

THE GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT
2023 MANAGEMENT DISTRICT PLAN

Draft Plan – August 2023

*Prepared pursuant to the City of San Diego's
Maintenance Assessment District Ordinance, San Diego Municipal Code
Section 65.0201, et seq*

Prepared by:

The Greater Hillcrest MAD Steering Committee
Hillcrest Business Association
New City America, Inc.

Hillcrest Maintenance Assessment District (MAD) Management District Plan Summary

The name of this Proposed Maintenance Assessment District (MAD) is the Greater Hillcrest Maintenance Assessment District (“Greater Hillcrest MAD” or the “District”). The District is formed under San Diego Municipal Code Section 65.020 for establishing Maintenance Assessment Districts (MADs).

The levy of assessments on real property within the proposed District will fund physical improvements to individual properties, attract new customers, and increase business sales in two distinct historical business areas of Hillcrest. The assessments will fund maintenance and security within the District to revitalize Greater Hillcrest. The District will be managed by an Owners Management Group which will be an established nonprofit organization representing property owners.

BOUNDARIES AND DATA

The Greater Hillcrest Maintenance Assessment District boundaries are service based and not based on any boundaries identified in the Uptown Community Plan.

Name of the District

The name of the proposed district is the Greater Hillcrest Maintenance Assessment District or the GHMAD, which is referenced throughout the document.

Map of the District

The map of the district and its proposed benefit zones is attached in Exhibit A.

Existing Maintenance Assessment Districts

Within the boundaries of this proposed district are two existing previously established districts that serve the commercial areas of Hillcrest: the Hillcrest Commercial Core Maintenance Assessment District and the Hillcrest Maintenance Assessment District. This proposal describes a new district that should be considered the successor to these two districts. The existing districts shall be retired as part of the San Diego City Council actions to form the Greater Hillcrest Maintenance Assessment District.

The Hillcrest Commercial Core Maintenance Assessment District and the Hillcrest Maintenance Assessment District served the two commercial centers of Hillcrest. As the successor to these districts, the Greater Hillcrest Maintenance Assessment District will focus on these commercial centers of the neighborhood. Residential parcels have only been included in cases where they exist within the commercial areas of the neighborhood.

Boundaries of the District

The proposed GHMAD boundaries are service based and not necessarily based on the Uptown Community Plan boundaries. In general, the GHMAD, is defined by the parcels within the following four corners or the proposed GHMAD boundaries:

- Northeast Corner: Intersection of Normal St. and Campus Dr. (southeast corner only)
- Southeast Corner: Intersection Robinson Ave and Park Blvd. (northeast and northwest corners only)
- Northwest Corner: Intersection of First Ave. and Washington Blvd. (east side only, also including parcels owned by Scripps/Mercy Hospital, north of Washington Blvd. at Fifth Ave.)
- Southwest Corner: Intersection of Fifth Ave and Brookes Ave (northeast and northwest corners only)

Parcels within the District

The parcels included in this plan are to be found at the end of this document. The data which constitutes the basis of this plan, and its resulting services plan and assessments includes the following:

Parcels:	499
Number of Owners:	412
Number of Residential Condominiums:	220
Condominium Building Square Footage:	270,540 sq. ft.
Building Square Footage:	1,714,796 sq. ft.
Lot Square Footage:	2,926,613 sq. ft.
Linear Frontage:	32,736 linear feet (approximately 6.26 miles)

CURRENT STATUS

In the past, the opportunity to fund sidewalk cleaning, landscape maintenance, and public improvements in Greater Hillcrest has typically been through existing maintenance assessment districts, business improvement district revenues, parking meter revenues, private fundraising, or public grants. These mechanisms have been employed by the Hillcrest Business Association. In light of the constraints from some of those historic funding mechanisms and intensifying land development, the investigation of a new Greater Hillcrest MAD centered on these six questions:

1. How to fund the programs that will make the Greater Hillcrest MAD district brand become more positive in San Diego County?
2. How to create greater demand for Greater Hillcrest MAD buildings resulting in greater rental rates and increased commerce to businesses and tenants?
3. How to ensure that issues in the public rights of way, including people demonstrating questionable behavior, will be managed more consistent with standards in other communities?

4. How to drive more tenants to Greater Hillcrest MAD office buildings and more customers and visitors to build retail and restaurant commerce?
5. How to ensure that the public rights of way will become more orderly and attractive?
6. How to attract new mixed-use developments and new market rate housing that will be built within walking district of the public mass transit lines?

How can a new MAD benefit property owners in Greater Hillcrest?

