenue.
	<b>Grants (various)</b>	The City actively seeks grant funding for capital projects and programs. Grant funding is available from regional, state, and federal agencies for safety, transportation, emergency response, and other types of projects.

**Fiscal Year 20/21 Funding and Revenue Reductions**

While several CIP projects are grant-funded, most are not and are paid for through Funds 205 (Stormwater), 206 (Gas Tax), 246 (Traffic Mitigation), and 603 (Building Maintenance). Within each fund type is an Operating Budget which consists of expenses related to maintenance of infrastructure, equipment purchasing, miscellaneous contractual services, Annual Programs, and other non-project related work. Additionally, after deducting the Operating Budget from the total available funding in each fund type, staff allocated a 15-percent contingency of the remaining funds to provide a buffer for unanticipated expenses which may arise mid-year.

The public health state of emergency due to the COVID-19 pandemic has created severe financial burdens for the City, its residents and businesses. Inevitably, this economic downturn is resulting in a dramatic reduction of the City's revenues, impacting CIP funding revenues in Funds 206 (Gas Tax), 208 (Childcare), 241 (Measure A-Parks), and 501 (Parking Services). The proposed projects in this year's CIP represent those projects staff can deliver based on revenue assumptions at this time, including known projected reductions. Staff plan to track revenues throughout the fiscal year to determine if additional reductions in project budgets are necessary.

Assumptions or comments for each of these funds' reductions includes:

Fund # and Type	Assumptions	Comments
206 (Gas Tax)	<ul style="list-style-type: none"> <li>• FY 20/21 – 30% Reduction</li> <li>• FY 21/22 – 15% Reduction</li> <li>• FY 22/23 – 0% Reduction</li> </ul>	Reduced revenues have already been considered when determining which projects to pursue in the CIP.
208 (Childcare)		Unclear at this time what funding decrease there may be. Previously-started design contracts are being suspended until further notice.
241 (Measure A-Parks)	<ul style="list-style-type: none"> <li>• FY 20/21 – 25% Reduction</li> </ul>	
501 (Parking Services)		Unclear at this time what funding decrease there may be. Previously-planned design contracts for FY 20/21 have been postponed. No planned projects to pursue in FY 20/21.

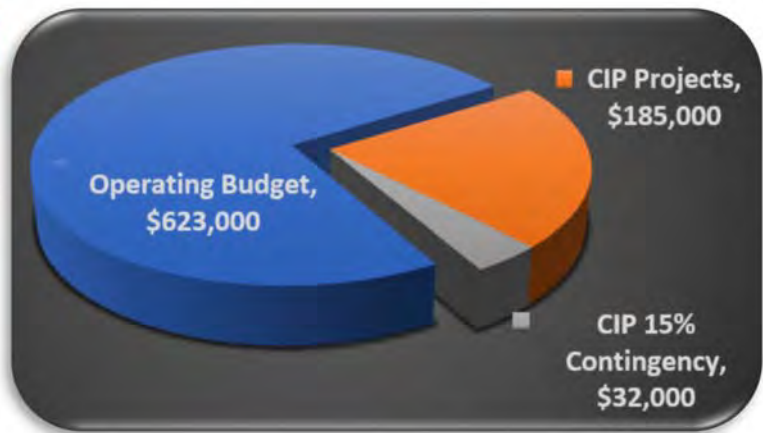
The following is a breakdown of these specific fund types for Fiscal Year 20/21 to illustrate how these funds are typically utilized.

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## **Fund 205: Stormwater Fund**

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<b>Fund 205 Total Available</b>	<b>\$840,000</b>
Operating Budget	\$623,000
CIP Projects	\$185,000
CIP 15% Contingency	\$32,000



### Total Available Funds

The 205 Stormwater Fund receives approximately \$840,000 in annual revenues from the City's Stormwater Activity fee.

### Operating Budget

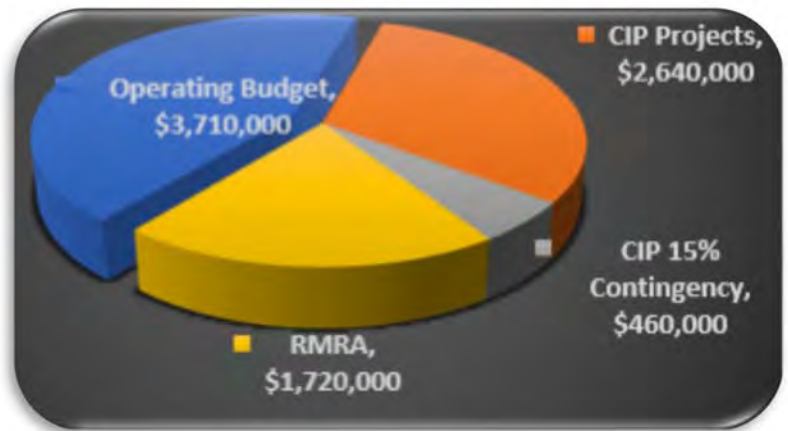
The Operating Budget for Fund 205 covers expenses incurred for the maintenance of the City's drainage system and primarily its stormwater pump stations. Expenses include pump and motor replacement at various stations, generator rentals, utilities, etc.

### CIP Projects and Contingency

The 205 Stormwater Fund pays for CIP projects that involve the improvement of the City's drainage infrastructure including storm drain pipes, drainage basins, levees, and pump stations. Fifteen percent of the non-operating budget funding is reserved to account for any small, unanticipated expenses not identified in the CIP document.

## Fund 206: Gas Tax

<b>Fund 206 Total Available</b>	<b>\$8,530,000</b>
Operating Budget	\$3,710,000
CIP Projects	\$2,640,000
CIP 15% Contingency	\$460,000
RMRA	\$1,720,000



### Total Available Funds

The 206 Gas Tax Fund receives annual revenues from a variety of sources, including the State Gas Tax, the City's Refuse Regulatory Fee, Construction Impact Fee, Senate Bill 1: Road Maintenance and Rehabilitation Account (RMRA), and local gas tax funds through voter-approved initiatives such as Measures A and AA.

As a result of the anticipated loss of revenue stemming from the COVID-19 pandemic, staff estimate a 30% reduction in available Gas Tax Measure A, AA, and RMRA revenues for Fiscal Year 20/21. The \$8,040,000 shown in the table above reflects this 30% reduction and includes a \$2.3 million fund balance carried over from Fiscal Year 19/20.

### Operating Budget

The Operating Budget for Fund 206 covers the costs of the City's CIP Annual Programs including Bridge Maintenance, MCSTOPP Implementation, Replacement of CMP Storm Drains, and Sidewalk Repair Program. Additionally, funds are also earmarked for the maintenance of local streets, traffic signals, miscellaneous contractual services, and partially cover the salaries of street maintenance staff.

### CIP Projects and 15% Contingency

Eligible CIP projects for the 206 Gas Tax Fund include a variety of projects within the public right-of-way such as street resurfacing/restriping, curb ramp installation, pedestrian and bicycle improvements, bridge repair, storm drain improvements, etc. Fifteen percent of the non-operating budget funding is reserved to account for any small, unanticipated expenses not identified in the CIP document.

### Senate Bill 1: Road Maintenance and Rehabilitation Account (RMRA)

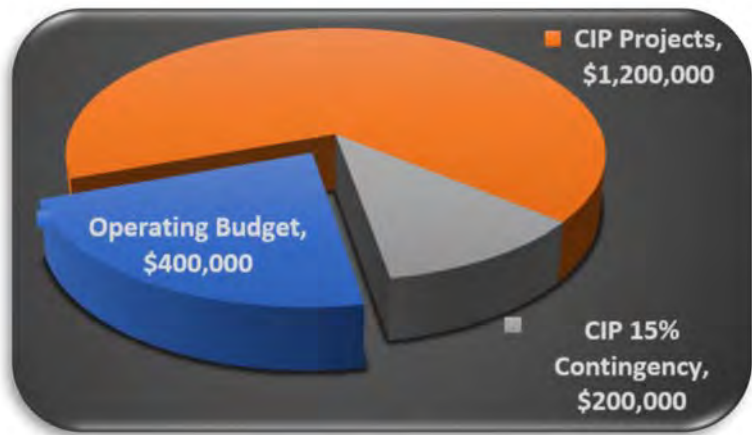
Senate Bill 1 generates additional revenues that become part of the 206 Gas Tax Fund. These restricted funds are reserved for specific projects, and their use is audited at the end of every fiscal year. Project eligibility is the same as other 206 projects.

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## **Fund 246: Traffic Mitigation**

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<b>Fund 246 Total Available</b>	<b>\$1,800,000</b>
Operating Budget	\$400,000
CIP Projects	\$1,200,000
CIP 15% Contingency	\$200,000



### Total Available Funds

The 246 Traffic Mitigation Fund receives revenues from the Traffic Mitigation Fee charged to developers in connection with the approval of a private land development project. Designed as an impact fee, revenues aim to offset additional vehicular trips associated with a development by providing funding for high priority circulation improvements throughout the City identified in the General Plan. Since the fee is dependent on approved development, annual revenues vary widely from year to year and future revenues are largely unpredictable during the development of the CIP each spring. Staff has estimated that \$600,000 in annual revenues are anticipated in the upcoming three-year period.

### Operating Budget

The Operating Budget for Fund 246 covers the cost of implementing the Bicycle Pedestrian Master Plan, Citywide Crosswalk Improvements, and miscellaneous contractual costs associated with citywide signalization improvements.

### CIP Projects and 15% Contingency

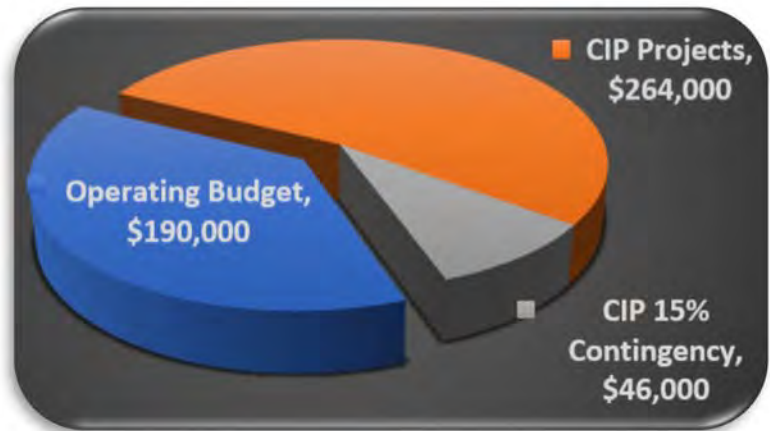
Eligible projects for 246 funds are those specifically identified as circulation improvements in Exhibit 21A of the 2020 General Plan, etc. Fifteen percent of the non-operating budget funding is reserved to account for any small, unanticipated expenses not identified in the CIP document.

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### **Fund 603: Building Maintenance**

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<b>Fund 603 Total Available</b>	<b>\$500,000</b>
Operating Budget	\$190,000
CIP Projects	\$264,000
CIP 15% Contingency	\$46,000



#### Total Available Funds

The 603 Building Maintenance Fund is an internal revenue fund supported by the City's General Fund. The budget for this fund is set at \$500,000 annually.

#### Operating Budget

The Operating Budget for Fund 603 covers the costs of various upkeep projects completed by the Building Maintenance staff. Smaller scale maintenance such as replacement of failed lighting fixtures, repairs to HVAC systems, and replacement of worn carpet are examples of operating budget expenses.

#### CIP Projects and 15% Contingency

The 603 Building Maintenance Fund pays for improvement projects to City-owned property, including the community centers, library, City Hall, City park infrastructure, etc. Fifteen percent of the non-operating budget funding is reserved to account for any small, unanticipated expenses not identified in the CIP document.



## Section III. FY 19/20 Completed Projects



### Essential Facilities – Fire Station 57

The new 9,855-square-foot, two-story fire station now houses five on-duty fire fighters/paramedics and accommodates six on-duty personnel. The core elements of the new station include: three drive-through apparatus bays, apparatus support spaces, public lobby, accessible restrooms, office, kitchen, dining, dayroom, laundry room, private sleeping quarters, unisex restrooms, mechanical, electrical, communications rooms, and staff parking.

### Pickleweed Park Playground Improvements

The Pickleweed Park Playground Improvements replaced the outdated playground with new play structures, slides, swings, and other assorted play features. This project was funded through a federal Community Development Block Grant (CDBG).



Building Better Neighborhoods



### Street Restriping 2018-2019

The Restriping Project consisted of upgrading existing traffic striping, pavement markings, and markers along 12 miles of City streets to conform to new striping standards for roadways. The new thermoplastic striping will last many years longer than previously-installed paint and be more visible to motorists.

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### City Hall Solar Panel Installation

During spring 2020, new solar panel arrays were installed on the roof of City Hall as well as in the lower parking lot. This project assists the City in fulfilling its goal of being 'green' and sustainable.



Photo Credit: Cris Gebhardt Photography



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### Francisco Boulevard West Multi-Use Pathway (Andersen Drive to Rice Drive) – Phase I

As a highly-desired capital improvement, the City partnered with SMART to construct a 10-foot wide, ½-mile long multi-use path parallel to the railroad tracks between Andersen Drive and Rice Drive. Breaking ground in June 2018, the Pathway was opened for service in July 2019. Funding was a combination of local City funds as well as grants from the Transportation Authority of Marin, Measure A (HIP), Metropolitan Transportation Commission, State Local Partnership Program (LPP), BAAQMD, and County of Marin.

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### Quiet Zone Implementation for SMART's Larkspur Extension

In partnership with SMART, the City diligently worked to create a Quiet Zone from Downtown San Rafael to Larkspur such that the train horn is not sounded when a train crosses a street.



## Other Completed Projects

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- **Essential Facilities – Public Safety Center**
  - Construction of a new 44,000-square-foot Public Safety Center to co-locate fire, police, and emergency services. The project included a subterranean garage, public plaza, and landscaping improvements.
  
- **Sea Level Rise Vulnerability Study**
  - This study focused on the ‘low hanging fruit’ in which recommendations were provided for small-scale improvements to reduce the impact of sea level rise. This study coincided with sea level rise work underway by the Community Development Department and the General Plan 2040.
  
- **B Street Community Center Restroom Remodel**
  - Project included full demolition of the existing restrooms and installation of new ADA-compliant restrooms for women and men.
  
- **Street Resurfacing 2018-2019 (annual project)**
  - Work included street resurfacing or rehabilitation on various streets throughout the City. The project required coordination with residents, businesses, utility companies, and transit operators to minimize disruption to the community.
  
- **Stormwater Operations and Maintenance (annual project)**
  - Maintenance of the City’s 12 pump stations.
  
- **Second and Third Streets Signalization Improvements at the Railroad Tracks**
  - Installation of new traffic signal indications at the railroad tracks to increase public safety, keep motorists away from the tracks, and satisfy federal requirements for a Quiet Zone.
  
- **Andersen Drive Microseal**
  - Installation of a microseal street resurfacing product on Andersen Drive from Jacoby Street south to the Central Marin Sanitation Agency wastewater treatment plant.
  
- **Merrydale North Promenade Study (i.e., Merrydale Pathway – North Connector)**
  - Preparation of various design alternatives, working in concert with residents and members of the Bicycle and Pedestrian Advisory Committee.
  
- **Tivoli Lighting on Fourth Street (Shaver Street to Tamalpais Avenue)**
  - Installation of decorative street lighting across Fourth Street in the heart of Downtown San Rafael.
  
- **Sidewalk Repair Program 2019-2020**
  - Working hand-in-hand with community members, buckling sidewalks were replaced at many locations across the City. As necessary, trees were removed to accommodate installation of new sidewalks while reducing the possibility of future uplifting from tree roots.

## Section IV: Upcoming Projects; Project Description and Budget Details

### FUND 205: STORMWATER FUND

#### 205.1 — Rotary Manor Culvert Replacement

##### Project Information

The damaged corrugated metal pipe (CMP) culvert located underground at Rotary Manor requires replacement and reestablishment of the community gardens above.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	205 Stormwater	\$164,000	\$15,000		
<b>Construction</b>	External T.B.D. Fund Type				\$750,000
	<b>Subtotal</b>	<b>\$164,000</b>	<b>\$15,000</b>		<b>\$750,000</b>
<b>Total Cost Estimate</b>		<b>\$929,000</b>			

#### 205.2 — San Quentin Pump Station Reconstruction

##### Project Information

The San Quentin Pump Station Reconstruction project will construct a new station to convey storm drain runoff from low-lying areas into the San Francisco Bay as well as rehabilitate the existing discharge pipe located between the station and the Bay.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	205 Stormwater	\$375,000			
<b>Construction</b>	205 Stormwater Grant: FEMA (unsecured)				
	<b>Subtotal</b>	<b>\$375,000</b>			
<b>Total Cost Estimate</b>		<b>\$375,000</b>			

## 205.3 — Storm Drain Replacement at 2111 Francisco Boulevard East

### Project Information

The Bay Area Toll Authority (BATA) plans to construct a widened sidewalk on Francisco Boulevard East from the Bay Park Center office complex to Grange Way. This work will complete a gap closure in the bicycle/pedestrian network connecting the Richmond San Rafael Bridge to the Andersen Drive flyover. Existing City storm drain pipes under the proposed sidewalk require replacement which should be performed concurrently with the sidewalk widening project or in advance in conjunction with sanitary sewer work.

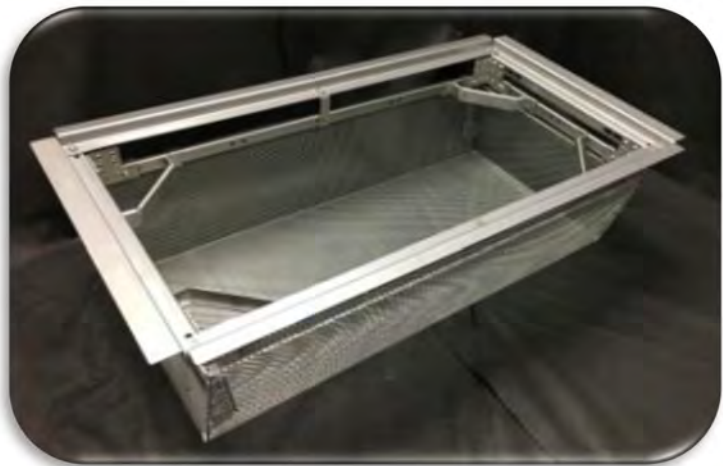


	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	205 Stormwater				
<b>Construction</b>	205 Stormwater		\$100,000		
	<b>Subtotal</b>		<b>\$100,000</b>		
<b>Total Cost Estimate</b>		<b>\$100,000</b>			

## 205.4 — MCSTOPPP – Catch Basin Trash Capture Feasibility Study

### Project Information

Due to regulations imposed by the Marin County Stormwater Pollution Prevention Program, cities in Marin County will soon be required to implement devices to capture and remove trash from the storm drain system before water is conveyed to San Francisco Bay. This feasibility study will identify means and methods as to how the City of San Rafael can comply with these requirements.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	205 Stormwater 206 Annual MCSTOPPP Program		\$30,000 \$100,000		
<b>Construction</b>	205 Stormwater				
	<b>Subtotal</b>		<b>\$130,000</b>		
<b>Total Cost Estimate</b>		<b>\$130,000</b>			

## 205.5 — East Street at Jessup Street Storm Drain Improvements

### Project Information

The neighborhood adjacent to East Street at Jessup Street is one of the older areas of San Rafael. Stormwater runoff is conveyed downhill utilizing surface features such as gutters and shallow storm drain pipes. The neighborhood has experienced flooding as a result of development reducing impervious areas and antiquated drainage facilities. This project proposes to install underground storm drain pipe on Jessup Street between West Street and East Street and connect to the City’s existing system at Second Street and East Street. At this time, only the design is proposed to be moved forward until additional funds can be identified for construction.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	205 Stormwater			\$45,000	
<b>Construction</b>	205 Stormwater				
	<b>Subtotal</b>			<b>\$45,000</b>	
<b>Total Cost Estimate</b>		<b>\$45,000</b>			

## 205.6— C Street Storm Drain Improvements – First to Second Streets

### Project Information

The intersection of Second Street at C Street is subject to flooding as a result of settlement of storm drain pipes and the inability to adequately convey water to the downstream storm drain system. This project will make pipe repairs as well as install a new underground drainage system on C Street from Second to First Streets. This first phase will prepare the design only of the project.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	205 Stormwater			\$40,000	
<b>Construction</b>	206 Gas Tax				
	<b>Subtotal</b>			<b>\$40,000</b>	
<b>Total Cost Estimate</b>		<b>\$40,000</b>			