In summary, a Greater Hillcrest MAD is a *Special Benefits Assessment District* whereby property owners vote, through a mail ballot procedure, to supplement their property tax bills to pay for and manage the assessments they generate through the MAD. The MAD will not replace City services, but it can fund solutions to supplement City services in the areas including:

- Safety, order and responding to homeless, vagrancy issues
- Sidewalk cleanliness and regular pressure washing
- Increase the trimming and replacement of damaging trees and landscaping
- Install/improve decorative amenities such as street furniture, fixtures, equipment, lighting
- Identify new public spaces, design them, plan them, fund, and manage them

MOST IMPORTANTLY, THESE PROPERTY ASSESSMENT FUNDS WILL NOT REPLACE BASELINE CITY SERVICES IN GREATER HILLCREST AND WOULD BE CONTROLLED BY THE CITY OF SAN DIEGO ADVISED BY THE DESIGNATED NON-PROFIT CORPORATION OF PROPERTY AND BUSINESS OWNERS.

**PROPOSED FIRST YEAR BUDGET FOR THE
GREATER HILLCREST MAINTENANCE ASSESSMENT DISTRICT**

Budget item	Category of Special Benefit Services	Annual Amount First Year
1	Sidewalk Operations	\$664,990.00
1.1	<i>Private Security (foot patrols and on-call services)</i>	\$416,100.00
1.2	<i>Maintenance Staff (litter pickup, steam cleaning landscaping)</i>	\$248,890.00
2	Administration & Program Management	\$78,000.00
2.1	<i>Portion of district manager salary</i>	\$48,000.00
2.2	<i>Insurance, rent, formation reimbursement costs, and audits</i>	\$30,000.00
3	Contingency	\$39,351.00
	Total	\$782,341.00

SPECIAL BENEFIT SERVICES EXPLAINED

These budget items are based on the experience of the Hillcrest Business Association (HBA) and New City America (NCA) in providing cleaning and security within improvement districts. The specific numbers (such as rates and hours) are based on actual fees currently paid for services provided by the HBA under the existing smaller MADs previously described currently operating in the area.

This district provides for specific special benefits to specific property owners. The services outlined below describe documentable and specific services that will be clearly documented by the Owner's Association on a monthly basis so as to demonstrate that the services are over and above city services and that property owners outside the district are not benefiting from services for which they're not paying.

1.0 SIDEWALK OPERATIONS

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

- Private security to respond to issues relating to the unhoused population, aggressive panhandling, and mentally ill people behaving poorly in the public rights of way.
- Daily sidewalk and gutter sweeping.
- Monthly sidewalk steam cleaning.
- Daily trash can emptying (over and above city services).
- Timely graffiti removal, within 48 hours as necessary, supplemental to baseline City services.
- Tree and vegetation maintenance (over and above city services) provided as needed.
- Providing the services above within existing and new public spaces.
- Personnel to manage the in-house or contracted maintenance and security teams.

1.1 Security

Security personnel will be hired to respond to individuals exhibiting unsafe/antisocial behavior in the public rights of way. These services will include a foot patrol of the described zones on the schedule described conducted by security personnel and an on-call program with responsive security personnel for owners within the described zones. It is currently estimated for fiscal year one that providing these services will require 20 hours per day. This budget is based upon current costs for existing contracts currently providing similar services in the neighborhood. These services will be provided by contractors rather than staff.

1.2 Maintenance Staff (litter pickup, steam cleaning, landscape maintenance, and special projects)

The Sidewalk Operations budget will be used to provide cleaning of the sidewalk and landscape maintenance on the schedule determined by the benefit zones as outlined below. Staff would be hired and managed by the Owner's Association. Maintenance staff and equipment for steam cleaning,

sidewalk litter policing, minor tree trimming, tree watering, vehicle operation, equipment, supplies and insurance would be provided for under this category. Equipment would be owned by the Owner’s Association the utilization of which are incorporated into the maintenance costs. This budget is based upon current costs for existing contracts currently providing similar services in the neighborhood.

2.0 ADMINISTRATION/PROGRAM MANAGEMENT

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

- Staff and administrative costs.
- General Liability Insurance.
- Office related expenses.
- Rent.
- Financial reporting and accounting.
- Legal costs related to the operation of the district.

2.1 & 2.2 Staff, office, insurance, audit, and reimbursement of formation costs

These funds will be used for general liability insurance, rent, reimbursement of formation costs, office expenses, and audit requirements. These funds would also fund the salary and benefits of a 0.5 FTE Sidewalk Operations Manager to oversee Sidewalk Operations contractors and employees. These budget items are based on current administrative and supervisory operations for the existing districts previously described.

3.0 CONTINGENCY/CITY AND COUNTY FEES/RESERVE

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

- Delinquencies, City/County fees, reserves

Allocation of Special Benefit Services by Benefit Zone

Type of Special Benefit Service Sidewalk Operations	Benefit Zone	Frequency of Service
Sidewalk and gutter sweeping	1, 2	7 days per week
Sidewalk and gutter sweeping	3, 4	5 days per week
Sidewalk pressure washing	1, 2, 3, 4	Monthly
Graffiti removal	1, 2, 3, 4	Within 48 hours after notice
Notification to City of hazards	1, 2, 3, 4	As identified
Landscaping and watering in the public rights of way	1, 2	Weekly
Trash receptacle emptying	1, 2, 3, 4	Daily

METHOD OF FINANCING

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

- Linear frontage (all sides, excluding alleys).
- Lot size or the footprint of the parcel.
- Building square footage.
- Current and future residential condominiums that exist or will be constructed within the district.
- Location within one of the geographic benefit zones of the district.

COSTS PER PARCEL

The costs per parcel are based upon the services listed previously. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive, as well as the frequency and type of special benefit services that parcel will be receiving. All assessments must be proportional to the special benefits received within the following Benefit Zones.

BENEFIT ZONES

There are four proposed benefit zones in the Greater Hillcrest MAD (please see Exhibit A). The Zones are based upon the benefits that each parcel will receive through their placement in a specific zone. The Benefit Zones were determined by the stated services requested by property owners and the frequency in those zones at public input meetings. For example, owners in Zone 1 and 3 requested daily sidewalk cleaning services while those in Zone 2 have requested less frequent services. The budget was developed based on the services requested, the frequency of service, and the costs to provide the service. The Benefit Zones will be assessed with the property variables in each parcel, as follows:

Zone 1 is the largest zone with 375 parcels of which 124 are residential condominium parcels. Zone 1 extends primarily along commercial heavy corridors including University Ave, Fifth Ave, Park Blvd and Normal St as well as portions of 3rd Ave, 4th Ave, 6th Ave, 7th Ave and Cleveland Ave. Zone 1 has the highest demand and need for levels of service and will specially benefit and be assessed for building area, land area and street frontage, except as noted herein for residential condominiums.

Zone 2 is the next largest zone with 117 parcels of which 96 are residential condominium parcels. Zone 2 includes all parcels along Park Blvd from University Ave to Robinson Ave. Zone 2, with its mixed-use fabric has a lower demand and need for levels of service than Zone 1 and, thus, is assessed at lower rates than Zone 1 for building area and parcel land area and the same as Zone 1 for street frontage and residential condominiums.

Zone 3 includes the Hub shopping center and adjacent mixed-use Hub complex (3 parcels). Due to its singular ownership, Zone 3 has similar but different demands and needs than Zones 1 and 2 and is assessed based on building area and street frontage and not land area. Zone 3 has no residential condominiums.

Zone 4 includes 3 non-contiguous parcels owned and fully occupied by religious-based non-profit entities. Due to these ownership/occupancy types, it is the opinion of this Assessment Engineer that Zone 4 parcels specially benefit differently than for-profit owned/occupied parcels and will be assessed for land area and street frontage and not building area. Zone 4 has no residential condominiums.

EXAMPLE OF ASSESSMENT DISTRICT COST BY BENEFIT ZONE

First Year Assessment Calculation

The annual assessment method to calculate all parcels for Benefit Zone 1 and 2 will be:

$$\begin{aligned} & \text{Total Linear Frontage X Zone Rate} \\ & \quad + \\ & \text{Total Building Square footage X Zone Rate} \\ & \quad + \\ & \text{Total Lot size square footage cost x Zone Rate} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate all parcels in Benefit Zone 3 will be:

$$\begin{aligned} & \text{Total Building Square footage X Zone Rate} \\ & \quad + \\ & \text{Total Linear frontage square cost X Zone Rate} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate all parcels in Benefit Zone 4 will be:

$$\begin{aligned} & \text{Total Linear frontage X Amount} \\ & \quad + \\ & \text{Total Lot size square cost x Amount} \\ & \quad = \\ & \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate the residential condominiums

Total Single Unit Building Square footage X \$0.20

Proposed First Year Budget

Category of Special Benefit Services	Annual Amount First Year
Sidewalk Operations	\$664,990.00
Administration	\$78,000.00
Contingency	\$39,351.00.00
Total	\$782,341.00