## 205.7 — Los Gamos Road at Oleander Drive Flood Warning System

### Project Information

The intersection of Los Gamos Road at Oleander Drive frequently floods during major rain events. After studying various drainage alternatives, all of which would require significant storm drain improvements both in the public right-of-way as well as on private property, this project proposes to install a warning system to inform motorists of possible flooding.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	205 Stormwater				
<b>Construction</b>	205 Stormwater			\$50,000	
	<b>Subtotal</b>			<b>\$50,000</b>	
<b>Total Cost Estimate</b>		<b>\$50,000</b>			

## 205.8 — First Street at D Street Storm Drain Improvements

### Project Information

The intersection of First Street at D Street has several storm drain pipes that feed into the San Rafael Creek. This project proposes to replace a corrugated metal pipe (CMP) storm drain pipe on D Street between Frances Street and First Street.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	205 Stormwater				
<b>Construction</b>	205 Stormwater		\$65,000		
	206 Annual CMP Program		\$100,000		
	<b>Subtotal</b>		<b>\$165,000</b>		
<b>Total Cost Estimate</b>		<b>\$165,000</b>			

## 205.9 — Woodland Avenue Storm Drain Improvements

### Project Information

Built in the early 1900s, the neighborhood surrounding Woodland Avenue is subject to occasional flooding as all rainwater is surface runoff utilizing existing gutters. This project proposes to install an underground drainage system on Woodland Avenue between Eva Street and Picnic Avenue that connects to an open ditch behind 254 Woodland Avenue via a drainage easement on private property.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	205 Stormwater				\$100,000
<b>Construction</b>	205 Stormwater				
	<b>Subtotal</b>				<b>\$100,000</b>
<b>Total Cost Estimate</b>		<b>\$100,000</b>			



## FUND 206: GAS TAX

### 206.1 — Southern Heights Bridge Replacement

#### Project Information

The Southern Heights Bridge is a wood bridge constructed decades ago with its last significant renovation occurring in 1981. The bridge was subject to immediate closure in December 2017 upon inspection by Caltrans bridge inspectors. The City has completed design and construction is scheduled to begin in 2020.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	206 Gas Tax	\$3,000			
	Grant: Caltrans HBP	\$718,000			
Construction	Grant: Caltrans HBP		\$4,000,000		
	<b>Subtotal</b>	<b>\$721,000</b>	<b>\$4,000,000</b>		
<b>Total Cost Estimate</b>		<b>\$4,721,000</b>			

### 206.2 — Third Street at Hetherton Street Improvements

#### Project Information

The intersection of Third Street at Hetherton Street is one of the busiest in San Rafael with a large volume of not only vehicles but pedestrians as well. This project will replace traffic signal equipment, install one wheelchair ramp on the northeast corner, install a new crosswalk on the east leg, and eliminate the existing crosswalk on the south leg of the intersection.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	206 Gas Tax	\$25,000			
	Grant: Caltrans HSIP	\$60,000			
Construction	Grant: Caltrans HSIP	\$500,000			
	<b>Subtotal</b>	<b>\$585,000</b>			
<b>Total Cost Estimate</b>		<b>\$585,000</b>			

## 206.3 — Smith Ranch Road and Lucas Valley Road Resurfacing

### Project Information

Lucas Valley Road/Smith Ranch Road from Highway 101 to Redwood Highway resides within State of California right-of-way. This project will remove the top layer of existing asphalt pavement and resurface the roadway with new asphalt. Additionally, new wheelchair ramps will be installed to comply with ADA requirements.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	206 Gas Tax	\$8,000			
Construction	206 Gas Tax (RMRA)	\$1,210,000			
	<b>Subtotal</b>	<b>\$1,218,000</b>			
<b>Total Cost Estimate</b>		<b>\$1,218,000</b>			

## 206.4 — Francisco Boulevard West Multi-Use Pathway Phase II

### Project Information

In 2019, the City partnered with SMART to complete construction of a multi-use pathway between Andersen Drive and Rice Drive parallel to the railroad tracks as part of Phase I of this project. Phase II will install a bicycle pathway on Francisco Boulevard West between Second Street and Rice Drive by converting the roadway to a one-way southbound street allowing the City to repurpose the other travel lane on the roadway into a bicycle pathway. This project completes the regional bicycle facility from Larkspur to Downtown San Rafael.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	Grant: CNRC Urban Green	\$250,000			
Construction	Grant: TDA Article 3		\$568,000		
	Grant: CNRC Urban Green		\$950,000		
	Grant: TAM Measure AA		\$400,000		
	Grant: MUP Phase I		\$100,000		
	Rollover from BAAQMD				
	<b>Subtotal</b>	<b>\$250,000</b>	<b>\$2,018,000</b>		
<b>Total Cost Estimate</b>		<b>\$2,268,000</b>			

## 206.5 — Francisco Boulevard East Sidewalk Widening

### Project Information

The existing sidewalk along Francisco Boulevard East is utilized daily by pedestrians and bicyclists that must navigate the congestion of fire hydrants and power poles. This project will install an 8-foot-wide sidewalk/bike pathway on Francisco Boulevard East between Vivian Street and Grand Avenue.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$318,000			
<b>Construction</b>	Grant: Caltrans CMAQ Grant: Caltrans ATP	\$4,025,000	\$2,100,000		
	<b>Subtotal</b>	<b>\$4,343,000</b>	<b>\$2,100,000</b>		
<b>Total Cost Estimate</b>		<b>\$6,443,000</b>			

## 206.6 — Northbound 101 Offramp – Second Right Turn Lane

### Project Information

This project includes the installation of a second right-turn lane from the northbound Central San Rafael offramp onto Second Street. Construction for this improvement will be funded by Caltrans in conjunction with their bridge replacement project scheduled to start in late 2020.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$41,000			
<b>Construction</b>	206 Gas Tax				
	<b>Subtotal</b>	<b>\$41,000</b>			
<b>Total Cost Estimate</b>		<b>\$41,000</b>			

## 206.7 — Third Street Safety Improvements: Lindaro Street to Union Street

### Project Information

Funded in part by a Caltrans Highway Safety Improvement Program grant, this project will install new wheelchair ramps, modify traffic signals, install a new communications network, and rehabilitate the asphalt pavement.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$31,000			
	Grant: Caltrans HSIP	\$280,000			
<b>Construction</b>	206 Gas Tax (RMRA)			\$1,000,000	
	Grant: TAM Measure A			\$1,000,000	
	Grant: Caltrans HSIP			\$1,295,000	
	246 Traffic Mitigation			\$800,000	
	<b>Subtotal</b>	<b>\$311,000</b>		<b>\$4,095,000</b>	
<b>Total Cost Estimate</b>		<b>\$4,406,000</b>			

## 206.8 – Third Street Rehabilitation: Miracle Mile to Lindaro Street

### Project Information

The City received major allocation from the Transportation Authority of Marin through the Measure A program to rehabilitate Third Street. In 2019, the City completed a Feasibility Study for Third Street corridor. Since then, the corridor has been subdivided into two City projects with this project covering Miracle Mile to Lindaro Street. The Third Street Safety Improvements project will make roadway improvements from Lindaro to Union. The intent of the improvements is to provide congestion relief and safety improvements along Third Street.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	Grant: TAM Measure A	\$1,300,000			
<b>Construction</b>	Grant: Local Partnership			\$1,500,000	
	Grant: TAM Measure A			\$8,700,000	
	<b>Subtotal</b>	<b>\$1,300,000</b>		<b>\$10,200,000</b>	
<b>Total Cost Estimate</b>		<b>\$11,500,000</b>			

## 206.9 — Canal Neighborhood Pedestrian Improvements

### Project Information

The scope of work for this pedestrian improvement project includes installation of solar powered flashing beacons, additional warning signage in advance of crosswalks, and ADA-compliant wheelchair ramps at up to five intersections.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$58,000			
<b>Construction</b>	206 Gas Tax Grant: Lifeline Phase 3		\$35,000 \$248,000		
	<b>Subtotal</b>	<b>\$58,000</b>	<b>\$283,000</b>		
<b>Total Cost Estimate</b>		<b>\$341,000</b>			

## 206.10 — Francisco Boulevard East Resurfacing

### Project Information

This project includes removal of the existing asphalt and resurfacing Francisco Boulevard East from Vivian Way to Grand Avenue. Adjustment of utilities covers and installation of new striping is included in the scope of work.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax				
<b>Construction</b>	206 Gas Tax (RMRA)		\$1,600,000		
	<b>Subtotal</b>		<b>\$1,600,000</b>		
<b>Total Cost Estimate</b>		<b>\$1,600,000</b>			

## 206.11 — B Street at Woodland Avenue: Box Culvert Ceiling Repairs

### Project Information

Feeding into the upper reaches of San Rafael Creek is a reinforced concrete box culvert conveying water away from the Gerstle Park neighborhood. A small portion of the ceiling of the culvert requires rehabilitation to provide better structural stability of the system. This project will consider alternatives to replacing or repairing the top slab as well as coordination with utility companies and regulatory environmental agencies.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$10,000	\$30,000		
<b>Construction</b>	206 Gas Tax		\$300,000		
	<b>Subtotal</b>	<b>\$10,000</b>	<b>\$330,000</b>		
<b>Total Cost Estimate</b>		<b>\$340,000</b>			

## 206.12 — Public Safety Center Street Resurfacing

### Project Information

With the new Public Safety Center (PSC) nearing completion and portions of the roadways surrounding the PSC to be converted to two-way traffic, this project will resurface with either asphalt or slurry seal the following: C Street (Mission to Fourth), D Street (Fifth to Fourth), Fifth Avenue (A to Ray Court), and Via Sessi. The project scope will also include installation of a retaining wall at the end of Via Sessi and installation of a concrete bulbout on the southwest corner of D Street at Fifth Avenue.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$16,000			
<b>Construction</b>	206 Gas Tax		\$465,000		
	<b>Subtotal</b>	<b>\$16,000</b>	<b>\$465,000</b>		
<b>Total Cost Estimate</b>		<b>\$481,000</b>			

## 206.13 — Woodland Avenue Retaining Wall

### Project Information

Adjacent to 132 Woodland Avenue is a wood retaining wall that supports an asphalt pathway sidewalk. The retaining wall has deteriorated and needs rehabilitation or replacement. This project will review retaining wall alternatives, construct a concrete sidewalk, curb, gutter, and other safety improvements in this location.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	206 Gas Tax		\$75,000		
Construction	206 Gas Tax			\$420,000	
	<b>Subtotal</b>		<b>\$75,000</b>	<b>\$420,000</b>	
<b>Total Cost Estimate</b>		<b>\$495,000</b>			

## 206.14 — San Rafael High School Crosswalk Improvements

### Project Information

San Rafael High School has secured grant funding to support the design and construction of a mid-block pedestrian crosswalk to allow students and the public to safely cross Third Street east of Union Street. The City, partnering with San Rafael City Schools District, will administer the construction contract and contribute to the construction budget.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	206 Gas Tax				
Construction	206 Gas Tax		\$100,000		
	Grant: TAM Measure A		\$100,000	\$300,000	
	<b>Subtotal</b>		<b>\$200,000</b>	<b>\$300,000</b>	
<b>Total Cost Estimate</b>		<b>\$500,000</b>			

## 206.15 — Lincoln Avenue Bridge Repair Study

### Project Information

Recent Caltrans bridge inspection reports indicate that the Lincoln Avenue bridge over Mahon Creek needs repair. This project will evaluate what rehabilitation work is required to provide for continued use of the bridge long-term. The City will also seek grant funding from Caltrans to perform any repairs to the bridge.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$12,000			
<b>Construction</b>	Grant: Caltrans HBP Unsecured				
	<b>Subtotal</b>	<b>\$12,000</b>			
<b>Total Cost Estimate</b>		<b>\$12,000</b>			

## 206.16 — First Street at Mahon Creek Wall Repair

### Project Information

During a winter storm, a small portion of an existing rock retaining wall washed out. This project includes the repair of the wall, which is located on First Street between D Street and E Street.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$16,000			
<b>Construction</b>	206 Gas Tax			\$250,000	
	<b>Subtotal</b>	<b>\$16,000</b>		<b>\$250,000</b>	
<b>Total Cost Estimate</b>		<b>\$266,000</b>			



## 206.17 — Bungalow Avenue Resurfacing

### Project Information

Bungalow Avenue, which is an older street with a concrete road below, requires resurfacing. The project will include installation of wheelchair ramps, rehabilitation of the underground storm drain system, and improved drainage to mitigate flooding at Woodland Avenue.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax		\$50,000		
<b>Construction</b>	206 Gas Tax		\$525,000		
	<b>Subtotal</b>		<b>\$575,000</b>		
<b>Total Cost Estimate</b>		<b>\$575,000</b>			

## 206.18 — Southern Heights Boulevard at Courtright Road Retaining Wall

### Project Information

Southern Heights Boulevard at the intersection of the private driveway of Courtright Road shows signs of settlement. This project will install a retaining wall system to support the roadway.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$148,000	\$30,000		
<b>Construction</b>	206 Gas Tax				\$600,000
	<b>Subtotal</b>	<b>\$148,000</b>	<b>\$30,000</b>		<b>\$600,000</b>
<b>Total Cost Estimate</b>		<b>\$778,000</b>			

## 206.19 — Schoen Park Modifications

### Project Information

As a result of installing new playground amenities at the nearby Pickleweed Park, the City proposes to repurpose the existing area of Schoen Park to create additional on-street parking and help alleviate, in part, the demand for public parking in the Canal and Spinnaker Point neighborhoods.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax	\$73,000	\$10,000		
<b>Construction</b>	206 Gas Tax		\$675,000		
	<b>Subtotal</b>	<b>\$73,000</b>	<b>\$685,000</b>		
<b>Total Cost Estimate</b>		<b>\$758,000</b>			

## 206.20 — Fairhills Drive Slide Repair: Feasibility Study

### Project Information

This study will consider three separate locations on Fairhills Drive in which settlement of the roadway appears possible near 216, 407, and 447 Fairhills Drive.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax			\$40,000	
<b>Construction</b>	206 Gas Tax				
	<b>Subtotal</b>			<b>\$40,000</b>	
<b>Total Cost Estimate</b>		<b>\$40,000</b>			

## 206.21 — Center Street Resurfacing

### Project Information

Center Street located in the Sun Valley neighborhood, which is an older street with a concrete road below, requires resurfacing. The project will include installation of wheelchair ramps and improvements to the storm drain system.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax				\$60,000
<b>Construction</b>	206 Gas Tax				
	<b>Subtotal</b>				<b>\$60,000</b>
<b>Total Cost Estimate</b>		<b>\$60,000</b>			

## 206.22 — Fourth Street Curb Ramp Replacement

### Project Information

Fourth Street in Downtown San Rafael is the heart of the downtown business district with a large volume of pedestrians. This project will study and identify pedestrian improvements at intersections between E Street and Grand Avenue.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax				\$60,000
<b>Construction</b>	206 Gas Tax				
	<b>Subtotal</b>				<b>\$60,000</b>
<b>Total Cost Estimate</b>		<b>\$60,000</b>			

## 206.23 — Forbes Avenue at H Street Storm Drain Improvement

### Project Information

This small drainage improvement will install a new catch basin on the northwest corner of the intersection and connect it to an existing catch basin on the northeast corner. Coordination with various utility companies may be necessary to allow for installation of the proposed storm drain pipe.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	206 Gas Tax				
<b>Construction</b>	206 Gas Tax		\$30,000		
	<b>Subtotal</b>		<b>\$30,000</b>		
<b>Total Cost Estimate</b>		<b>\$30,000</b>			

# FUND 208: CHILDCARE FUND

## 208.1 — Childcare Portable Building Replacement

### Project Information

The scope of work includes replacement of portable buildings used for childcare centers at the Mary Silveira and Lucas Valley school campuses as well as the Pickleweed Preschool adjacent to the Albert J. Boro Community Center.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	208 Childcare	\$166,000			
Construction	208 Childcare				
	<b>Subtotal</b>	<b>\$166,000</b>			
<b>Total Cost Estimate</b>		<b>\$166,000</b>			

## FUND 235: BAYPOINT LAGOON ASSESSMENT DISTRICT

### 235.1 — Cayes Pump Station Control System

#### Project Information

The Cayes pump station was originally constructed in the 1960s and is operated manually with no remote access. The project will upgrade the pump station controls to allow for remote monitoring and control of equipment, include coordination with PG&E to upgrade the electrical service, and provide connection to the City’s existing SCADA system. More automated control of the water level will reduce the potential odors caused by hot weather and algae growth in the adjacent lagoon located within the Baypoint Lagoons Assessment District. Additional construction funding is required to support this project. The grant funds noted below will subsidize the procurement of materials but may require additional City funding.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	235 Baypoint Lagoon AD CIP Engineering Operating Budget	\$74,000 \$6,000			
<b>Construction</b>	Grant: CDBG Grant: Unsecured Funds		\$85,328		
	<b>Subtotal</b>	<b>\$80,000</b>	<b>\$85,328</b>		
<b>Total Cost Estimate</b>		<b>\$165,328</b>			

# FUND 241: MEASURE A – PARKS

## 241.1 — Park and Recreation Master Plan

### Project Information

In consultation with the Parks and Recreation Commission, the City will review the conditions of all parks and playground structures to understand deficiencies and where future improvements should be focused to meet current codes and ADA regulations. This assessment will become part of a Park and Recreation Master Plan.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	241 Measure A - Parks		\$150,000		
Construction	241 Measure A - Parks				
	<b>Subtotal</b>		<b>\$150,000</b>		
<b>Total Cost Estimate</b>		<b>\$150,000</b>			

## FUND 246: TRAFFIC MITIGATION FUND

### 246.1 — Bike Connection from Second/Tamalpais to Third/Tamalpais

#### Project Information

Beginning in summer 2020, the City will install a bicycle cycle-track on Francisco Boulevard West between Rice Drive and Second Street. This project will consider improvements on Tamalpais Avenue between Second and Third Streets to receive cyclists exiting the cycle-track on the south side of Second Street.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	246 Traffic Mitigation	\$10,000			
<b>Construction</b>	246 Traffic Mitigation	\$30,000			
	<b>Subtotal</b>	<b>\$40,000</b>			
<b>Total Cost Estimate</b>		<b>\$40,000</b>			

### 246.2 — C and D Streets Conversion to Two-way Streets

#### Project Information

In conjunction with opening of the new Public Safety Center, located on Fifth Avenue between C and D Streets, the City will convert C Street (First Street to Fifth Avenue) and D Street (Second Street to Fifth Avenue) to two-way traffic.



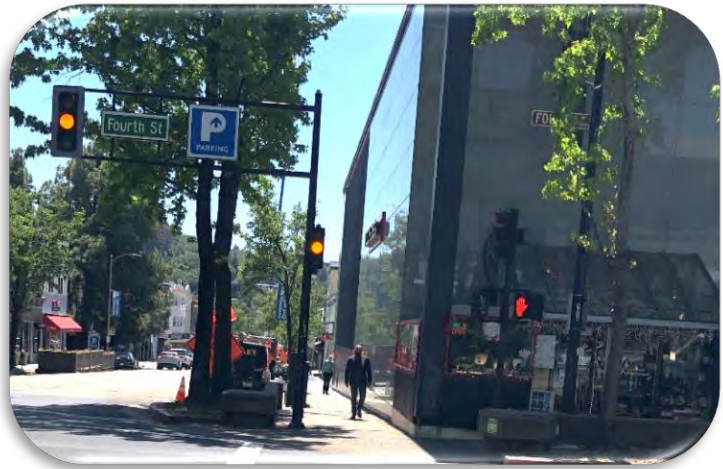
	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	246 Traffic Mitigation				
<b>Construction</b>	246 Traffic Mitigation	\$120,000			
	<b>Subtotal</b>	<b>\$120,000</b>			
<b>Total Cost Estimate</b>		<b>\$120,000</b>			



## 246.3 — Downtown Traffic Signal Modernization

### Project Information

The traffic signals in the Downtown San Rafael area play a critical role in keeping traffic moving. The Innovative Developments to Enhance Arterials, or IDEA, grant-funded project will improve traffic signal equipment throughout the Downtown area at many busy intersections.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	246 Traffic Mitigation	\$300,000			
<b>Construction</b>	246 Traffic Mitigation Grant: MTC IDEA	\$192,000 \$830,000			
	<b>Subtotal</b>	<b>\$1,322,000</b>			
<b>Total Cost Estimate</b>		<b>\$1,322,000</b>			

## 246.4 — Safe Pathways Pedestrian Crossing Improvements

### Project Information

Pedestrian crosswalk improvements near schools are important safety projects for the City. This project will create painted bulb-outs and install rectangular rapid flashing beacons at four crosswalks at Mission/Park, Mission/Alice, Fifth/River Oaks, and Knight/Ashwood.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	Grant: TAM Measure A	\$40,000			
<b>Construction</b>	246 Traffic Mitigation Grant: TAM Measure A		\$300,000 \$160,000		
	<b>Subtotal</b>	<b>\$40,000</b>	<b>\$460,000</b>		
<b>Total Cost Estimate</b>		<b>\$500,000</b>			

## 246.5 – Fourth Street Signal System Improvements: B Street to Cijos Street

### Project Information

Fourth Street is the heart of the Downtown Business District conveying pedestrians, bicyclists, and motorists through San Rafael. The existing traffic signal system needs to be updated to meet current design standards and ensure reliability of the system for all types of users.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	246 Traffic Mitigation		\$50,000		
<b>Construction</b>	246 Traffic Mitigation				\$200,000
	<b>Subtotal</b>		<b>\$50,000</b>		<b>\$200,000</b>
<b>Total Cost Estimate</b>		<b>\$250,000</b>			

## 246.6 – Citywide Traffic Signal Battery Backup Systems

### Project Information

During Fall 2019, Pacific Gas & Electric (PG&E) de-energized electrical lines throughout Marin County and the Bay Area as a safety precaution. The events, known as Public Safety Power Shutoffs (PSPS), resulted in traffic signals going dark and thus impacting traffic throughout the City. This on-going project proposes to install battery backup systems at critical signalized intersections to ensure traffic flow during PSPS events and other power disruptions.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	246 Traffic Mitigation				
<b>Construction</b>	246 Traffic Mitigation		\$75,000	\$75,000	\$75,000
	<b>Subtotal</b>		<b>\$75,000</b>	<b>\$75,000</b>	<b>\$75,000</b>
<b>Total Cost Estimate</b>		<b>\$225,000</b>			

## 246.7 – North San Rafael Traffic Signal Connections

### Project Information

Coordination of traffic signals is a critical element to keeping traffic moving. This project includes upgrading existing communication equipment which allows signals to work in tandem. The area of focus is traffic signals near the Northgate Mall.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	246 Traffic Mitigation		\$50,000		
<b>Construction</b>	246 Traffic Mitigation				\$75,000
	<b>Subtotal</b>		<b>\$50,000</b>		<b>\$75,000</b>
<b>Total Cost Estimate</b>		<b>\$125,000</b>			

## 246.8 – Bellam Boulevard and Vista Del Mar Pedestrian Improvements

### Project Information

The intersection of Bellam Boulevard at Vista Del Mar is heavily traveled by pedestrians shopping at the Cardenas Market grocery store. To increase pedestrian safety and visibility, this project will install rectangular rapid flashing beacons at the crosswalk as well as reconfigure parking on Bellam Boulevard between Vista Del Mar and Windward Way to create additional on-street parking.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	246 Traffic Mitigation	\$20,000			
<b>Construction</b>	246 Traffic Mitigation – Annual Citywide Crosswalk Program		\$100,000		
	<b>Subtotal</b>	<b>\$20,000</b>	<b>\$100,000</b>		
<b>Total Cost Estimate</b>		<b>\$120,000</b>			

## 246.9 — Second Street Intersection Improvements

### Project Information

Second Street is a major thoroughfare through Downtown San Rafael. This project will rehabilitate critical intersections and includes pavement resurfacing, wheelchair ramps, and traffic signal upgrades with new communication equipment.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	246 Traffic Mitigation	\$280,000	\$100,000		
<b>Construction</b>	246 Traffic Mitigation				\$200,000
	<b>Subtotal</b>	<b>\$280,000</b>	<b>\$100,000</b>		<b>\$200,000</b>
<b>Total Cost Estimate</b>		<b>\$580,000</b>			

## FUND 420: MEASURE E – ESSENTIAL FACILITIES

### 420.1 — Fire Station 54 and 55 Remodel

#### Project Information

Work includes remodeling of the existing fire stations to meet current state and local codes for the safety of the firefighters and the residents they serve. This is part of Phase II of the strategic plan approved in July 2015 for essential public safety facilities.



Fire Station 54



Fire Station 55

	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	420 Measure E	\$655,000			
Construction	420 Measure E		\$6,718,000		
	<b>Subtotal</b>	<b>\$655,000</b>	<b>\$6,718,000</b>		
<b>Total Cost Estimate</b>		<b>\$7,373,000</b>			

### 420.2 — Repurposing of Former City Hall Police Station

#### Project Information

This project includes re-examining the first-floor space at City Hall, which will be vacated as the Police Department occupies the new Public Safety Center. Reconfiguration of the space will be needed to house other City departments.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	420 Measure E				
Construction	420 Measure E		\$400,000		
	<b>Subtotal</b>		<b>\$400,000</b>		
<b>Total Cost Estimate</b>		<b>\$400,000</b>			

# FUND 501: PARKING SERVICES

## 501.1 – Seismic Upgrades to Parking Structure – Fifth Avenue/C Street

### Project Information

The parking garage at Fifth Avenue/C Street will be studied with improvements designed. This study will build upon previous work at this location.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	501 Parking Services			\$25,000	
<b>Construction</b>	501 Parking Services				
	<b>Subtotal</b>			<b>\$25,000</b>	
<b>Total Cost Estimate</b>		<b>\$25,000</b>			

## FUND 603: BUILDING MAINTENANCE

### 603.1 – Albert Park Ball Field: ADA Wheelchair Ramp and Access Improvements

Albert Park Ball Field is utilized throughout the year for sporting events. This project includes ADA improvements, including a new wheelchair ramp adjacent to an existing staircase as well as improvements to the disabled parking stall and path of travel to the ball park field.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	603 Building Maintenance		\$40,000		
<b>Construction</b>	603 Building Maintenance			\$140,000	
	<b>Subtotal</b>		<b>\$40,000</b>	<b>\$140,000</b>	
<b>Total Cost Estimate</b>		<b>\$180,000</b>			

### 603.2 – Albert Park Ball Field: ADA Restrooms

This project will review alternatives and production of design documents for installation of an ADA-compliant, prefabricated restroom.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	603 Building Maintenance		\$30,000		
<b>Construction</b>	603 Building Maintenance			\$130,000	\$90,000
	<b>Subtotal</b>		<b>\$30,000</b>	<b>\$130,000</b>	<b>\$90,000</b>
<b>Total Cost Estimate</b>		<b>\$250,000</b>			

## 603.3 – Gerstle Park Restroom Repair

### Project Information

The Facility Assessment Study, which was completed in 2018, identified deficiencies within several City facilities. This project is based on the recommendations in the study and includes replacing the siding of an existing restroom at Gerstle Park.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	603 Building Maintenance				
<b>Construction</b>	603 Building Maintenance			\$30,000	
	<b>Subtotal</b>			<b>\$30,000</b>	
<b>Total Cost Estimate</b>		<b>\$30,000</b>			

## 603.4 – Shoreline Park Restroom

### Project Information

The restroom has been non-operational and closed for several years. Repairs are necessary to restore proper functioning of the restroom. The new restroom installed will be built to meet the latest ADA standards.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
<b>Planning/Design</b>	603 Building Maintenance				
<b>Construction</b>	603 Building Maintenance	\$140,000			
	<b>Subtotal</b>	<b>\$140,000</b>			
<b>Total Cost Estimate</b>		<b>\$140,000</b>			



## 603.5 – City Hall: Council Chambers Accessibility and Security Improvements

### Project Information

The project includes security upgrades to the Council Chambers for emergency access as well as installation of an ADA-compliant wheelchair ramp within the Chambers.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	603 Building Maintenance	\$9,000			
Construction	603 Building Maintenance		\$175,000		
	<b>Subtotal</b>	<b>\$9,000</b>	<b>\$175,000</b>		
<b>Total Cost Estimate</b>		<b>\$184,000</b>			

## 603.6 – B Street Community Center: Stage Area Electrical Panel Upgrade

### Project Information

The B Street Community Center stage has been well used over many decades. The electrical panel system for stage lighting requires replacement to meet current electrical codes.



	Funding Source	Prior Funding	FY 2020-21	FY 2021-22	FY 2022-23
Planning/Design	603 Building Maintenance				
Construction	603 Building Maintenance				\$160,000
	<b>Subtotal</b>				<b>\$160,000</b>
<b>Total Cost Estimate</b>		<b>\$160,000</b>			

# Section V: Rating Categories and Project Ratings

RATING CATEGORIES	Health / Safety / Liability	Priority Initiative	Time-Sensitive Funds	Maintain/Enhance Functionality
WEIGHTING	35%	20%	25%	20%
RANK SCORING 1 to 10	7 - 10 strong contribution toward public health & safety and/or reduction of City liability	7 - 10 strong support from community/Council aligns with City goals	10 grant funded, urgent	7 - 10 urgent repair/rehab/ replacement of City asset necessary
	4 - 6 some improvement to public health & safety and/or reduction of City liability	4 - 6 some support from community/Council meets City objectives	7 grant funded, upcoming timeline 3 grant funded, no timeline	4 - 6 repair/rehab/replacement of City asset should be completed eventually
	0 - 3 little improvement to public health & safety and/or reduction of City liability	0 - 3 little support from community/Council little contribution toward City goals	0 not time sensitive	0 - 3 repair/rehab/replacement of City asset can be deferred

***Health / Safety / Liability:***

Projects that are critical to public health and safety or significantly reduce the City’s risk of liability will receive a higher rating. This category includes projects which may be the result of litigation.

***Priority Initiative:***

This category assigns priority to projects based on the City’s goals including the guiding principles of Together San Rafael, the General Plan, community and/or City Council supported projects, and equity.

***Time-Sensitive Funds:***

CIP projects funded by state/federal grants often have funding deadlines. Grant-funded projects will be rated higher and consider timely-use-of-fund requirements from the granting agency.

***Maintain/Enhance Functionality:***

This category rates projects according to the importance and urgency of the proposed repair, rehabilitation, or replacement. Proposed maintenance that can be deferred will be rated lower than pressing maintenance on a critical City asset.

# Project Rating System

FUNDING SOURCE	PROJECT NAME	STATUS	% DESIGN COMPLETE	RANK SCORING 1 to 10	Health / Safety / Liability	Priority Initiative	Time- Sensitive Funds	Maintain / Enhance Functionality
					35%	20%	25%	20%
205 Stormwater	Rotary Manor Culvert Replacement	ACTIVE	30%	7.5	10	10	0	10
205 Stormwater	San Quentin Pump Station Reconstruction	ACTIVE	60%	7.1	10	8	0	10
205 Stormwater	Storm Drain Replacement at 2111 Francisco Boulevard East	ACTIVE	60%	5.8	8	6	0	9
205 Stormwater	MCSTOPP: Catch Basin Trash Capture: Feasibility Study		0%	5.7	7	8	0	8
205 Stormwater	East Street at Jessup Street Storm Drain Improvements		10%	5.4	8	5	0	8
205 Stormwater	C Street Storm Drain Improvements - First to Second Streets		0%	5.1	6	6	0	9
205 Stormwater	Los Gamos Road at Oleander Drive Flood Warning System		10%	5.0	8	7	0	4
205 Stormwater	First Street at D Street Storm Drain Improvements		0%	4.6	5	5	0	9
205 Stormwater	Woodland Avenue Storm Drain Improvements		0%	4.4	5	5	0	8
205 Stormwater	Las Casas Drainage Basin Repair		10%	4.2	5	5	0	7
205 Stormwater	Piombo Pump Station: Electrical Panel Replacement		0%	4.0	4	5	0	8
205 Stormwater	Levee Analysis Inventory Study		0%	3.1	3	8	0	2
205 Stormwater	Spinnaker Point Salt Marsh Remediation (Conceptual Design Only)		0%	1.7	2	3	0	2
206 Gas Tax - RMRA	Third Street Safety Improvements: Lindaro to Union	ACTIVE	30%	8.9	9	8	10	8
206 Gas Tax	Third Street Rehabilitation: Miracle Mile to Lindaro	ACTIVE	30%	7.8	8	8	7	8
206 Gas Tax	Canal Neighborhood Pedestrian Improvements	ACTIVE	30%	7.3	9	8	7	4
206 Gas Tax - RMRA	Francisco Boulevard East Resurfacing		10%	7.0	8	8	3	9
206 Gas Tax	B St at Woodland Ave: Box Culvert Ceiling Repairs		0%	7.0	10	8	0	9
206 Gas Tax	Public Safety Center Street Resurfacing		0%	7.0	9	10	0	9
206 Gas Tax	Woodland Ave Retaining Wall		0%	6.8	9	9	0	9
206 Gas Tax	San Rafael High School Crosswalk Improvements			6.7	8	8	5	5
206 Gas Tax	Lincoln Avenue Bridge Repair Study	ACTIVE	10%	6.4	7	7	3	9
206 Gas Tax	First Street at Mahon Creek Wall Repair		60%	6.4	9	8	0	8
206 Gas Tax - RMRA	Bungalow Avenue Resurfacing	ACTIVE	30%	6.3	6	9	3	8
206 Gas Tax	Southern Heights at Courtright Road Retaining Wall	ACTIVE	60%	6.2	9	7	0	8
206 Gas Tax	Schoen Park Modifications	ACTIVE	30%	5.7	6	10	0	8
206 Gas Tax	Fairhills Drive Slide Repair: Feasibility Study		10%	5.6	8	7	0	7
206 Gas Tax - RMRA	Center Street Resurfacing		60%	5.3	5	6	3	8
206 Gas Tax	Fourth Street Curb Ramp Replacement		0%	5.3	7	7	0	7
206 Gas Tax	Forbes Avenue at H Street Storm Drain Improvement		0%	5.1	7	6	0	7
206 Gas Tax - RMRA	Redwood Hwy Resurfacing (Civic Center to Smith Ranch)		0%	4.9	5	5	3	7
206 Gas Tax	Mission Ave (Boyd Park) Sidewalk Gap Closure (front of Falkirk)		0%	4.1	7	5	0	3
206 Gas Tax	Merrydale Pathway - North Connector Study	ACTIVE	90%	4.0	5	8	0	3
206 Gas Tax	121 Irwin St Headwall/Weir		10%	3.3	3	4	0	7
206 Gas Tax	Lincoln Avenue Curb Ramps	ACTIVE	60%	3.2	4	4	0	5
206 Gas Tax	Riviera Drive Resurfacing - Phase 1		10%	3.2	4	4	0	5
206 Gas Tax	Riviera Drive Resurfacing - Phase 2		10%	3.2	4	4	0	5
206 Gas Tax	Manderly Road Medians		0%	2.9	3	5	0	4
206 Gas Tax	Freitas Parkway and Montecillo Intersection (K-rail Only)		0%	2.7	6	3	0	0

# Project Rating System

FUNDING SOURCE	PROJECT NAME	STATUS	% DESIGN COMPLETE	RANK SCORING 1 to 10	Health / Safety / Liability	Priority Initiative	Time- Sensitive Funds	Maintain / Enhance Functionality
					35%	20%	25%	20%
208 Childcare Fund	Childcare Portable Building Replacement (Silveira/Pickleweed/Lucas)	ACTIVE	10%	7.5	10	10	0	10
208 Childcare Fund	Childcare Portable Building Replacement (Vallecito)			5.3	7	7	0	7
208 Childcare Fund	Parkside Preschool Playground Tent Replacement			5.3	7	6	0	8
235 Baypoint Lagoon Assessment	Cayes Pump Station Control System	ACTIVE	60%	6.1	6	7	3	9
241 Measure A: Parks	Park and Recreation Master Plan			6.2	8	9	0	8
241 Measure A: Parks	Bernard Hoffman Playground Improvements			6.0	8	6	0	10
241 Measure A: Parks	Gerstle Park Tennis Court Resurfacing and ADA Improvements			5.9	7	8	0	9
241 Measure A: Parks	Peacock Gap Tennis Court Resurfacing and ADA Improvements			5.9	7	8	0	9
241 Measure A: Parks	Boyd Park Tennis Court Resurfacing and ADA Improvements			5.9	7	8	0	9
241 Measure A: Parks	Santa Margarita Tennis/Basketball Court Resurfacing and ADA			5.9	7	8	0	9
241 Measure A: Parks	Sun Valley Park Playground Improvements			5.5	7	7	0	8
241 Measure A: Parks	Peacock Gap Park Playground Improvements			4.9	6	7	0	7
241 Measure A: Parks	Gerstle Park Playground Improvements			4.4	5	7	0	6
241 Measure A: Parks	Boyd Park Playground Improvements			4.0	5	5	0	6
241 Measure A: Parks	Pickleweed Park Field Renovation	ACTIVE	60%	3.2	1	10	0	4
241 Measure A: Parks	Terra Linda Community Center: Pool Shade Structure			3.1	3	4	0	6
241 Measure A: Parks	Terra Linda Community Center: Basketball Court Repaving			2.9	3	4	0	5
241 Measure A: Parks	Bernard Hoffman Drainage and Irrigation Improvements			2.0	1	3	0	5
241 Measure A: Parks	Starkweather Park Improvements			1.8	1	3	0	4
246 Traffic Mitigation	Third Street Intersection Improvements: Grand to Lindaro	ACTIVE		see 206	-	-	-	-
246 Traffic Mitigation	Safe Pathways Pedestrian Crossing Improvements			6.8	7	7	7	6
246 Traffic Mitigation	Fourth Street Signal System Improvements: B Street to Cijos Street			6.6	8	7	3	8
246 Traffic Mitigation	Citywide Traffic Signal Battery Backup Systems			6.0	7	7	3	7
246 Traffic Mitigation	North San Rafael Traffic Signal Connections			6.0	7	7	3	7
246 Traffic Mitigation	Bellam Boulevard and Vista Del Mar Pedestrian Improvements			5.8	7	7	3	6
246 Traffic Mitigation	Second Street Intersection Improvements	ACTIVE	0%	5.3	6	8	0	8
246 Traffic Mitigation	Fifth Avenue Signal System Improvements: Court to E Street			5.1	5	6	3	7
246 Traffic Mitigation	Freitas and Las Gallinas: Left turn signal head			5.1	6	5	3	6
246 Traffic Mitigation	Fourth Street at Miracle Mile Intersection Improvements			4.9	5	5	3	7
246 Traffic Mitigation	Safe Routes to School: Davidson Phase 2			4.7	5	5	3	6
246 Traffic Mitigation	Bellam Blvd and Andersen Dr Intersection Improvements			4.7	5	4	3	7
246 Traffic Mitigation	North San Pedro and Merrydale Intersection: Feasibility Study		0%	3.7	6	3	0	5
420 Measure E: Essential	Fire Stations 54 & 55 Remodel			7.5	10	10	0	10
420 Measure E: Essential	Repurposing of Former City Hall Police Station	ACTIVE		5.1	3	10	0	10
501 Parking Services	Seismic Upgrades to Parking Structures at Third/A Street and Third/C		0%	6.9	10	9	0	8
501 Parking Services	Seismic Upgrades to Parking Structure at Fifth Avenue/C Street		50%	6.9	10	9	0	8
501 Parking Services	Fifth Street and Garden Parking Lot Resurfacing		0%	6.2	8	9	0	8
501 Parking Services	Seismic Upgrades to Parking Structure at Third/Lootens		0%	4.7	10	0	0	6