Benefit Zone 1 - First Year Proposed Assessment Costs

Property Variable	Assessment factor	Variable amount (sqf)	Assessments
Building Square Footage	\$0.20	1,425,292	\$285,058.40
Lot Square Footage	\$0.08	2,709,414	\$216,731.12
Linear Frontage	\$5.00	29,068	\$145,340.00
Residential Condo	\$0.20	148,869	\$29,773.80
Total Benefit Zone 1			\$676,925.32

Benefit Zone 2 - First Year Proposed Assessment Costs

Property Variable	Assessment factor	Variable amount (sqf)	Assessments
Building Square Footage	\$0.14	140,375	\$19,652.50
Lot Square Footage	\$0.055	164,497	\$9,047.34
Linear Frontage	\$5.00	1,615	\$8,075.00
Residential Condo	\$0.20	121,671	\$24,334.20
Total Benefit Zone 2			\$61,109.04

Benefit Zone 3 - First Year Proposed Assessment Costs

Property Variable	Assessment Factor	Variable amount (sqf)	Assessments
Building Square Footage	\$0.20	149,129	\$29,826.00
Lot Square Footage	NA	NA	NA
Linear Frontage	\$5.00	1,412	\$7,060.00
Residential Condo	NA	NA	NA
Total Benefit Zone 3			\$36,886.00

Benefit Zone 4 - First Year Proposed Assessment Costs

Property Variable	Assessment Factor	Variable amount (sqf)	Assessments
Building Square Footage	NA	NA	NA
Lot Square Footage	\$0.08	52,702	\$4,216.16
Linear Frontage	\$5.00	641	\$3,205.00
Residential Condo	NA	NA	NA
Total Benefit Zone 4			\$7,421.16

DEFINITIONS

Linear Frontage Defined

Individual parcels will be assessed for all sides of each parcel fronting on a public street. Alley frontage is not assessed. Each side of the parcel (excluding alley areas) will receive special benefit services. The linear front footage data is calculated from the County Assessor's parcel maps.

Building Square Footage Defined

Building square footage is defined as gross building square footage throughout the GHMAD. The building square footage data was obtained from the County Assessor's database.

Lot Square Footage Defined

Lot square footage is defined as the total amount of area within the borders of the parcel. The lot square footage of a parcel has been verified by the County Assessor's parcel maps.

Commercial and Mixed-Use Condominiums

Because such uses are typically developed as part of a multi-floor complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

A. Multi-Floor Commercial Only Condominiums (no residential units):

- Building area (interior) assessed at respective zone building area rate
- Land area assessed at zone land area rate but pro-rated for each unit relative to the unit interior building area compared to the total (cumulative) interior building area of the complex
- Street frontage assessed at land street frontage rate but pro-rated for each unit relative to the unit interior building area compared to the total (cumulative) interior building area of the complex

B. Multi-Floor Mixed-Use Condominiums

- Commercial condo interior building area assessed at respective zone building area rate
- Residential condo interior building area assessed at residential condominium building area rate

- Commercial land area assessed at zone land area rate, pro-rated for each unit relative to the unit interior building area compared to the total (cumulative) interior commercial building area of the complex
- Commercial street frontage assessed at commercial street frontage rate, pro-rated for the unit interior building area compared to the total (cumulative) interior commercial building area of the complex

Residential Condominium Unit Parcels Defined

Residential condominium units building square footage is defined as the livable building square footage within the walls of the condominium residential unit parcel. They are included in a special category to designate their unique special benefits relative to the other commercial parcels within the GHMAD. Unlike the other commercial parcels in the district, including commercially operated apartment buildings, residential condominium parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.

Current and future residential condominium parcels are assessed as a separate category. These residential condominium individual parcels will be assessed for their building square footage only at the rate of \$0.16 per square foot per year for the first year. The rationale for assessing future residential condominiums only for the building square footage rate is provided below.

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

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

5. Residential tenants may have their dwelling units sold or have their rent raised arbitrarily due the lack of ownership of their residential units.
6. The assessment methodology has been written to confer special benefits to current and future residential condominium individual assessed parcels since residential condominium owners have expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest.

MANAGEMENT NOTES

Internal Structured Parking Building Area

It is the opinion of the Assessment Engineer that the building area for private structured parking (only for tenants, employees and/or customers for businesses within a building or property) shall not be assessed. The rationale for this provision is that if this were private surface parking instead of private structured multi-floor parking there would be no “building area” to assess but such surface lots would be assessed for frontage and lot area since linear “clean and safe” services would still be provided adjacent to the surface parking lots and add to the total district costs. In the case of private structured parking, the adjacent street frontage and lot area beneath are assessed along with other internal income generating commercial space but the private non-income generating structured parking area is not since it does not add to the district’s overall costs nor add to special benefits conferred on the subject parcel. Public parking, whether internal or external, will be assessed for the building area of such parking, if any, as well as the underlying parcel land area and street frontage per each zone’s assessment methodology.