# Project Rating System

FUNDING SOURCE	PROJECT NAME	STATUS	% DESIGN COMPLETE	RANK SCORING 1 to 10	Health / Safety / Liability	Priority Initiative	Time- Sensitive Funds	Maintain / Enhance Functionality
					35%	20%	25%	20%
603 Building Maintenance	Albert Park Ball Field: ADA Wheelchair Ramp and Access Improvements		10%	7.5	10	10	0	10
603 Building Maintenance	City Asset Condition Assessment Study		0%	7.5	10	10	0	10
603 Building Maintenance	Albert Park Ball Field: ADA Restrooms		0%	6.5	10	10	0	5
603 Building Maintenance	City Hall/Library Fire Sprinkler System (Study/Design Only)		0%	6.5	10	8	0	7
603 Building Maintenance	Gerstle Park Restroom Repair		0%	6.3	10	5	0	9
603 Building Maintenance	Shoreline Park Restroom	ACTIVE	100%	6.3	10	5	0	9
603 Building Maintenance	City Hall: Council Chambers Accessibility and Security Improvements		90%	6.1	10	7	0	6
603 Building Maintenance	B Street Community Center: Stage Area Electrical Panel Upgrade		100%	5.9	10	5	0	7
603 Building Maintenance	City Hall: Server Room Sewer Repair		0%	5.1	7	7	0	6
603 Building Maintenance	Terra Linda Pool House Electrical Upgrades		0%	4.9	7	5	0	7
603 Building Maintenance	B Street Community Center: Parking Lot Resurfacing		0%	4.5	7	5	0	5
603 Building Maintenance	Pickleweed Park Resilience Hub		0%	4.3	6	6	0	5
603 Building Maintenance	Terra Linda Community Center: HVAC Replacement		0%	3.1	3	5	0	5
603 Building Maintenance	A.J. Boro Community Center: HVAC Repair		0%	3.1	3	5	0	5
603 Building Maintenance	Resurface City Hall Parking Lots, Lower and Upper		0%	2.9	3	4	0	5
603 Building Maintenance	Downtown Library: Reroof		0%	2.7	3	3	0	5
603 Building Maintenance	Victor Jones Park Restroom Repair		0%	2.7	3	3	0	5
603 Building Maintenance	Court Street Plaza Fountain Repair		0%	2.1	2	2	0	5
603 Building Maintenance	Downtown Library: Children's Patio Enclosure		0%	2.1	2	3	0	4
603 Building Maintenance	Terra Linda Recreation Center Hardscape Repair		0%	2.1	2	2	0	5
603 Building Maintenance	A.J. Boro Community Center: Parking Lot Expansion (Schoen Park)		10%	2.0	0	5	0	5
603 Building Maintenance	Downtown Library: Restroom Addition		0%	0.8	0	2	0	2

# Section VI: Project Funding Tables

Annual Programs									
Project Name	Funding Source	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Stormwater System Maintenance	205		\$705,300		\$623,000		\$623,000		\$623,000
MCSTOPP: Catch Basin Trash Capture	206			See 205 Fund Below					
Bridge Maintenance	206				\$100,000				\$100,000
Replace CMP Storm Drains	206			See 205 Fund Below		\$100,000			\$100,000
Sidewalk Repair Program	206		\$350,000		\$350,000		\$350,000		\$350,000
Pavement Management Program	206				\$800,000		\$600,000		\$1,200,000
Bike and Pedestrian Master Plan Implementation	246		\$100,000		\$100,000		\$100,000		\$100,000
Citywide Crosswalk Improvements	246		\$100,000	See 246 Fund Below		\$100,000			\$100,000
Facility Repairs	603				\$120,000		\$120,000		\$120,000

Fund 205 - Stormwater									
Project Name	Rank Scoring 1 to 10	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Rotary Manor Culvert Replacement	7.5	\$164,000		\$15,000					
External (Non-Stormwater Account) Fund									\$750,000
San Quentin Pump Station Reconstruction	7.1	\$375,000							
Grant: Unsecured									
Storm Drain Replacement at 2111 Francisco Boulevard East	5.8				\$100,000				
MCSTOPP: Catch Basin Trash Capture: Feasibility Study	5.7			\$30,000					
Other Funds: Annual Program 'MCSTOPP: Catch Basin Trash Capture '				\$100,000					
East Street at Jessup Street Storm Drain Improvements	5.4					\$45,000			
C Street Storm Drain Improvements - First to Second Streets	5.1					\$40,000			
Los Gamos Road at Oleander Drive Flood Warning System	5						\$50,000		
First Street at D Street Storm Drain Improvements	4.6				\$65,000				
Other Funds: Annual Program 'Replace CMP Storm Drains'					\$100,000				
Woodland Avenue Storm Drain Improvements	4.4								\$100,000
Unfunded Projects Shown Below									
Las Casas Drainage Basin Repair	4.2								
Piombo Pump Station: Electrical Panel Replacement	4								
Levee Analysis Inventory Study	3.1								
Spinnaker Point Salt Marsh Remediation (Conceptual Design Only)	1.7								
Grant: Measure AA (Unsecured)									
Subtotal Fund 205 Only					\$210,000		\$135,000		\$100,000
Subtotal Non-205 Funds					\$200,000		\$0		\$750,000
Grand Total (All Fund Types)					\$410,000		\$135,000		\$850,000

Fund 206 - Gas Tax									
Project Name	Rank Scoring 1 to 10	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Southern Heights Bridge Replacement	In Progress	\$3,000							
Grant: Caltrans HBP		\$718,000			\$4,000,000				
Third Street at Hetheron Street Improvements	In Progress	\$25,000							
Grant: Caltrans HSIP		\$60,000	\$500,000						
Smith Ranch Road Resurfacing	In Progress	\$8,000							
SB1: Road Maintenance & Rehab Account (RMRA)			\$1,210,000						
Francisco Boulevard West MUP Phase II	In Progress								
Grant: TDA Funds Article 3					\$568,000				
Grant: California Natural Resources Agency - Urban Greening Grant		\$250,000			\$950,000				
Grant: TAM Safe Pathways					\$400,000				
Grant: Air Quality Management District Grant (MUP Phase I rollover)					\$100,000				
Francisco Boulevard East Sidewalk Widening	In Progress	\$318,000							
Grant: Caltrans ATP			\$4,025,000						
Grant: Caltrans CMAQ					\$2,100,000				
NB 101 Offramp - Second Right Turn Lane	In Progress	\$41,000							
Third Street Safety Improvements: Lindaro to Union	8.9	\$31,000							
SB1: Road Maintenance & Rehab Account (RMRA)						\$1,000,000			
Grant: Measure A Major Road Improvements						\$1,000,000			
Grant: Caltrans HSIP		\$280,000				\$1,295,000			
Transfer from Fund 246						\$800,000			
Third Street Rehabilitation: Miracle Mile to Lindaro	7.8								
Grant: State-Local Partnership Program						\$1,500,000			
Grant: Measure A Major Road Improvements		\$1,300,000				\$8,700,000			
Canal Neighborhood Pedestrian Improvements	7.3	\$58,000			\$35,000				
Grant: Lifeline Phase 3					\$248,000				
Francisco Boulevard East Resurfacing	7								
SB1: Road Maintenance & Rehab Account (RMRA)					\$1,600,000				
B St at Woodland Ave: Box Culvert Ceiling Repairs	7	\$10,000		\$30,000	\$300,000				
Public Safety Center Street Resurfacing	7	\$16,000			\$465,000				
Woodland Ave Retaining Wall	6.8			\$75,000			\$420,000		
San Rafael High School Crosswalk Improvements	6.7				\$100,000				
Grant: TAM Safe Pathways					\$100,000		\$300,000		
Lincoln Avenue Bridge Repair Study	6.4	\$12,000							
Grant: Unsecured									
First Street at Mahon Creek Wall Repair	6.4	\$16,000					\$250,000		
Bungalow Avenue Resurfacing	6.3			\$50,000	\$525,000				
Southern Heights at Courtright Road Retaining Wall	6.2	\$148,000		\$30,000					\$600,000
Schoen Park Modifications	5.7	\$73,000		\$10,000	\$675,000				
Fairhills Drive Slide Repair: Feasibility Study	5.6					\$40,000			
Center Street Resurfacing	5.3							\$60,000	
Fourth Street Curb Ramp Replacement	5.3							\$60,000	
Grant: Unsecured									
Forbes Avenue at H Street Storm Drain Improvement	5.1				\$30,000				
Unfunded Projects Shown Below									
Redwood Hwy Resurfacing (Civic Center to Smith Ranch)	4.9								
SB1: Road Maintenance & Rehab Account (RMRA)									
Mission Ave (Boyd Park) Sidewalk Gap Closure (front of Falkirk)	4.1								
Merrydale Pathway - North Connector Study	4	\$181,244							
Grant: Unsecured									
121 Irwin St Headwall/Weir	3.3	\$6,200							
Lincoln Avenue Curb Ramps	3.2	\$195,000							
Riviera Drive Resurfacing - Phase 1	3.2	\$19,000							
Riviera Drive Resurfacing - Phase 2	3.2								
Manderly Road Medians	2.9								
Freitas Parkway and Montecillo Intersection (K-rail Only)	2.7								
Subtotal Fund 206 Only					\$2,325,000		\$710,000		\$720,000
Subtotal RMRA Funds Only					\$1,600,000		\$1,000,000		\$0
Subtotal Other Funds (Non-206/Non-RMRA)					\$8,466,000		\$13,595,000		\$0
Grand Total (All Fund Types)					\$12,391,000		\$15,305,000		\$720,000



Fund 208 - Childcare									
Project Name	Rank Scoring 1 to 10	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Childcare Portable Building Replacement (Silveira/Pickleweed/Lucas Valley)	7.5	\$166,000							
Unfunded Projects Shown Below									
Parkside Preschool Playground Tent Replacement	5.3								
Childcare Portable Building Replacement (Vallecito)	5.3								
Total from Fund 208						\$0	\$0		\$0

Fund 235 - Baypoint Lagoon Assessment District									
Project Name	Rank Scoring 1 to 10	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Cayes Pump Station Control System	6.1	\$74,000							
Transfer from CIP Engineering Operating Budget		\$6,000							
Grant: CDBG 2020-22					\$85,328				
Grant: Unsecured									
Subtotal Fund 235 Only						\$0	\$0		\$0
Subtotal Non-235 Funds						\$85,328			
Grand Total (All Fund Types)						\$85,328			

Fund 241 - Measure A: Parks									
Project Name	Rank Scoring 1 to 10	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Park and Recreation Master Plan	6.2			\$150,000					
Bernard Hoffman Playground Improvements	6								
Peacock Gap Tennis Court Resurfacing and ADA Improvements	5.9								
Grant: Prop 68 Per Capita									
Santa Margarita Tennis/Basketball Court Resurfacing and ADA Improvements	5.9								
Grant: Prop 68 (Unsecured)									
Gerstle Park Tennis Court Resurfacing and ADA Improvements	5.9								
Boyd Park Tennis Court Resurfacing and ADA Improvements	5.9								
Sun Valley Park Playground Improvements	5.5								
Peacock Gap Park Playground Improvements	4.9								
Gerstle Park Playground Improvements	4.4								
Boyd Park Playground Improvements	4								
Pickleweed Park Field Renovation	3.2	\$20,000							
Unfunded Projects Shown Below									
Terra Linda Community Center: Pool Shade Structure	3.1								
Terra Linda Community Center: Basketball Court Repaving	2.9								
Bernard Hoffman Drainage and Irrigation Improvements	2								
Starkweather Park Improvements	1.8								
Total from Fund 241						\$150,000	\$0		\$0

Fund 246 - Traffic Mitigation									
Project Name	Rank Scoring 1 to 10	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Third Street Safety Improvements: Lindaro to Union (transfer to Fund 206)	See 206								
Bike Connection from Second/Tamalpais to Third/Tamalpais	In Progress	\$10,000	\$30,000						
C and D Streets Conversion to Two-way Streets	In Progress		\$120,000						
Downtown Traffic Signal Modernization	In Progress	\$300,000	\$192,000						
Grant: MTC Innovative Developments to Enhance Arterials (IDEA)			\$830,000						
Safe Pathways Pedestrian Crossing Improvements	6.8				\$300,000				
Grant: TAM Safe Pathways		\$40,000			\$160,000				
Fourth Street Signal System Improvements: B Street to Cijos Street	6.6			\$50,000					\$200,000
Citywide Traffic Signal Battery Backup Systems	6				\$75,000		\$75,000		\$75,000
North San Rafael Traffic Signal Connections	6			\$50,000					\$75,000
Bellam Boulevard and Vista Del Mar Pedestrian Improvements	5.8	\$20,000							
Other Funds: Annual Program 'Citywide Crosswalk Improvements'					\$100,000				
Second Street Intersection Improvements	5.3	\$280,000		\$100,000					\$200,000
Unfunded Projects Shown Below									
Fifth Avenue Signal System Improvements: Court to E Street	5.1								
Freitas and Las Gallinas: Left turn signal head	5.1								
Fourth Street at Miracle Mile Intersection Improvements	4.9								
Bellam Blvd and Andersen Dr Intersection Improvements	4.7								
Safe Routes to School: Davidson Phase 2	4.7								
North San Pedro and Merrydale Intersection: Feasibility Study	3.7								
Subtotal 246 Funds						\$675,000	\$375,000		\$1,050,000
Subtotal Non-246 Funds						\$160,000	\$0		\$0
Grand Total (All Fund Types)						\$835,000	\$375,000		\$1,050,000

Fund 420 - Essential Facilities									
Project Name	Rank Scoring 1 to 10	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Fire Stations 54 & 55 Remodel	7.5	\$655,000			\$6,718,000				
Repurposing of Former City Hall Police Station	5.1				\$400,000				
Total from Fund 420						\$7,118,000	\$0		\$0



Fund 501 - Parking Services									
Project Name	Rank Scoring 1 to 10	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Seismic Upgrades to Parking Structure at Fifth Avenue/C Street	6.9					\$25,000			
Unfunded Projects Shown Below									
Seismic Upgrades to Parking Structures at Third/A Street and Third/C Street	6.9								
Fifth Street and Garden Parking Lot Resurfacing	6.2								
Seismic Upgrades to Parking Structure at Third/Lootens	4.7								
Total from Fund 501						\$0	\$25,000		\$0







## Fund 603 - Building Maintenance

Project Name	Rank Scoring 1 to 10	Prior Funding		FY 2020-21		FY 2021-22		FY 2022-23	
		Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction	Planning / Design	Construction
Albert Park Ball Field: ADA Wheelchair Ramp and Access Improvements	7.5			\$40,000			\$140,000		
Albert Park Ball Field: ADA Restrooms	6.5			\$30,000			\$130,000		\$90,000
Gerstle Park Restroom Repair	6.3						\$30,000		
Shoreline Park Restroom	6.3		\$140,000						
City Hall: Council Chambers Accessibility and Security Improvements	6.1	\$9,000			\$175,000				
B Street Community Center: Stage Area Electrical Panel Upgrade	5.9								\$160,000
Unfunded Projects Shown Below									
Terra Linda Pool House Electrical Upgrades	4.9								
B Street Community Center: Parking Lot Resurfacing	4.5								
Pickleweed Park Resilience Hub	4.3								
A.J. Boro Community Center: HVAC Repair	3.1								
Terra Linda Community Center: HVAC Replacement	3.1								
Resurface City Hall Parking Lots, Lower and Upper	2.9								
Downtown Library: Reroof	2.7								
Victor Jones Park Restroom Repair	2.7								
Court Street Plaza Fountain Repair	2.1								
Downtown Library: Children's Patio Enclosure	2.1								
Terra Linda Recreation Center Hardscape Repair	2.1								
A.J. Boro Community Center: Parking Lot Expansion (Schoen Park)	2								
Downtown Library: Restroom Addition	0.8								
Total from Fund 603					\$245,000		\$300,000		\$250,000

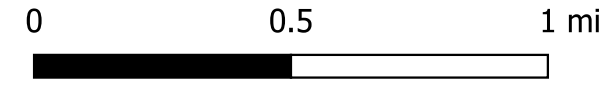
**Section VII: Project Locations**

## List of CIP Projects











 <b>Fund 205 - Stormwater</b>	
Label	Project Name
205.1	Rotary Manor Culvert Replacement
205.2	San Quentin Pump Station Reconstruction
205.3	Storm Drain Replacement at 2111 Francisco Boulevard East
205.4	MCSTOPP: Catch Basin Trash Capture: Feasibility Study
205.5	East Street at Jessup Street Storm Drain Improvements
205.6	C Street Storm Drain Improvements - First to Second Streets
205.7	Los Gamos Road at Oleander Drive Flood Warning System
205.8	First Street at D Street Storm Drain Improvements
205.9	Woodland Avenue Storm Drain Improvements
 <b>Fund 206 - Gas Tax</b>	
Label	Project Name
206.1	Southern Heights Bridge Replacement
206.2	Third Street at Hetherton Street Improvements
206.3	Smith Ranch Road and Lucas Valley Road Resurfacing
206.4	Francisco Boulevard West MUP Phase II
206.5	Francisco Boulevard East Sidewalk Widening
206.6	NB 101 Offramp - Second Right Turn Lane
206.7	Third Street Safety Improvements: Lindaro to Union
206.8	Third Street Rehabilitation: Miracle Mile to Lindaro
206.9	Canal Neighborhood Pedestrian Improvements
206.10	Francisco Boulevard East Resurfacing
206.11	B St at Woodland Ave: Box Culvert Ceiling Repairs
206.12	Public Safety Center Street Resurfacing
206.13	Woodland Ave Retaining Wall
206.14	San Rafael Highschool Crosswalk Improvements
206.15	Lincoln Avenue Bridge Repair Study
206.16	First Street at Mahon Creek Wall Repair
206.17	Bungalow Avenue Resurfacing
206.18	Southern Heights at Courtright Road Retaining Wall
206.19	Schoen Park Modifications
206.20	Fairhills Drive Slide Repair: Feasibility Study
206.21	Center Street Resurfacing
206.22	Fourth Street Curb Ramp Replacement
206.23	Forbes Street at H Street: Storm Drain Improvement

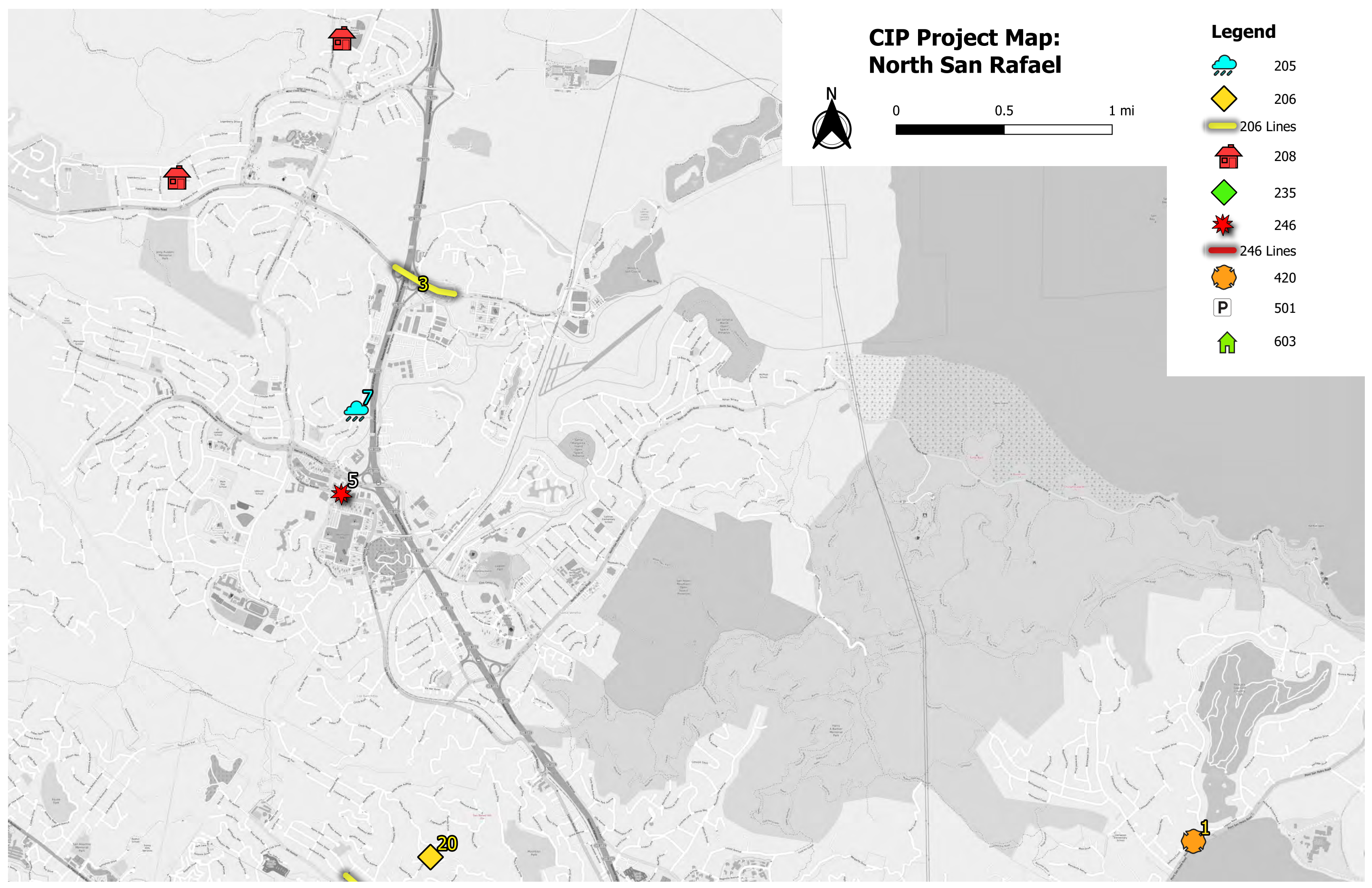
 <b>Fund 208 - Childcare</b>	
Label	Project Name
208.1	Childcare Portable Building Replacement (Silveira, Pickleweed and Lucas Valley)
 <b>Fund 235 - Baypoint Lagoon Assessment District</b>	
Label	Project Name
235.1	Cayes Pump Station Control System
 <b>Fund 246 - Traffic Mitigation</b>	
Label	Project Name
246.1	Bike Connection from Second/Tamalpais to Third/Tamalpais
246.2	C and D Streets Conversion to Two-way Streets
246.3	Innovative Developments to Enhance Arterials (IDEA) Grant
246.4	Fourth Street Signal System Improvements: B Street to Cijos Street
246.5	North San Rafael Traffic Signal Connections
246.6	Second Street Intersection Improvements
 <b>Fund 420 - Essential Facilities</b>	
Label	Project Name
420.1	Fire Station 54 & 55 Remodel
420.2	Repurposing of Former City Hall Police Station
 <b>Fund 501 - Parking Services</b>	
Label	Project Name
501.1	Seismic Upgrades to Parking Structure at Fifth Avenue/C Street
 <b>Fund 603 - Building Maintenance</b>	
Label	Project Name
603.1	Albert Park Ball Field: ADA Wheelchair Ramp and Access Improvements
603.2	Albert Park Ball Field: ADA Restrooms
603.3	Gerstle Park Restroom Repair
603.4	Shoreline Park Restroom
603.5	City Hall: Council Chambers Accessibility and Security Improvements
603.6	B Street Community Center: Stage Area Electrical Panel Upgrade