Residential Condominiums

Residential condominium parcels shall include current and future residential condominiums. Consistent with Benefit Zone 1 and 2 parcels, these parcels shall be assessed with Benefit Zone 1 building square footage costs for the first year. However, residential condominium parcels shall be assessed for their actual building square footage only and will not include assessments for linear frontage and lot size.

Benefit Zone 4 Parcels Redeveloped

Parcels identified in Benefit Zone 4 in this management plan, will transition to an assessment methodology in Benefit Zone 1 or 2 in the following fiscal year, based upon purchase and redevelopment of the specific parcel or property that no longer is classified as non-profit/public benefit parcels or 100% affordable housing. Once that parcel has been transferred out of the owner occupied, affordable or non-profit status, building square footage will be added to the assessment of that parcel similar to Benefit Zone 1 or 2, whichever is most adjacent to the redeveloped Zone 4 parcel.

Assessment Annual Rate Cap and Assessment Changes

The District assessment rates may be subject to annual increases to reflect increases in the actual costs to provide improvements and activities. Assessment rate increases of up to 5% annually may be proposed by the Owners Association to the City Council. The rationale for the rate increase shall be described in the proposal. Once proposed by the Owners Association, any decisions to increase the assessments may be approved through an affirmative vote of the San Diego City Council.

Changes in land uses, the redevelopment of vacant parcels, the demolition of buildings, building improvements that increase or decrease square footages, and new building construction or residential condominium development, may alter the District's budget and individual property assessments.

Reimbursement of Formation Funds

This plan authorizes the repayment of formation funds advanced by Greater Hillcrest MAD Stakeholders to cover the costs of the survey, calculation of results, the management district plan creation, approval by the MAD Steering Committee, the Assessment Engineers report, and the balloting process to be conducted by the City of San Diego. An amount not to exceed \$85,000 over the first three years of the district operation shall be reimbursed to those property owners and/or organizations who invested in this process through the Hillcrest Business Association. The reimbursement amounts must be first endorsed by the Property Owner Steering Committee and they must be repaid within the first three years after the formation of the district. These funds shall be allotted to the administrative portion of the budget as previously described.

Bonds

The District will not issue any bonds related to any program.

Term

Under the local enabling ordinance, San Diego Municipal Code Section 65.0201, the District may be established in perpetuity, based upon the will of the property owners. The district, per the City's Municipal Code, would exist until such time as disestablished by the City Council after a process including a public hearing. The process to disestablish could be initiated by the City Council, the Property Owner Steering Committee, or individual property owners.

Disestablishment

The Greater Hillcrest MAD management entity will conform to existing municipal codes concerning disestablishment. Unexpended surplus funds will be returned to property owners based upon Municipal Code Section 65.0222.

During the seventh year of operation, the Owner's Association will consider disestablishment as described above. The Owner's Association will produce a report that will consider the success of the

district in achieving its goals, the continued support of property owners, and a rationale as to why disestablishment procedures were, or were not, being undertaken. The report will be delivered to the Greater Hillcrest MAD assessment payers.

Time and Manner for Collecting Assessments

The Hillcrest MAD assessments will appear as a separate line item on annual property tax bills prepared by the County of San Diego Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County of San Diego. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The “property owner” means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City.

Tax-exempt parcels shall be billed manually by the City of San Diego and transferred to the Owners Association once paid.

Government Assessments

The Greater Hillcrest MAD Management Plan assumes that the City of San Diego, the State (DMV) the Successor Agency to the Redevelopment Agency of the City of San Diego, any County owned property will pay assessments for the public property they own in the District. Article XIII D, Section 4 of the California Constitution provides that public agencies such as the City and Successor Agency are not exempt from the assessments.

Parcels owned by the City of San Diego, the State of California and other public agencies identified in the management plan will receive benefits commensurate with assessments they pay. These publicly owned parcels are presumed to benefit equally to the privately-owned parcels with respect to the special benefit services outlined in this Management District Plan.

Governance

Pursuant to Article V and section 36650 of the California Streets and Highway Code, an Owners’ Association will review the district budget and policies annually within the limitations of the Management District Plan. The Owners’ Association must file annual reports with the City of San Diego and will oversee day-to-day implementation of services as defined by the Management District Plan.