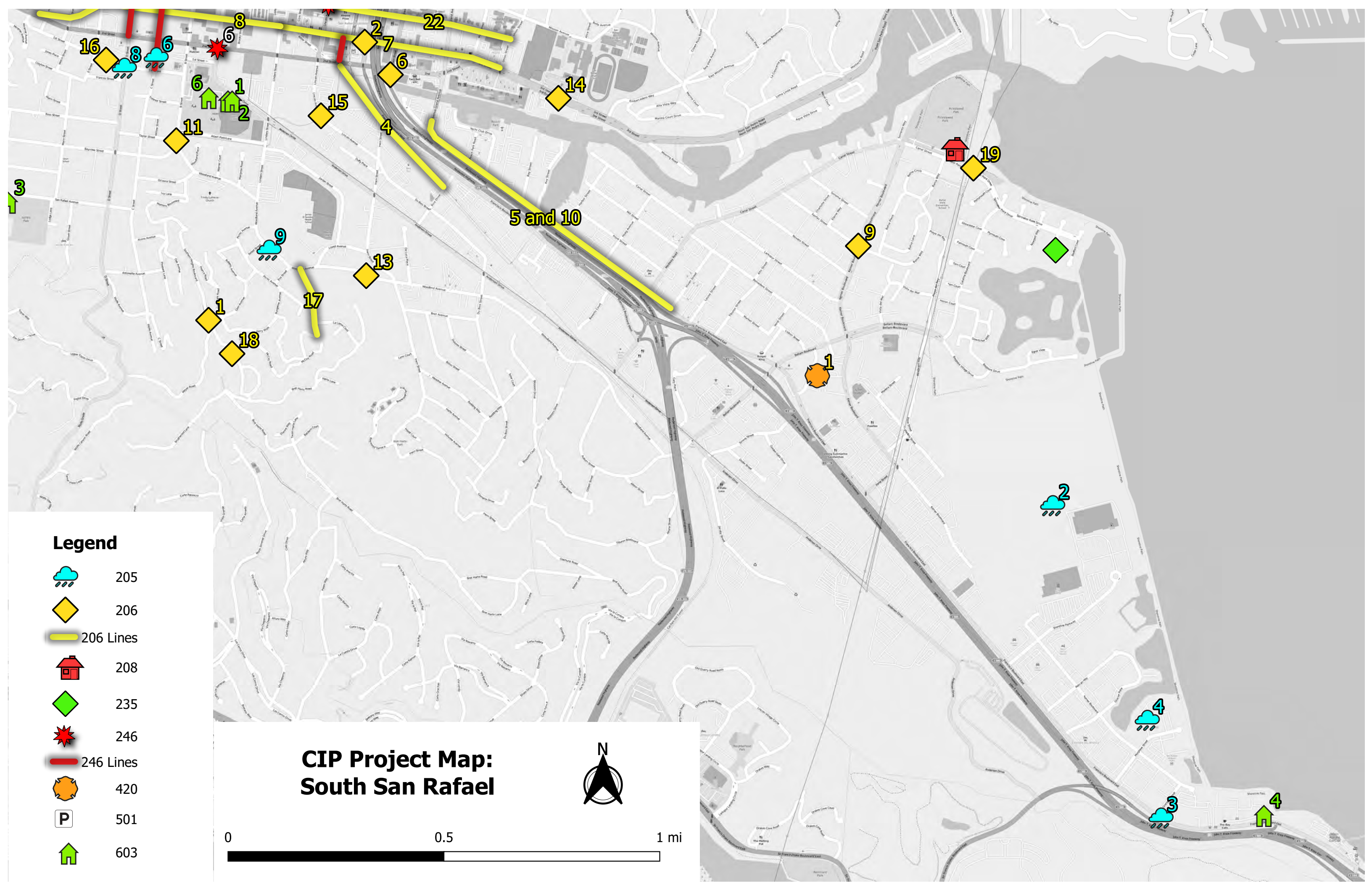
# CIP Project Map: North San Rafael













## Legend

-  205
-  206
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-  208
-  235
-  246
-  246 Lines
-  420
-  501
-  603

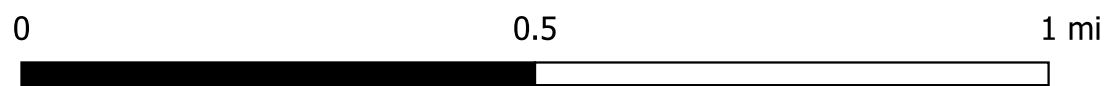




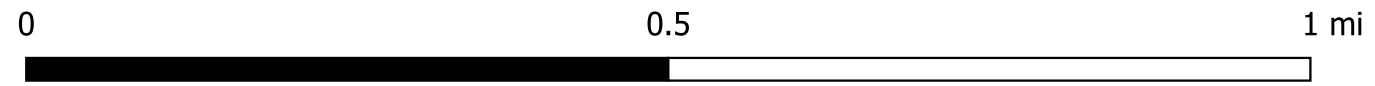
**Legend**

-  205
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-  235
-  246
-  246 Lines
-  420
-  501
-  603











**CIP Project Map:  
South San Rafael**

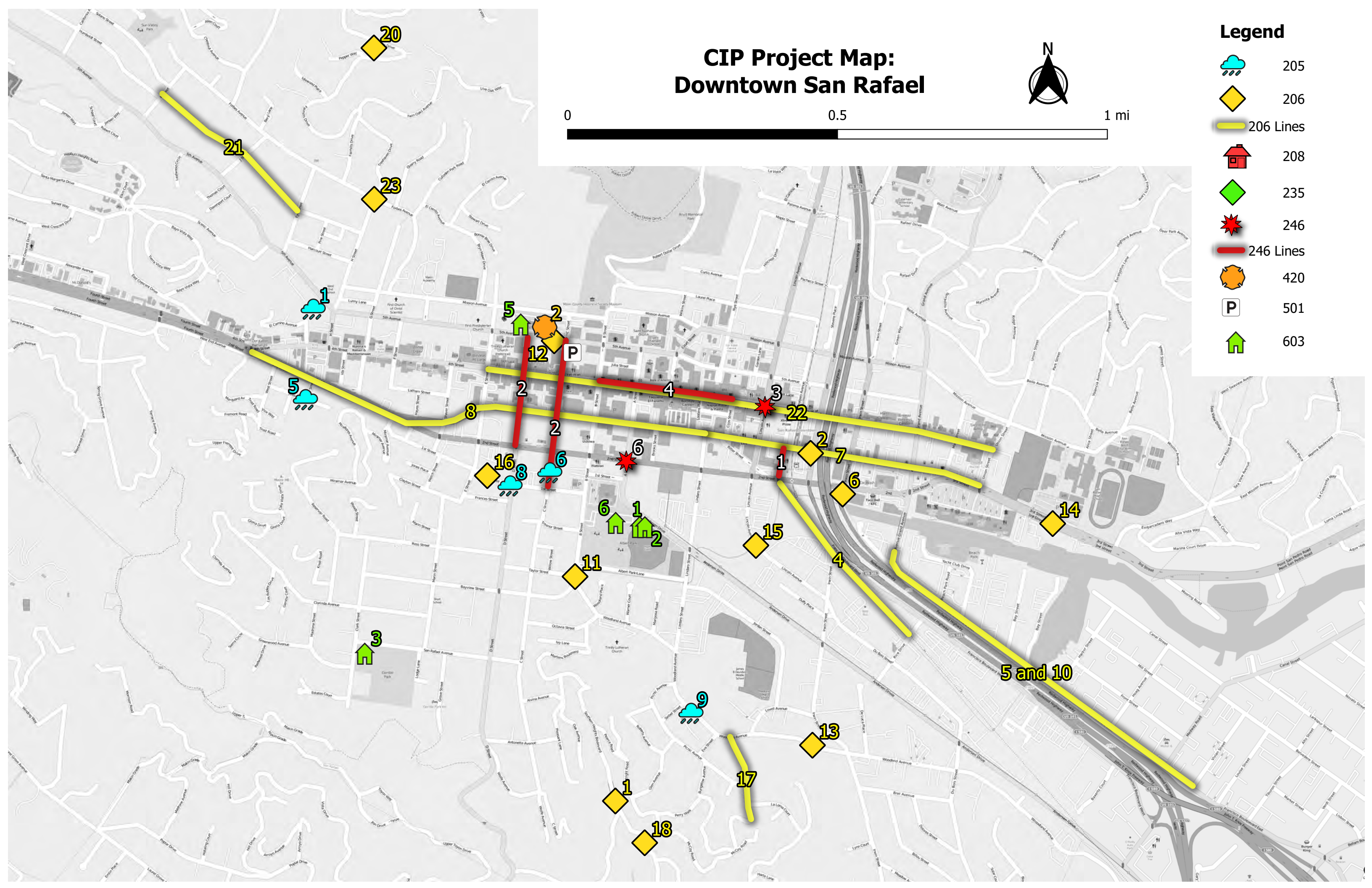


# CIP Project Map: Downtown San Rafael



## Legend

-  205
-  206
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-  208
-  235
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-  420
-  501
-  603



## **Cover Page**

Attachment 5. – Resolution Approving Fiscal Year 2020-2021 Gann Appropriations Limit, and Exhibits A and B

Exhibit 1 – Gann Limitation Calculation Fiscal Year 2020-21

Exhibit 2 – City of San Rafael Appropriation Limit Analysis FY 2020-21



**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL  
APPROVING FISCAL YEAR 2020-2021 GANN APPROPRIATIONS LIMIT AT  
\$143,208,909**

**WHEREAS**, California Constitution Article XIII B, which was approved as Proposition 4 by the voters of the State of California on November 6, 1979, imposes on the state and on each local jurisdiction a limitation on the amount of budget appropriations they are permitted to make annually (the "Appropriations Limit", sometimes referred to as the "Gann Appropriations Limit") and limits changes in the Appropriations Limit to an annual adjustment for the change in the cost of living and the change in population; and

**WHEREAS**, California Government Code Section 7910, which implements Article XIII B, requires that the governing body of each local jurisdiction shall establish its Appropriations Limit at a regularly scheduled meeting or noticed special meeting; and

**WHEREAS**, as permitted by Proposition 111, adopted by the voters in 1990, the City has elected to use the percent change in the population of San Rafael from January 1, 2019 to January 1, 2020, and the percent change in California's per capita personal income, for the calculation of the annual adjustment to the City's Appropriations Limit; and

**WHEREAS**, documentation used in the determination of the City's Appropriations Limit has been available to the public in the Finance Department as provided by Government Code Section 7910;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of San Rafael, pursuant to the provisions of Article XIII B and Government Code Sections 7901 through 7914, does hereby establish the Appropriations Limit for fiscal year 2020-2021 for the City of San Rafael at \$143,208,909 as documented in Exhibit A, and further establishes the 2020-2021 Appropriations Subject to the Gann Appropriations Limit at \$73,554,079 as documented in Exhibit B, which Exhibits are attached hereto and incorporated herein by reference as though fully set forth.

**I, LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting

on the City Council of said City held on Monday, the 15th day of June 2020, by the following vote to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

LINDSAY LARA, City Clerk

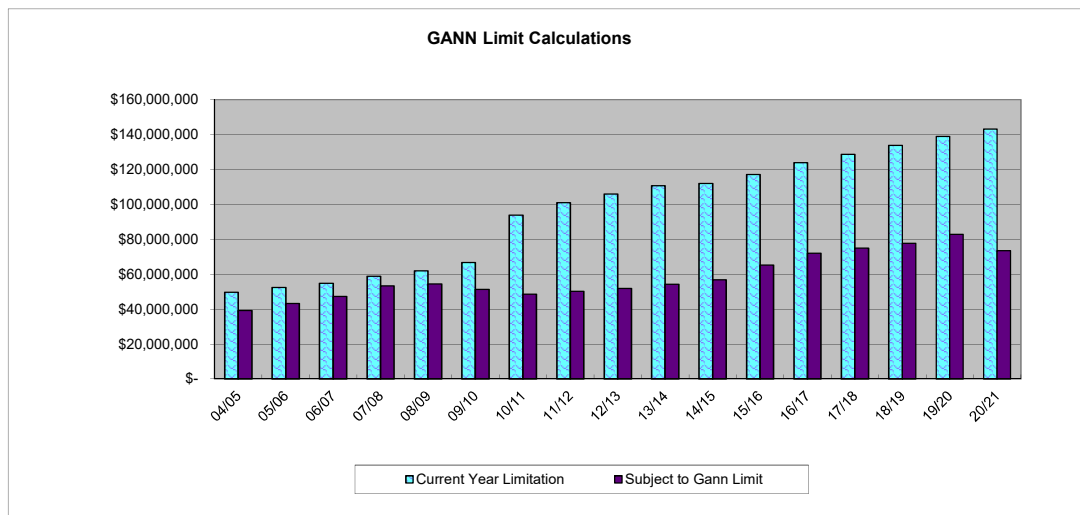
**GANN LIMITATION CALCULATION**  
**Fiscal Year 2020-21**

Fiscal Year	(A) Cost of Living		(B) Change in Population		Factor (Highest B X Highest A)	Prior Year Limitation	Current Year Limitation	Subject to Gann Limit	Variance Gann 'gap'
	California Per Capita Personal Income (Source: State)	Change in Assessment Roll for Nonresidential Construction (Source: County)	Change in Population for San Rafael (Source: State)	Change in Population for Marin County (Source: State)					
94/95							\$ 24,635,128		
95/96	4.72		0.60	1.22	1.060000	x \$ 24,635,128 =	\$ 26,113,235		
96/97	4.67	5.50	1.37	1.43	1.070000	x \$ 26,113,235 =	\$ 27,941,557		
97/98	4.67	5.40	2.17	1.64	1.080000	x \$ 27,941,557 =	\$ 30,176,882		
98/99	4.15	6.80	1.42	1.56	1.080000	x \$ 30,176,882 =	\$ 32,591,032		
99/00	4.53	6.26	1.47	1.62	1.079800	x \$ 32,591,032 =	\$ 35,192,257		
00/01	4.91	9.27	1.50	1.82	1.112600	x \$ 35,192,257 =	\$ 39,154,905		
01/02	7.82	6.67	0.53	0.72	1.086000	x \$ 39,154,905 =	\$ 42,522,227		
02/03	-1.27	5.15	0.69	0.81	1.060000	x \$ 42,522,227 =	\$ 45,073,561		
03/04	2.31	2.43	1.45	0.77	1.039152	x \$ 45,073,561 =	\$ 46,838,297		
04/05	3.28	2.06	-0.16	2.53	1.058900	x \$ 46,838,297 =	\$ 49,597,072	\$ 39,274,542	\$ 10,322,530
05/06	5.26	1.59	0.07	0.33	1.056100	x \$ 49,597,072 =	\$ 52,379,468	\$ 43,215,534	\$ 9,163,934
06/07	3.96	0.57	0.49	0.74	1.047300	x \$ 52,379,468 =	\$ 54,857,017	\$ 47,167,477	\$ 7,689,540
07/08	4.42	2.09	0.97	0.97	1.054300	x \$ 54,857,017 =	\$ 58,867,753	\$ 53,279,474	\$ 5,588,279
08/09	4.29	2.63	0.68	0.93	1.052600	x \$ 58,867,753 =	\$ 61,964,197	\$ 54,394,753	\$ 7,569,444
09/10	0.62	6.65	0.57	0.81	1.075100	x \$ 61,964,197 =	\$ 66,617,708	\$ 51,368,817	\$ 15,248,891
10/11	-2.54	39.62	0.79	0.93	1.409200	x \$ 66,617,708 =	\$ 93,877,675	\$ 48,469,424	\$ 45,408,251
11/12	2.51	-34.13	0.81	0.90	1.034300	x \$ 93,877,675 =	\$ 100,987,679	\$ 50,180,413	\$ 50,807,266
12/13	3.77	0.12	0.92	1.05	1.048600	x \$ 100,987,679 =	\$ 105,895,680	\$ 51,825,702	\$ 54,069,978
13/14	5.12	2.09	0.34	0.42	1.055600	x \$ 105,895,680 =	\$ 110,641,157	\$ 54,313,859	\$ 56,327,297
14/15	-0.23	0.85	0.39	0.42	1.012700	x \$ 110,641,157 =	\$ 112,046,300	\$ 56,717,201	\$ 55,329,098
15/16	3.82	7.99	0.60	0.73	1.087800	x \$ 112,046,300 =	\$ 117,140,576	\$ 65,177,999	\$ 51,962,576
16/17	5.37	0.68	0.12	0.33	1.057200	x \$ 117,140,576 =	\$ 123,841,017	\$ 71,967,785	\$ 51,873,231
17/18	3.69	0.11	0.25	0.18	1.039500	x \$ 123,841,017 =	\$ 128,732,737	\$ 74,893,075	\$ 53,839,661
18/19	3.67	0.06	-0.02	0.17	1.038500	x \$ 128,732,737 =	\$ 133,688,947	\$ 77,599,200	\$ 56,089,748
19/20	3.85	0.26	0.04	-0.01	1.038900	x \$ 133,688,947 =	\$ 138,889,447	\$ 82,867,376	\$ 56,022,071
20/21	3.73	1.91	-0.66	-0.60	1.031100	x \$ 138,889,447 =	\$ 143,208,909	\$ 73,554,079	\$ 69,654,830

= Value selected for Factor calculation

- (a) Includes increase for Paramedic Tax Revenue Generated by Measure P
- (b) Includes increase for Paramedic Tax Revenue Generated by Measure I
- (c) Reduce the limit by \$1,142,323 to reflect the amount associated with Measure P at the time the limit was increased in fiscal year 2011-2012 for Measure I
- (d) 2015-16 - The Limit is reduced by \$4,743,389 for the Paramedic Tax - Measure I for the increase of \$3,890,000 added in 2011 - 2012 that "Sunset" or Expired after 4 years at the end of 2015.
- (e) 2020-21 - Appropriations subject to the limit declined due to both the reduction in budgeted revenues as a result of the COVID-19 pandemic as well as the exclusion of debt service on the 2018 bonds beginning in FY21.

**Note:** County assessment roll factor for FY10/11 is an outlier. Reclaculate using State per capita income factor for FY10/11 to ensure that the city falls below the Gann limit under each scenario for conservatism.



**City of San Rafael**  
**Appropriation Limit Analysis**  
**FY 2020-21**

	Fund #	2020-2021 Adopted Budget	Less Exempt Expenditures	Less Non-Tax Revenues	2020-2021 Appropriations Subject to Gann Limit
General Fund	001	\$ 76,560,408	\$ 797,467	\$ 12,414,662	\$ 63,348,279
Abandoned Vehicle Abatement Fund	200	162,146	1,309	160,100	737
Storm Water Fund	205	840,000	-	836,424	3,576
Emergency Medical Services Fund	210	8,142,999	166,309	3,192,047	4,784,643
Library Fund	214	40,000	-	18,000	22,000
Library Special Assessment Fund	215	1,097,531	13,942	-	1,083,589
Measure G - Cannabis	216	300,001	952	-	299,049
General Plan Special Revenue Fund	218	1,464,130	7,156	776,956	680,018
Recreation Revolving Fund	222	3,869,165	49,245	1,868,377	1,951,543
Police Youth Service fund	230	98,760	983	75,000	22,777
Measure A Open Space Fund	241	365,003	-	-	365,003
Measure C Wildfire Prevention Parcel Tax	242	313,225	1,673	-	311,552
Open Space Fund	405	-	-	-	-
LongTerm Capital Outlay (Excess of \$100K & 10yr Life)	N/A	-	-	-	-
General Fund Debt Service - Capital Outlays	N/A	5,020,811	4,339,498	-	681,313
<b>Total Appropriations</b>		<b>\$ 98,274,180</b>	<b>\$ 5,378,534</b>	<b>\$ 19,341,566</b>	<b>\$ 73,554,079</b>
<b>Appropriation Limit from Revised Growth Limit</b>					<b>\$ 143,208,909</b>
Available Room Under Appropriation Limit					\$ 69,654,830



**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

Department: City Manager's Office

Prepared by: Cristine Alilovich,  
Assistant City Manager

City Manager Approval: \_\_\_\_\_

**TOPIC: PUBLIC OPINION POLLING SURVEY RESULTS FOR POTENTIAL LOCAL SALES TAX BALLOT MEASURE**

**SUBJECT: INFORMATIONAL REPORT ON THE RESULTS OF A RECENT PUBLIC OPINION POLL CONDUCTED TO EVALUATE THE FEASIBILITY OF A POTENTIAL BALLOT MEASURE TO INCREASE THE LOCAL SALES TAX RATE**

**RECOMMENDATION:** Receive the informational report and provide feedback to staff.

**BACKGROUND:** In addition to the public health impacts of COVID-19, the restrictions put into place through the public health order have taken an unprecedented toll on our federal, state, and local economy. Economists are predicting cities such as San Rafael who are heavily reliant on sales tax, transaction and use tax (TUT), and transient occupancy tax (TOT) will endure the hardest financial hit.

As of April 30, it is preliminarily projected that over the next 16 months, the City will experience reductions in revenue in the range of approximately \$11,790,000, which is 14% of the City's General Fund budget. The breakdown of this financial hit is as follows: 71% of the revenue reductions are due to loss of sales tax and TUT, 10% is attributed to TOT, 6% is attributed to business licenses and the remaining 13% is an accumulation of several smaller revenue generating sources.

For context, revenue reductions of this magnitude represent roughly the equivalent of:

- San Rafael's entire Department of Public Works General Fund budget for one year;
- Two-thirds of San Rafael's Fire Department General Fund budget for one year; or
- One-half of San Rafael's Police Department budget for one year.

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**FOR CITY CLERK ONLY**

File No.: \_\_\_\_\_

Council Meeting: \_\_\_\_\_

Disposition: \_\_\_\_\_

While the fiscal year 2019-20 General Fund budget for operating expenses was more than \$80 million, approximately \$43 million or more than 53% was for the funding of public safety operations. Although staff is recommending reductions to these operations, the majority is planned to come from the non-public safety operating budget. Theoretically, if staff was asked to make cuts of \$12 million solely in non-public safety areas, it would take closing down the libraries, eliminating all recreation activities, cutting community development services and we still would not get to the target amount.

The economic impacts of the pandemic and shelter in place orders have a direct negative impact on our local businesses and the revenues used to operate our city. To meet our financial challenges, the City is taking steps that will create a balanced budget for fiscal year 2020-21 in line with the City Council's goals and strategies. Budget development is guided by tenets such as:

- Continually assess and improve efficiency in the delivery of services;
- Manage the size and compensation of the workforce to best deliver services given our current and anticipated financial realities;
- Seek additional revenues from all sources to meet the community's expectations of a high level of service; and
- Collaborate with other Marin governmental agencies to consider partnerships and/or regionalized services to leverage resources and improve efficiency.

In May, the City developed a [COVID-19 Economic Recovery Plan \(CERP\)](#), a document that communicates how the City plans to economically recover from the public health and subsequent financial crisis. The CERP includes detailed information including how City services will be impacted and identified numerous financial recovery strategies.

One of the action items identified in the CERP is to "Explore and gauge community interest in other revenue generating possibilities."

### **ANALYSIS:**

In order to pursue the action item above, the City contracted with Godbe Research and TBWBH Props and Measures to assess community opinions and attitudes related to a potential voter-approved revenue measure that could be placed on the ballot as soon as the November 3, 2020 General Election. This is the same consulting team that assisted the City and many other Marin County local government agencies with similar revenue measure proposals over the past two decades.

City staff worked with the consulting team to conduct a survey of local voters with the following research objectives:

- Assess opinion on the City's' efforts to address the coronavirus crisis and the future direction of the economy;
- Gauge satisfaction with the City's provision of services and management of taxpayer funds;

- Assess potential voter support for a sales tax measure to preserve essential city services with funding that cannot be taken by Sacramento;
- Prioritize projects and programs to be funded with the proceeds;
- Test the influence of informational and hypothetical negative statements on potential voter support;
- Identify the duration at which voters will support the measure; and
- Identify any differences in voter support due to demographic and/or voter behavioral characteristics.

In collaboration with City Staff, the consulting team evaluated potential revenue measure strategies in order to identify the most appropriate option(s) to be tested with the public using statistically reliable public opinion research methodology. Following a close analysis of the potential revenue generating options, it was determined that focusing on a potential increase in the City's Transactions and Use Tax (TUT, but more commonly referred to as sales tax) was the best option.

A sales tax was identified as a possible revenue mechanism of focus for several key reasons. First, the cost burden of a sales tax is spread across both city residents, but also visitors who shop in San Rafael and rely on our infrastructure and services. Second, a modest one-quarter of one percent sales tax increase will generate approximately \$4 million in locally-controlled funding and would make a meaningful difference for the City's current revenue challenges. Third, a sales tax can be structured as a general tax to provide flexibility in the use of funds to address the uncertain and changing needs of the City as the recovery from COVID-19 and related economic challenges evolve, and potential state and federal assistance packages take shape. Last, only one-quarter of one percent of local sales tax remains available under the statutory sales tax cap established in state law. The City has a very limited opportunity to capture this revenue stream for local use before it may be taken by overlapping county or other regional agencies.

Based on these conversations, Godbe Research worked with staff to develop a survey questionnaire and completed interviews among a representative sample of 772 City of San Rafael voters identified as likely to participate in the November 2020 General Election as well as other off-cycle elections based on their participation in past elections (see attachment). To ensure broad and representative participation, respondents were invited to participate in the survey via text message invitation, email invitation, cell phone interview and landline interviewing. The sample was balanced and weighted to ensure it is demographically and geographically representative of San Rafael voters likely to participate in an upcoming election. This methodology results in a statistical margin of error of +/- 3.48%. The survey was conducted May 11, 2020 through May 17, 2020 and the average survey length was 21 minutes.

The survey results indicate community support for a sales tax consistently above the simple majority threshold required for passage, which is 50% in favor +1 vote. The survey also provides clear guidance to the City regarding voter priorities for funding various services and well as generally positive ratings of the City's response to COVID-19, delivery of services and management of the budget.

The survey started by asking voters to rate the job the State and local governments are doing to address the Coronavirus public health crisis in San Rafael. In response to this question, 76.4 percent of voters indicated a favorable rating against 16.1% indicating an unfavorable opinion and 7.5% who didn't know or couldn't answer. This 4.8:1 ratio of favorable to unfavorable is very strong compared to similar research conducted in other Bay Area cities.

Voter optimism and pessimism in the economic outlook was gauged by asking if they think the economy will be better, worse or about the same in six months. Voter opinion was split on this question with 30.1% thinking the economy will be better, 39.1% thinking the economy will be worse and 20.6% thinking it will be about the same. The remaining 10.2% had no opinion on the question or couldn't answer.

Voters also provided positive ratings for the job San Rafael does providing city services, with 73.2% indicating they are satisfied and 15.3% indicating they are dissatisfied and 11.5% unable to answer the question. Again, this 4.8:1 ratio of satisfied to dissatisfied represents strong satisfaction with city services as compared to similar research in other cities. Similarly, voters also indicated strong satisfaction with San Rafael's management of taxpayer dollars, with 46.6% satisfied, 21.8% dissatisfied and 21.3% with mixed opinions or no opinion. This 2.1:1 ratio of satisfied to dissatisfied is strong but could be improved with proactive informational outreach about city finances to reduce the proportion of voters with no opinion.

The remainder of the survey focused narrowly on a potential ballot measure to fund City services with a one-quarter percent increase in the local sales tax. To measure current opinions on a proposed measure, voters were read the following mock-up of a 75-word ballot question that complies with the various legal requirements for the ballot summary:

*“To preserve essential city services with funding that cannot be taken by Sacramento, including maintaining rapid emergency police and fire response times; maintaining adequate numbers of on-duty firefighters, paramedics and police; attracting, training, and retaining quality police, fire and city employees; maintaining city streets and parks; and supporting other city services; shall the City of San Rafael measure increasing the local sales tax rate by one-quarter percent, for 9 years, providing \$4 million dollars per year, be adopted?”*

In response to this question, 56.0% of voters indicated they would vote yes, 36.2% indicated they would vote no and 7.8% were undecided or had no opinion. This is a strong starting point for a revenue measure requiring simple-majority voter approval. At this point in the survey voters had only heard or read the ballot question and no additional information. This represents the support level if the election were held today.

To measure future opinions related to a ballot measure after voters learn more about the proposal, voters were then exposed to detailed descriptions of how the funds from a measure might be spent and informational statements about why the City is seeking additional revenues. After being exposed to this additional information, respondents were again presented with the same proposed ballot question and asked how they would vote. Support for



the measure rose to 63.5% voting yes and opposition fell to 27.2% voting no, with 9.2% undecided or unable to provide an opinion.

To pressure test the viability of a measure when exposed to opposition arguments that might be used to defeat a ballot measure, respondents were presented with hard hitting, hypothetical negative statements. The most persuasive of the negative statements presented focused on the idea that a general tax measure would not include any guarantees that money would be spent as promised and could be redirected to other costs such as pensions and employee salaries. Interestingly, the least persuasive of the negative arguments tested was the idea that, given the Coronavirus and related instability of the global and local economy, we cannot afford the risk of increased taxes. After hearing this opinion statement, 51.7% of San Rafael voters indicated this would have no effect on their vote and only 19% said this message would make them much more likely to vote against a sales tax measure. Most San Rafael voters do not see the current health and economic challenges as a compelling reason to oppose local tax proposals.

San Rafael voters expressed a clear set of priorities for the use of revenue from a proposed sales tax measure. Top priority service areas include:

- Maintaining 9-1-1 emergency response times
- Providing disaster and health emergency preparedness and rapid response programs
- Enhancing city street and pothole repair
- Maintain police officers
- Maintaining senior services and programs
- Maintaining neighborhood police patrols
- Maintaining gang prevention and crime investigation services
- Maintaining local services to help address homelessness
- Maintaining afterschool and summer programs for youth and teens

San Rafael voters also expressed the most compelling reasons to support a local sales tax proposal. These persuasive information statements include:

- Every penny must stay in San Rafael and no funds can be taken away by Sacramento
- None of the money would be used for administrator salaries
- Visitors and shoppers from outside of San Rafael will pay their fair share for local city services so homeowners will not have to shoulder the entire burden
- Since 1990, the State has taken millions of dollars from San Rafael to deal with its own budget and this measure provides a guaranteed source of local funding to maintain critical resident services
- The measure will help the City provide emergency health services needed to respond to the Coronavirus and prepare for future outbreaks

**FISCAL IMPACT:**

As this is an informational report, there is no fiscal impact to accepting it and providing feedback.

**OPTIONS:**

The City Council has the following options to consider on this matter:

1. Accept informational report and provide staff with feedback.
2. Take no action.

**RECOMMENDED ACTION:**

Accept informational report.

**ATTACHMENTS:**

2020 Revenue Measure Feasibility Survey



GODBE RESEARCH  
Gain Insight



# City of San Rafael: 2020 Revenue Measure Feasibility Survey

June 2020

# Overview and Research Objectives

The City of San Rafael commissioned Godbe Research to conduct a survey of local voters with the following research objectives:

- Assess opinion on State and local governments' and districts' efforts to address the coronavirus crisis, and the future direction of the economy;
- Gauge satisfaction with the City's provision of services and management of taxpayer funds;
- Assess potential voter support for a sales tax measure to preserve essential city services with funding that cannot be taken by Sacramento;
- Prioritize projects and programs to be funded with the proceeds;
- Test the influence of informational and critical statements on potential voter support;
- Identify the duration at which voters will support the measure; and
- Identify any differences in voter support due to demographic and/or voter behavioral characteristics.

# Methodology Overview

- Data Collection Landline (40), text to online (572), and email to online (160) interviewing
- Universe 27,302 likely November 2020 voters in the City of San Rafael
- Fielding Dates May 11 through May 17, 2020
- Interview Length 21 minutes
- Sample Size 772
- Margin of Error  $\pm 3.48\%$

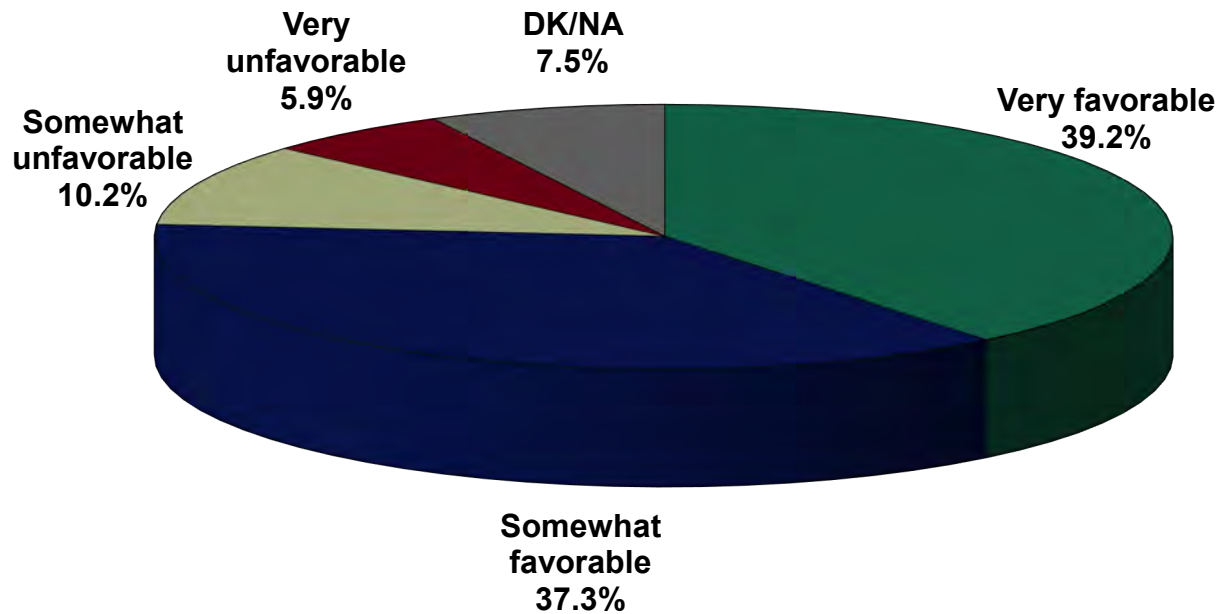


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## Key Findings

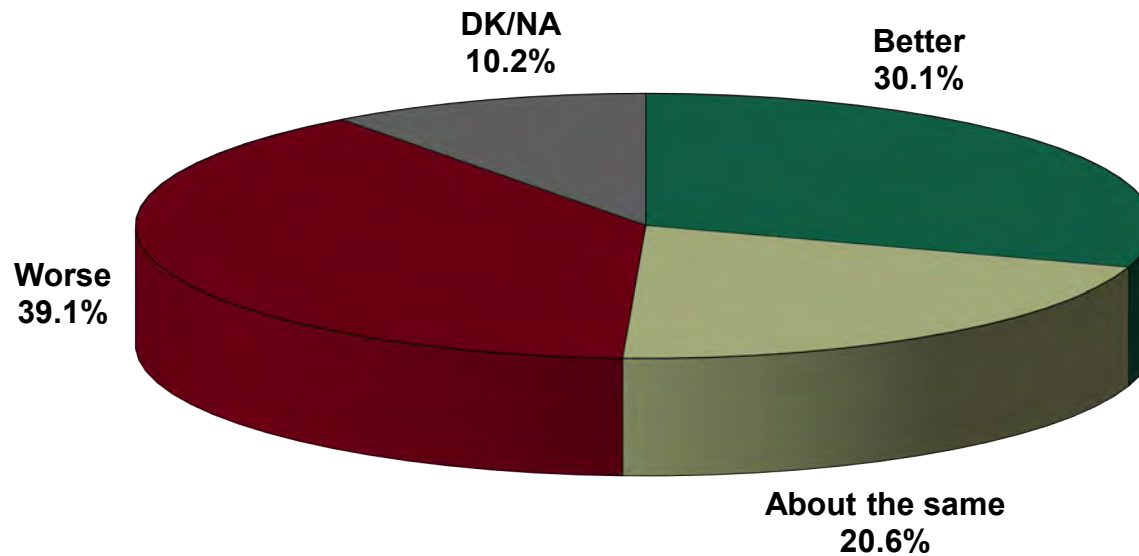
# Opinion on Job State/Local Governments & Districts are Doing to Address the COVID Crisis Likely November 2020 Voters



	<u>Nov '20</u>
Total Favorable	76.4%
Total Unfavorable	16.1%
Ratio Fav to Unfav	4.8

# Opinion on Future Direction of the Economy

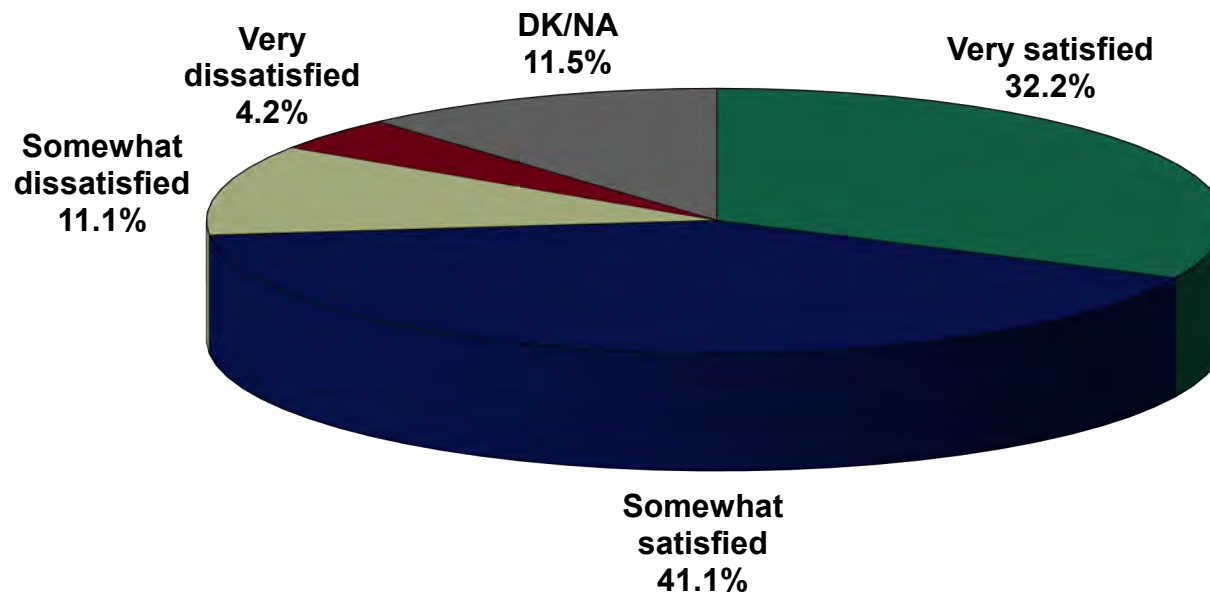
## Likely November 2020 Voters





# Satisfaction With City's Provision of Services

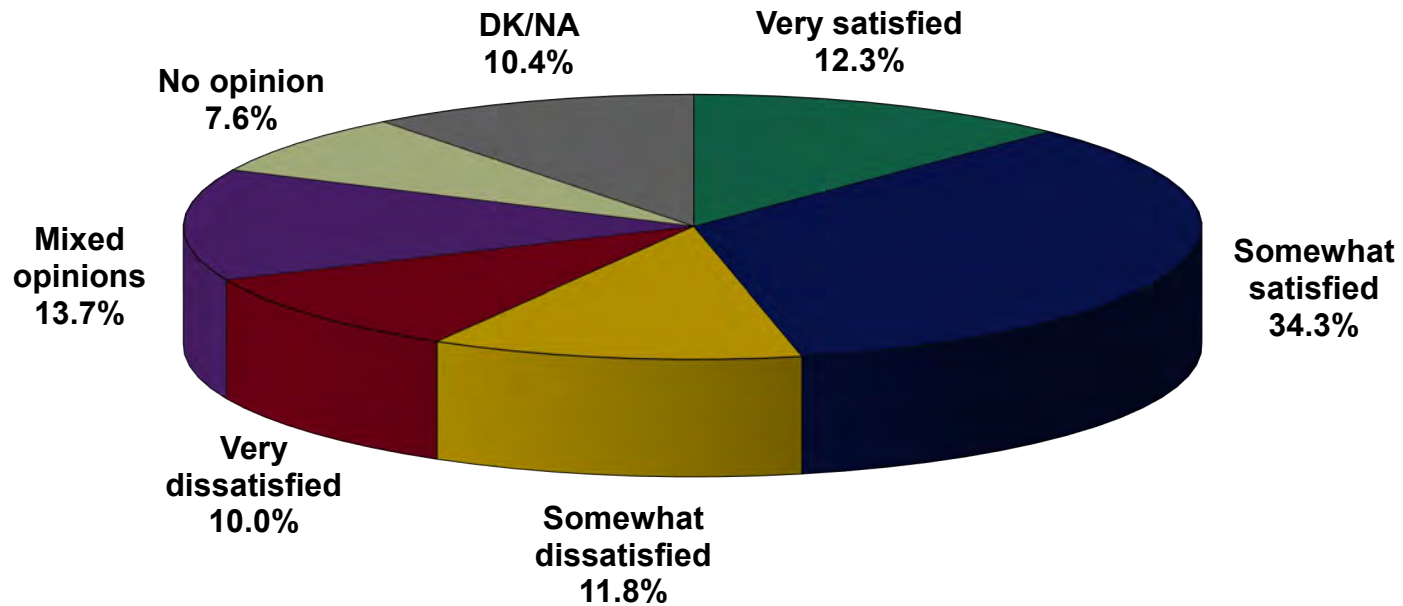
## Likely November 2020 Voters



	<u>Nov '20</u>
Total Satisfied	73.2%
Total Dissatisfied	15.3%
Ratio Sat to Dissat	4.8