“Owners’ association means a private nonprofit entity that is under contract with a city to administer or implement activities specified in the management district plan. An owners’ association may be an existing nonprofit entity... An owners’ association is a private entity and

may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Streets and Highway Code §36612.)”

Though the City of San Diego has the right to assign another organization the contract to manage this district, it is envisioned that the Owners Association be the Hillcrest Business Improvement Association, an existing nonprofit organization.

Exemptions or Reductions in Rates

Under this Management District Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment district is exempt from payment of the assessment.

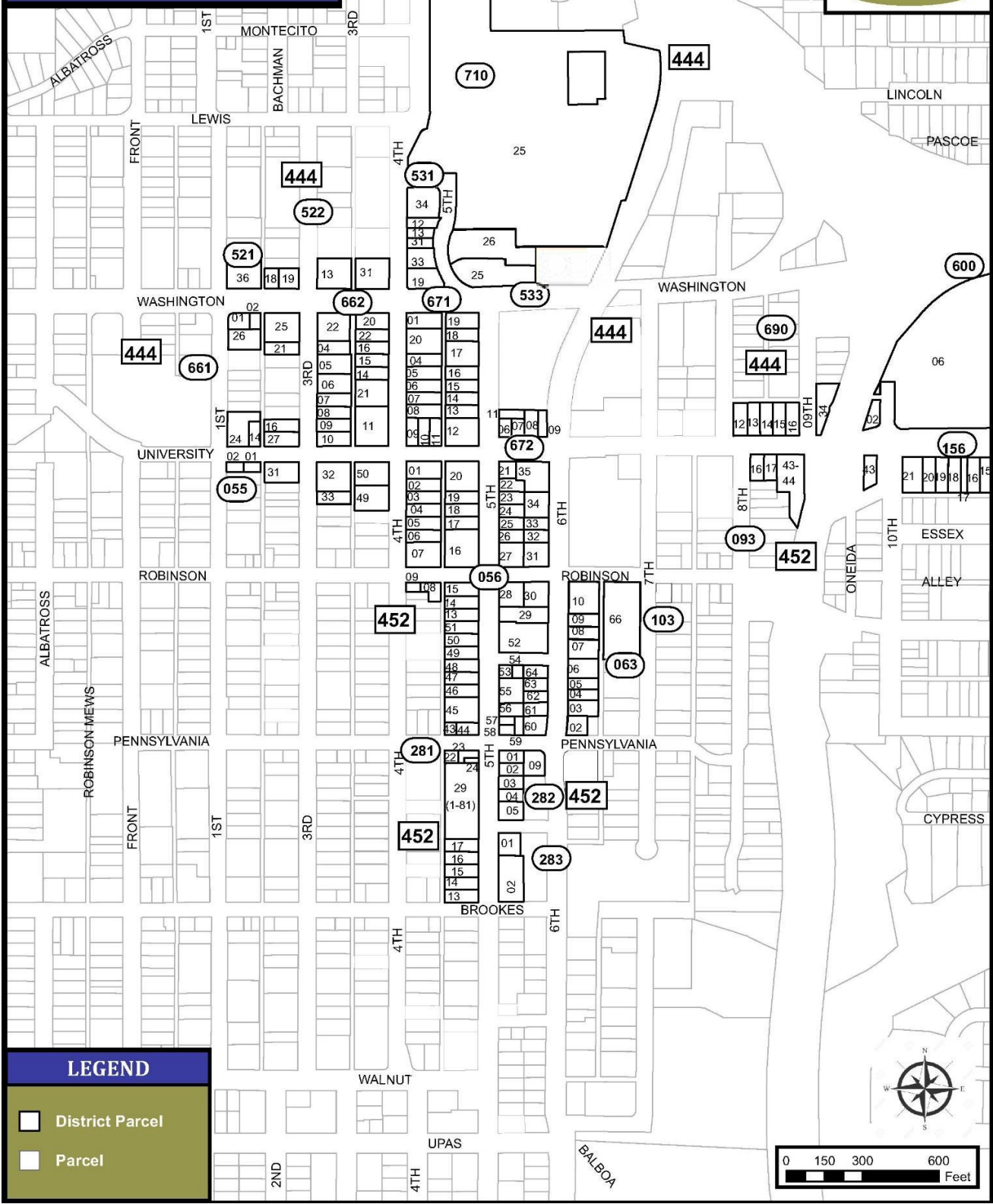
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EXHIBIT A: MAP OF THE DISTRICT

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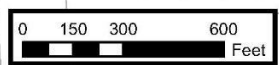
Greater Hillcrest CBD