# Satisfaction With City's Management of Taxpayer Funds

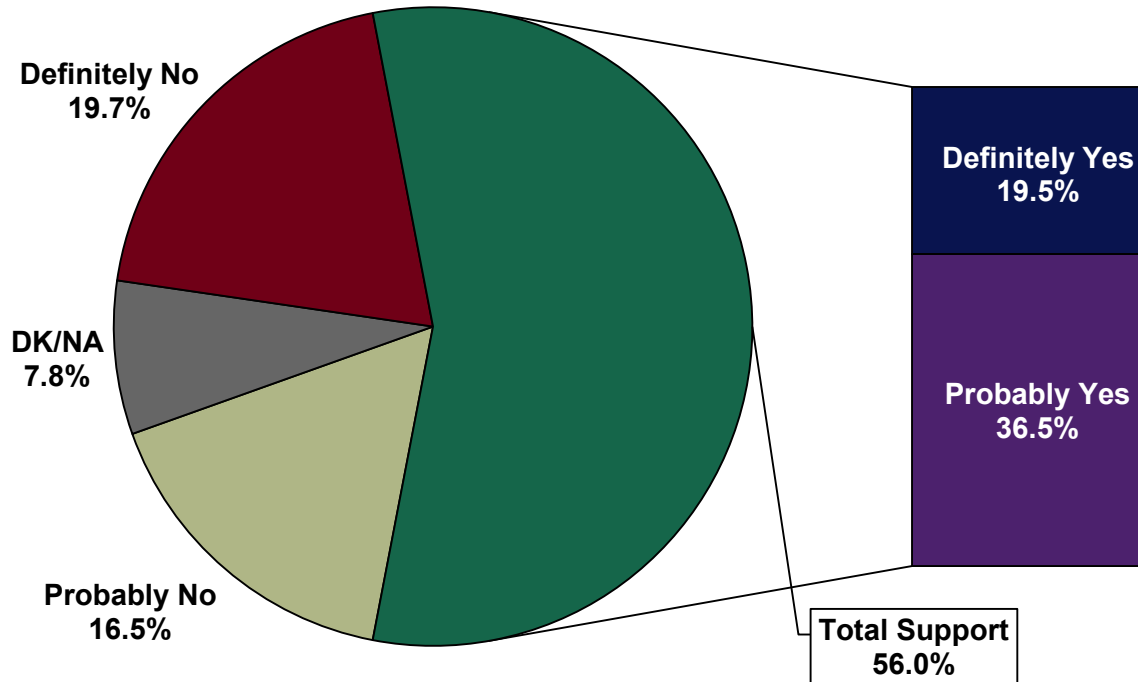
## Likely November 2020 Voters



	<u>Nov '20</u>	<u>Feb 2019</u>
Total Satisfied	46.6%	40.3%
Total Dissatisfied	21.8%	23.8%
Ratio Sat to Dissat	2.1	1.7

# Uninformed Support for Sales Tax Measure

## Likely November 2020 Voters

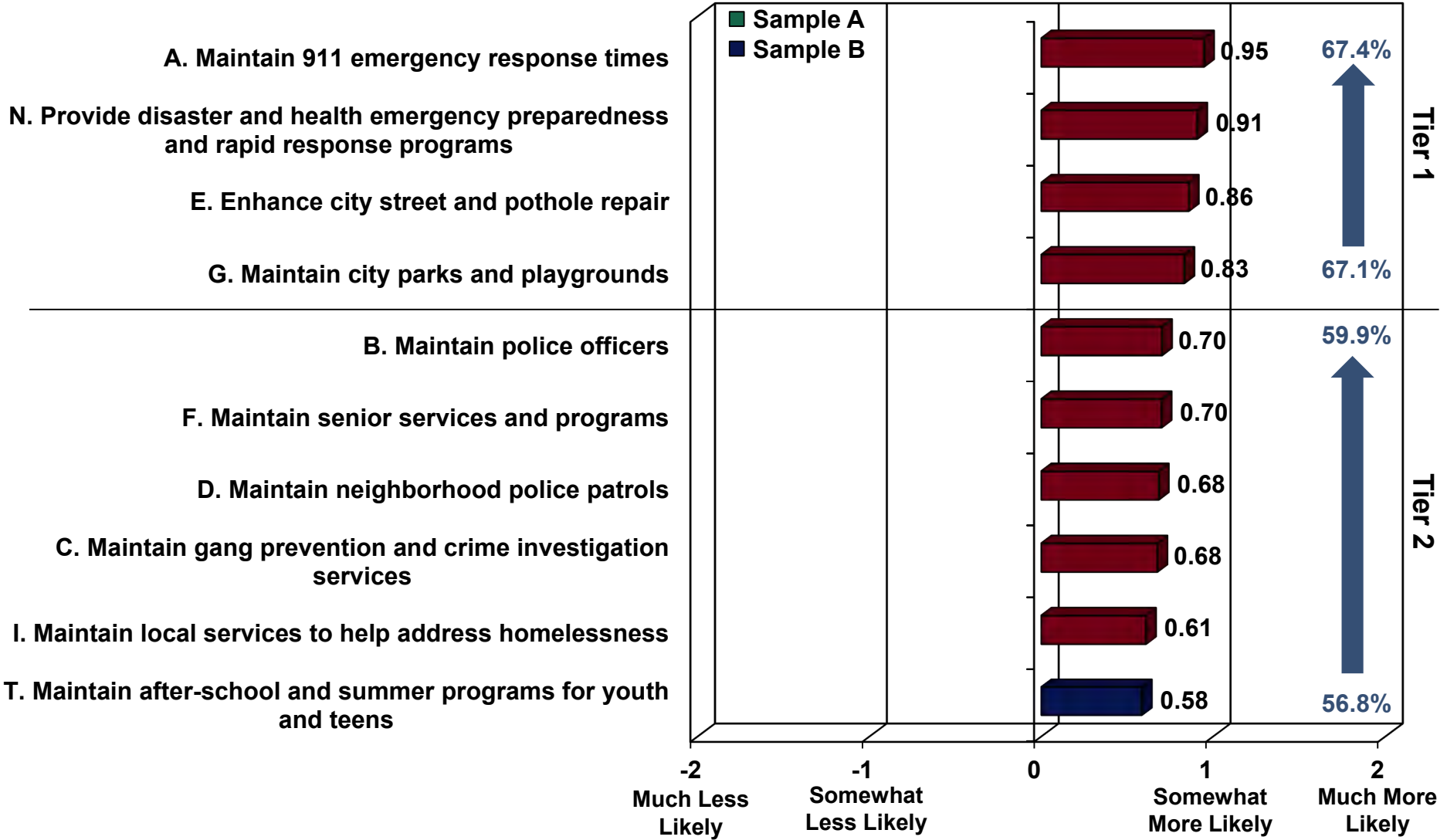


To preserve essential city services with funding that cannot be taken by Sacramento, including:

- maintaining rapid emergency police and fire response times;
- maintaining adequate numbers of on-duty firefighters, paramedics and police;
- attracting, training, and retaining quality police, fire and city employees;
- maintaining city streets and parks; and
- supporting other city services;

shall the City of San Rafael measure increasing the local sales tax rate by one-quarter percent, for 9 years, providing \$4 million dollars per year, be adopted?

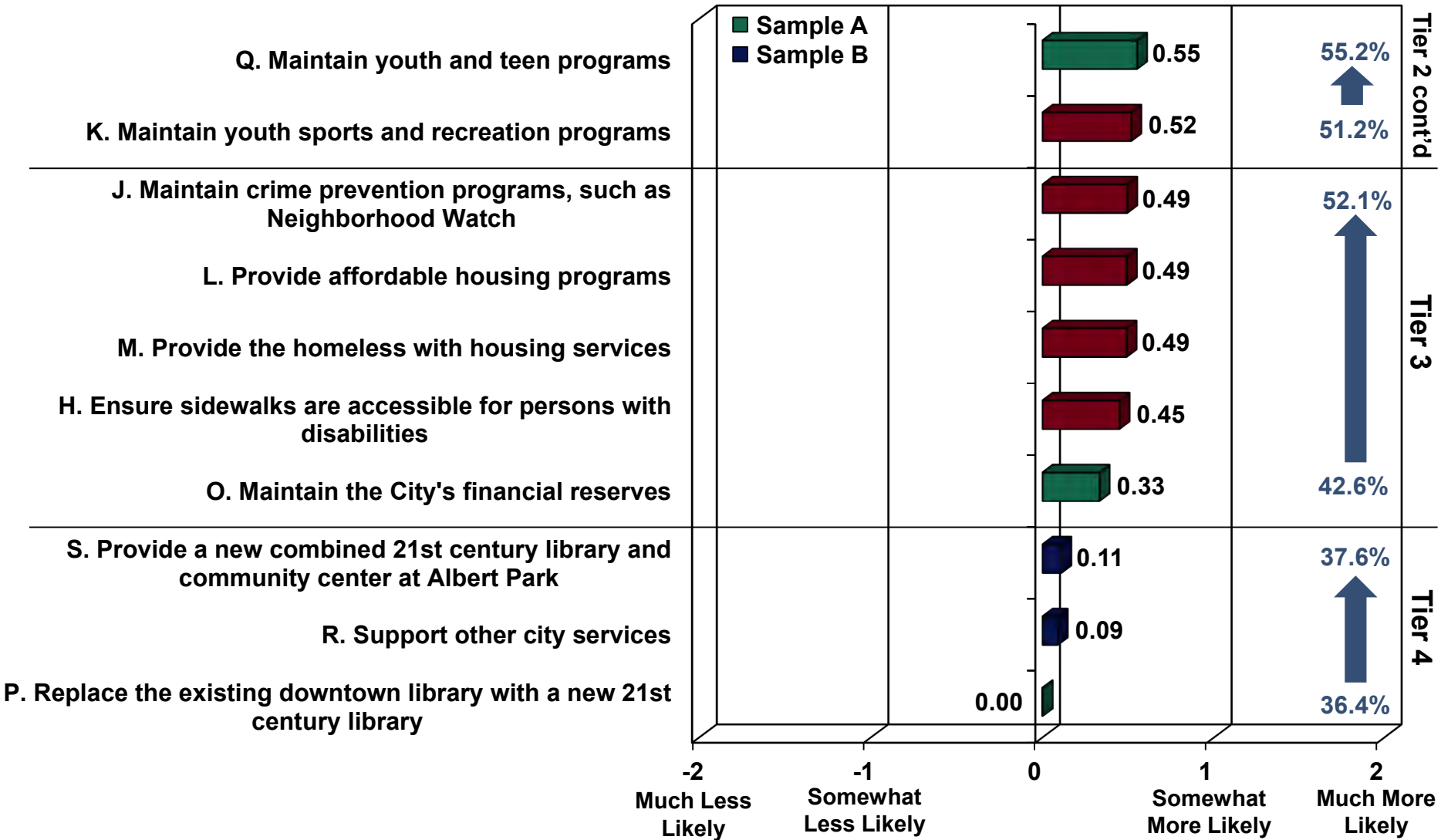
# Features of the Measures I Likely November 2020 Voters



Note: The above rating questions have been abbreviated for charting purposes, and responses were recoded to calculate mean scores: "Much More Likely" = +2, "Somewhat More Likely" = +1, "No Effect" = 0, "Somewhat Less Likely" = -1, and "Much Less Likely" = -2.

# Features of the Measures II

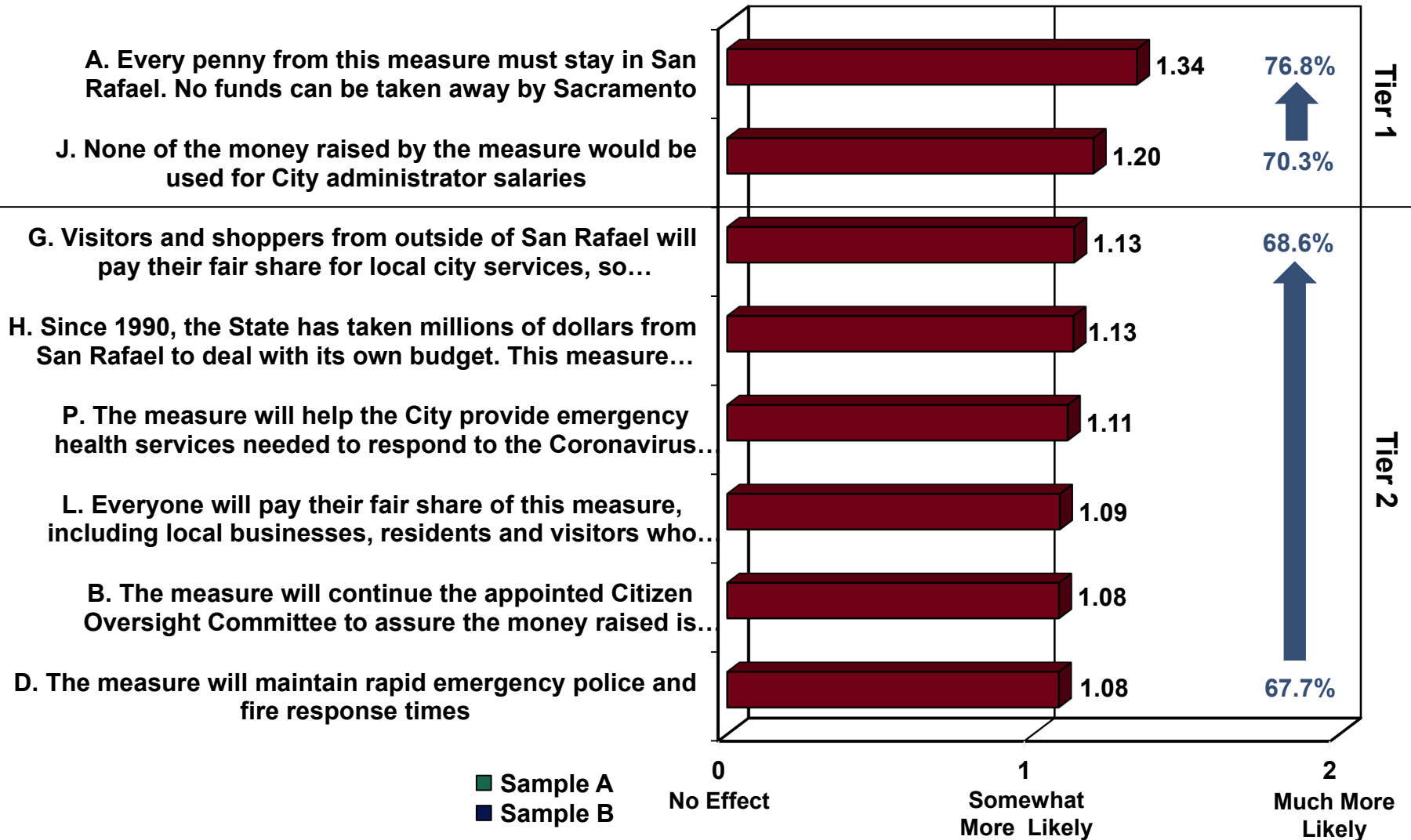
## Likely November 2020 Voters



Note: The above rating questions have been abbreviated for charting purposes, and responses were recoded to calculate mean scores: "Much More Likely" = +2, "Somewhat More Likely" = +1, "No Effect" = 0, "Somewhat Less Likely" = -1, and "Much Less Likely" = -2.

# Informational Statements I

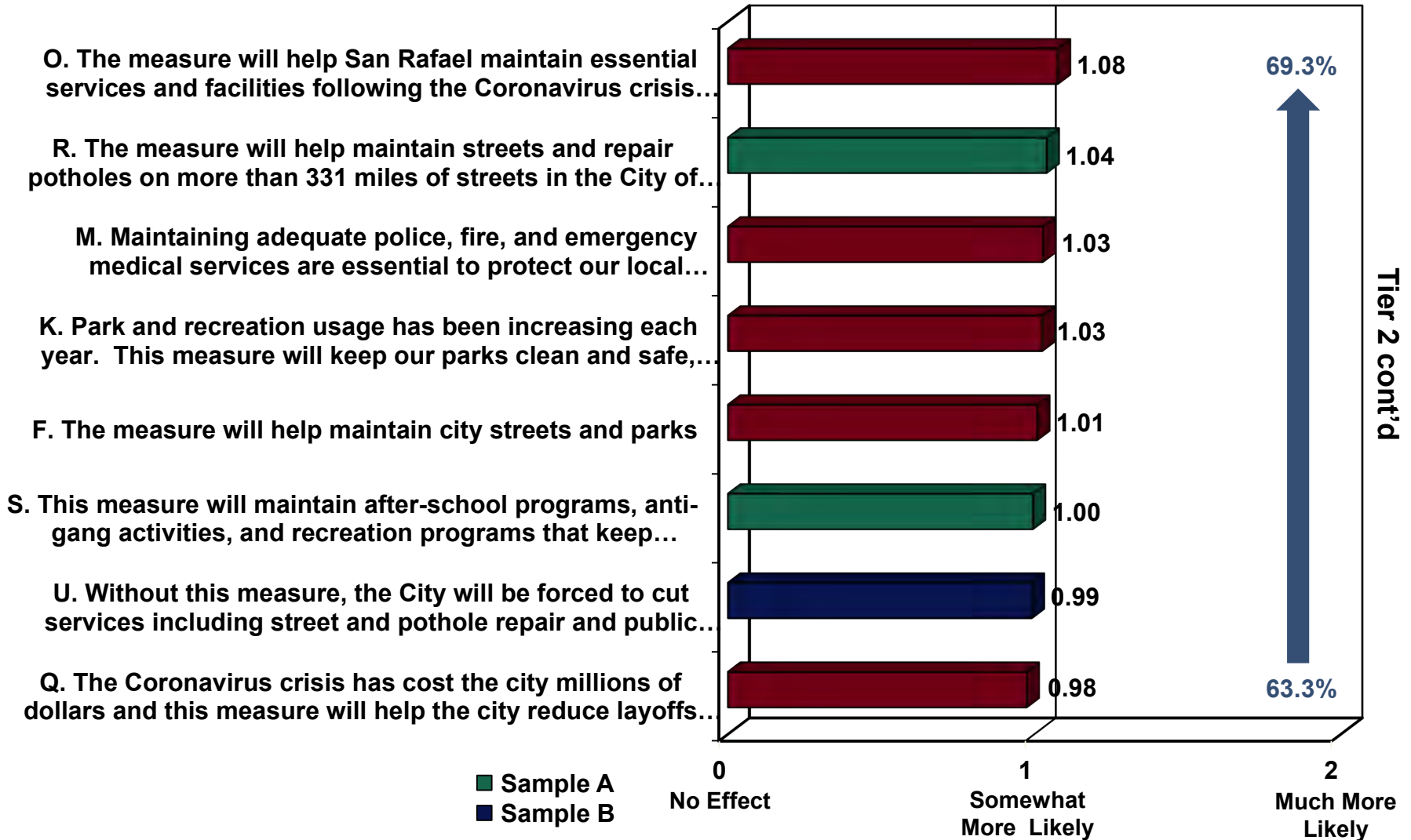
## Likely November 2020 Voters



Note: The above rating questions have been abbreviated for charting purposes, and responses were recoded to calculate mean scores: "Much More Likely" = +2, "Somewhat More Likely" = +1, and "No Effect" = 0.

# Informational Statements II

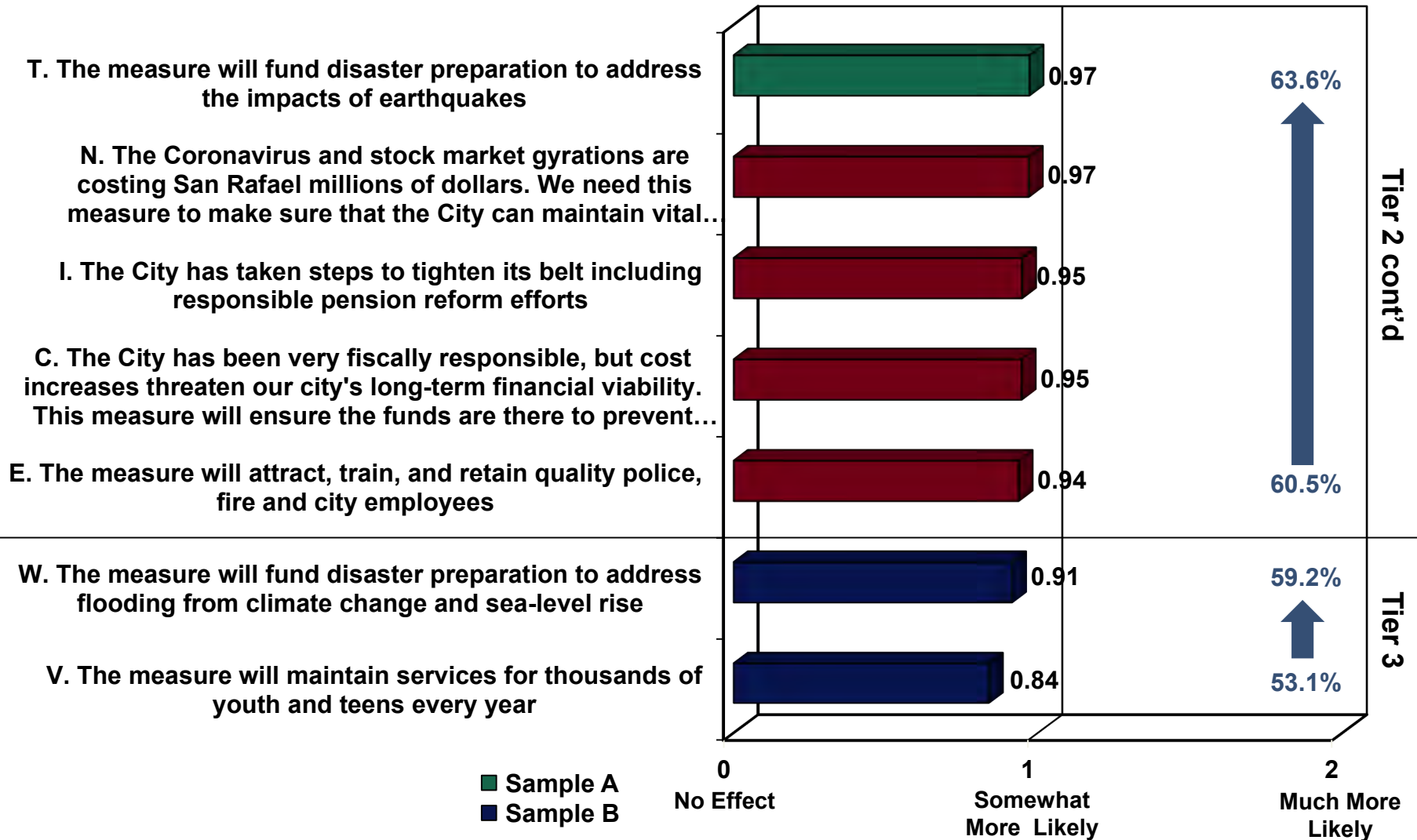
## Likely November 2020 Voters



Note: The above rating questions have been abbreviated for charting purposes, and responses were recoded to calculate mean scores: "Much More Likely" = +2, "Somewhat More Likely" = +1, and "No Effect" = 0.

# Informational Statements III

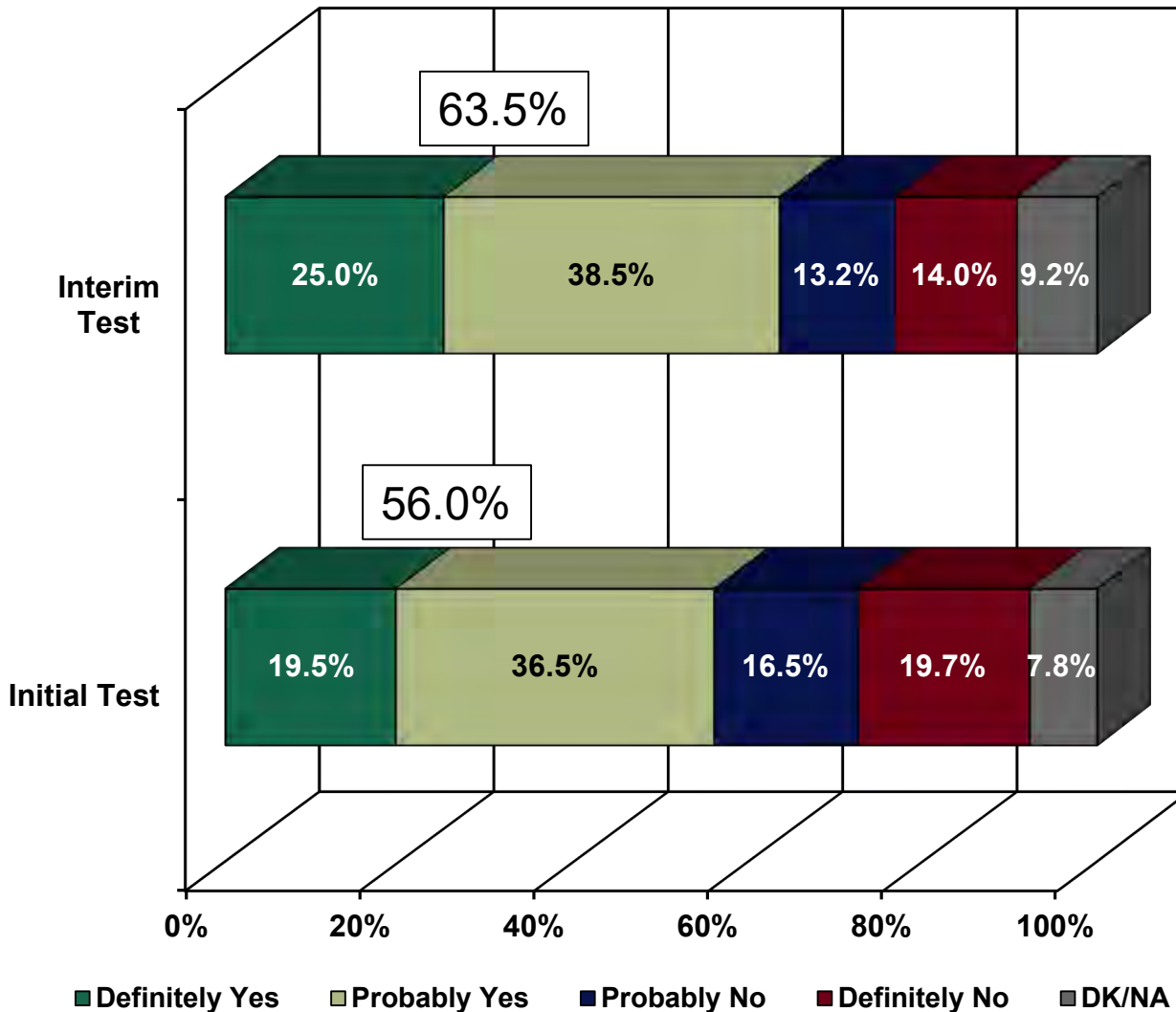
## Likely November 2020 Voters



Note: The above rating questions have been abbreviated for charting purposes, and responses were recoded to calculate mean scores: "Much More Likely" = +2, "Somewhat More Likely" = +1, and "No Effect" = 0.



# Interim Support for Sales Tax Measure Likely November 2020 Voters



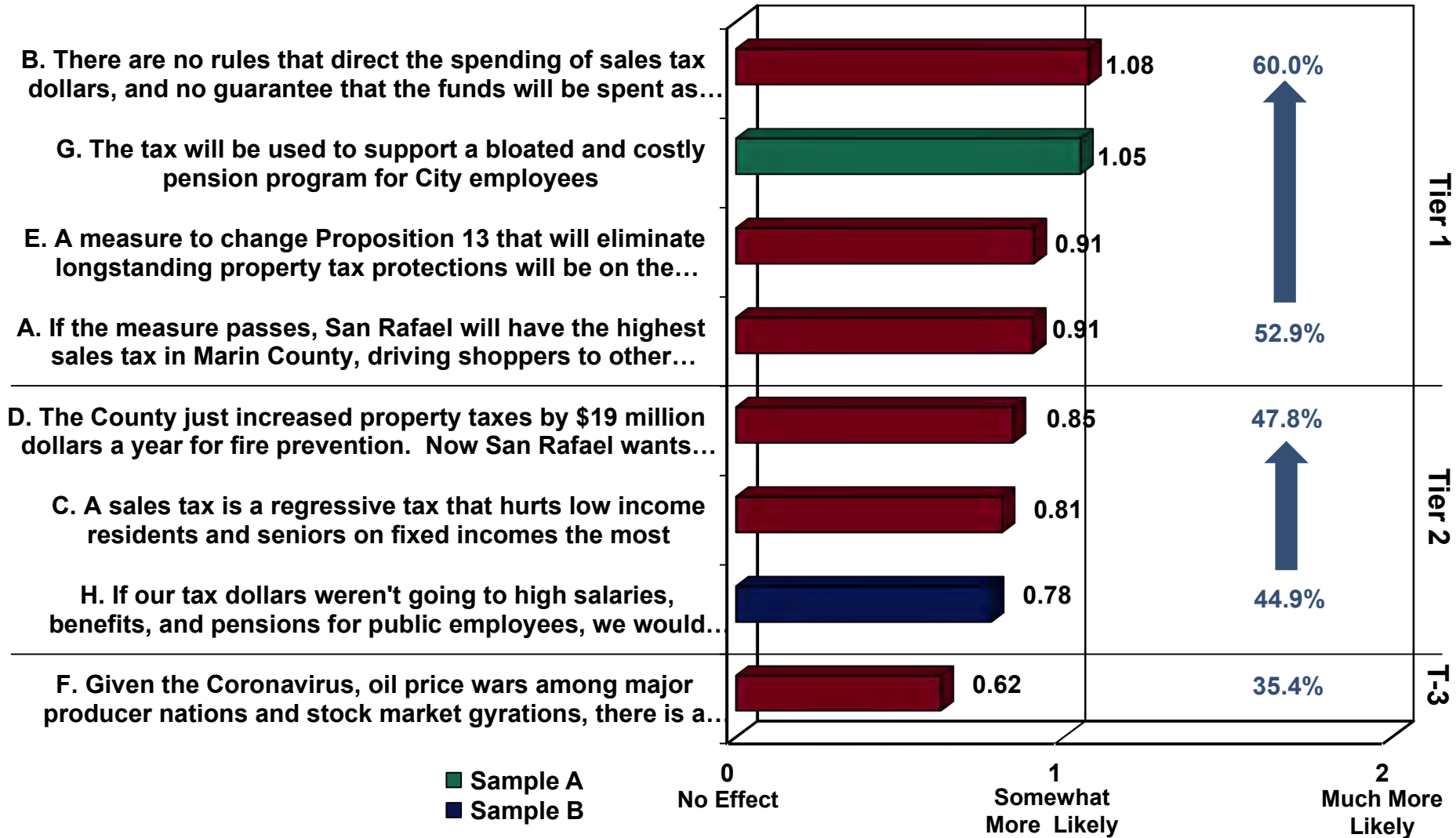
To preserve essential city services with funding that cannot be taken by Sacramento, including:

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- attracting, training, and retaining quality police, fire and city employees;
- maintaining city streets and parks; and
- supporting other city services;

shall the City of San Rafael measure increasing the local sales tax rate by one-quarter percent, for 9 years, providing \$4 million dollars per year, be adopted?

# Hypothetical Negatives

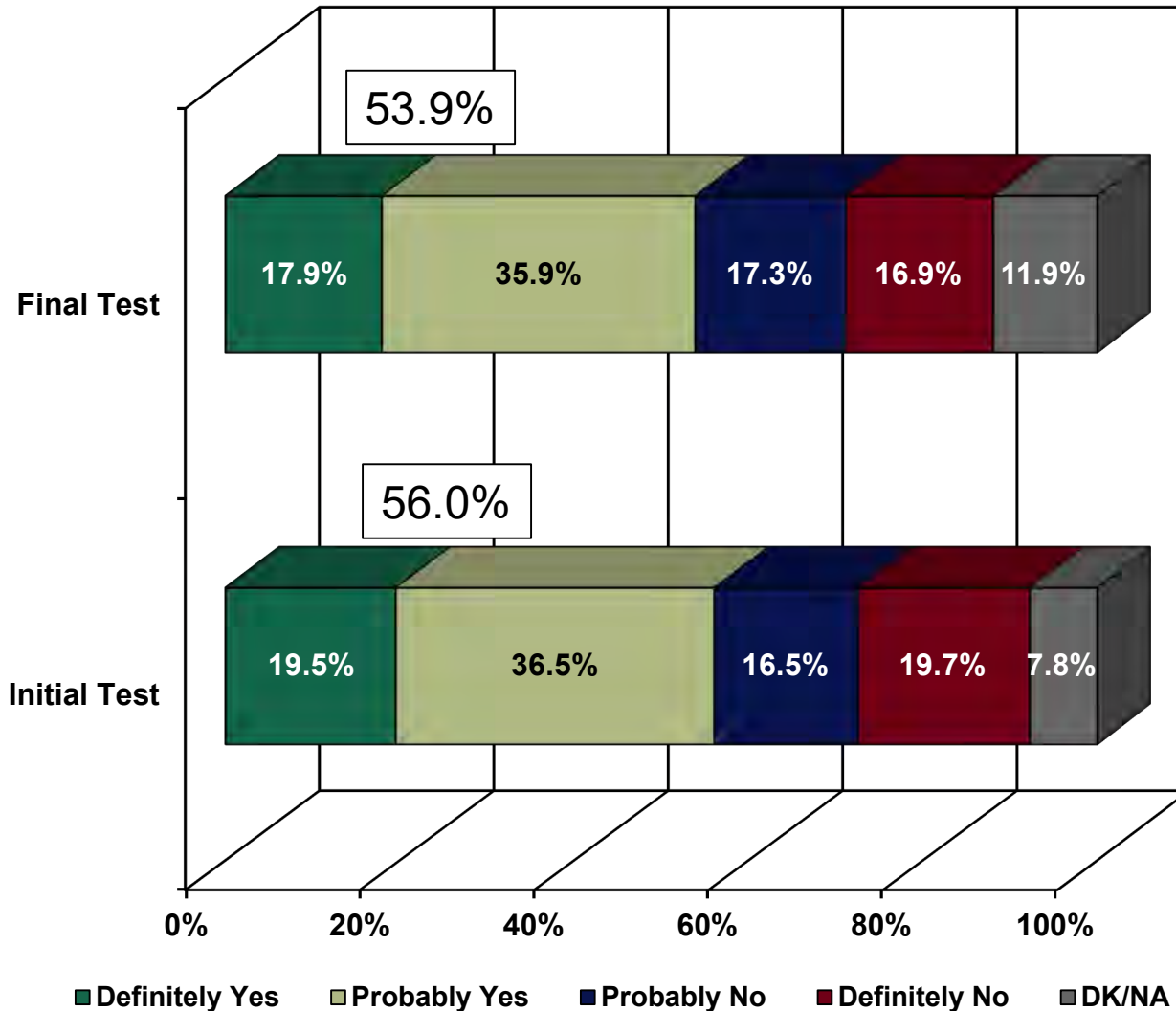
## Likely November 2020 Voters



Note: The above rating questions have been abbreviated for charting purposes, and responses were recoded to calculate mean scores: "Much More Likely" = +2, "Somewhat More Likely" = +1, and "No Effect" = 0.

# Informed Support for Sales Tax Measure

## Likely November 2020 Voters

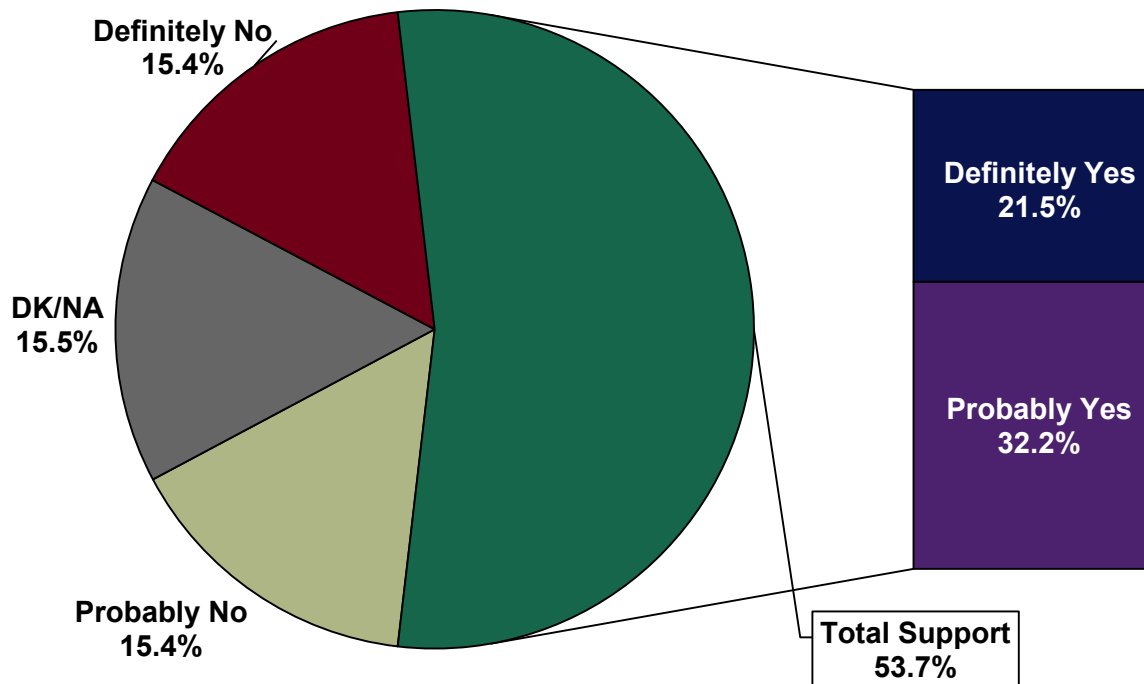


To preserve essential city services with funding that cannot be taken by Sacramento, including:

- maintaining rapid emergency police and fire response times;
- maintaining adequate numbers of on-duty firefighters, paramedics and police;
- attracting, training, and retaining quality police, fire and city employees;
- maintaining city streets and parks; and
- supporting other city services;

shall the City of San Rafael measure increasing the local sales tax rate by one-quarter percent, for 9 years, providing \$4 million dollars per year, be adopted?

# Support for Alternative 6 Year Duration Likely November 2020 Voters



Instead of increasing the local sales tax to maintain rapid emergency police and fire response times; maintain adequate numbers of on-duty firefighters, paramedics and police; attract, training, and retaining quality police, fire and city employees; and maintaining city streets and parks for 9 years, another alternative would be to increase the tax for just 6 years.



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