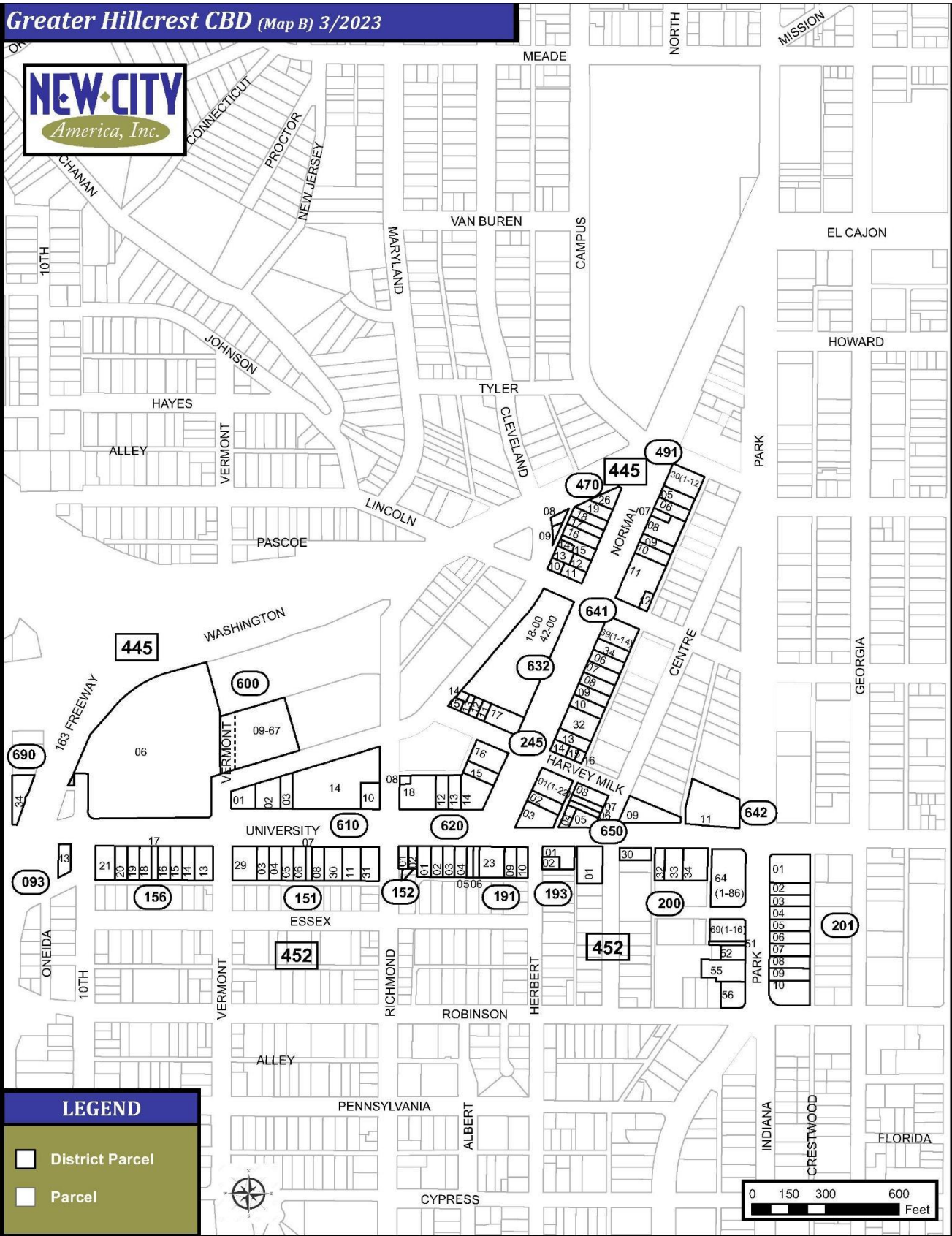
(Map A) 3/2023



LEGEND

- District Parcel
- Parcel





Greater Hillcrest CBD | Benefit Zone Map (Map B) 3/2023

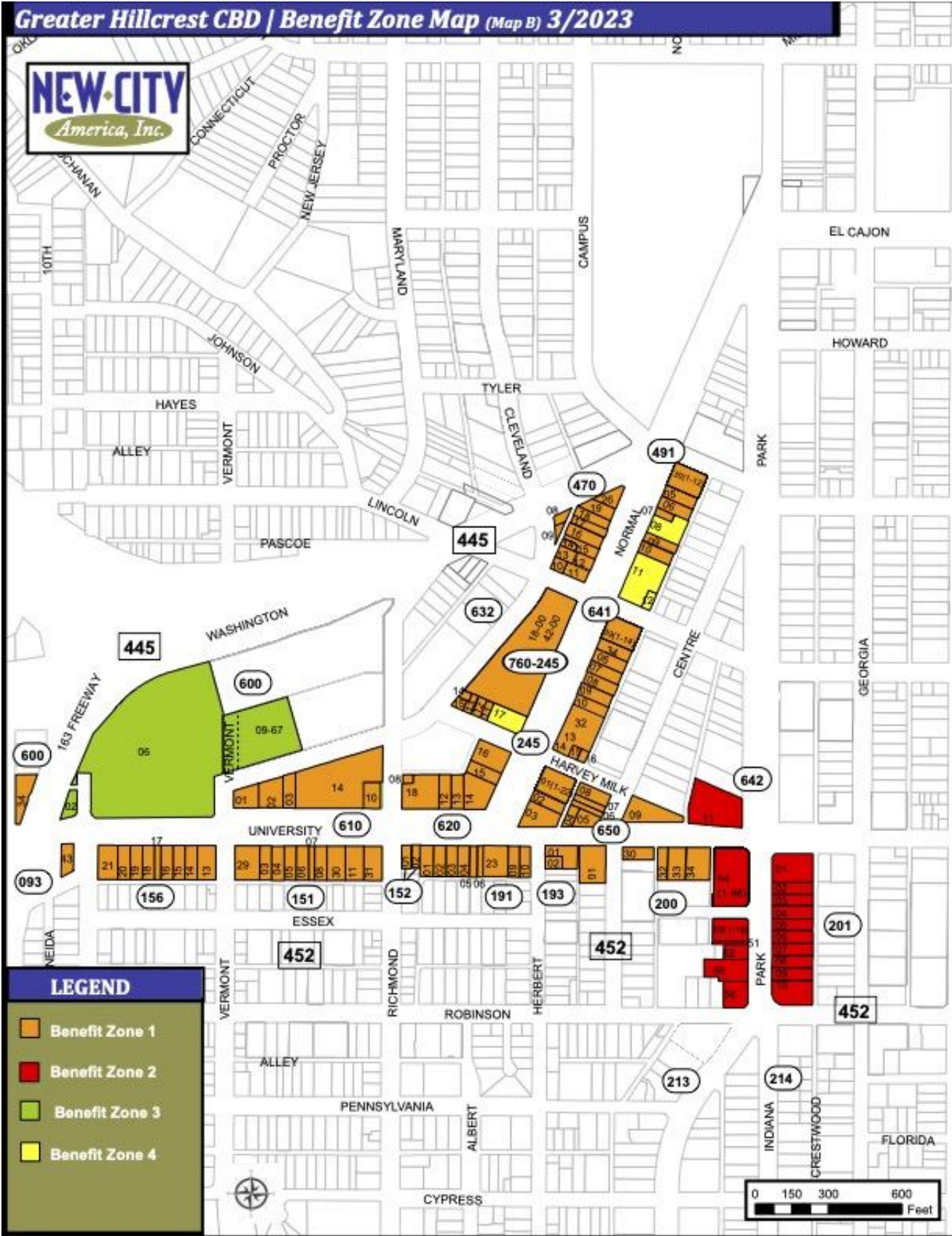


EXHIBIT B: SDMC §65.0206

§65.0206 Establishment of a District

A *district* may be established as provided in this Division, in the following manner:

- (a) A *district* formation committee, comprised of *property owners* proposing to form a *district*, working with the Mayor or Mayor's designee, shall formulate, vote upon, and submit a draft *district* management plan to the City for review and comment. Once City staff has commented, an independent *assessment engineer* hired by the City or the *district* formation committee will review the plan and prepare an *engineer's report* consistent with the draft *district* management plan, article XIII D, section 4(b) of the California Constitution, Sections 53750 through 53758 of the California Government Code, the City of San Diego Municipal Code, and all other applicable laws.
- (b) The draft *district* management plan shall include the *improvements* and *activities* to be funded, the *assessment* methodology, any benefit zones within the *district*, the frequency of services, the boundaries of the *district*, and a statement regarding the desire for the *district* to be administered by the City or an *owners' association*.
- (c) City staff shall approve the draft *district* management plan and *engineer's report*. After approval of the draft *district* management plan and *engineer's report*, City staff shall inform the *district* formation committee that it may initiate a formal petition drive to demonstrate to the City that appropriate support exists to proceed with the *assessment* ballot proceeding for formation of the *district*.
- (d) The City may, at its sole discretion, determine whether or not the City will provide the initial funding for the costs of preparing the draft *district* management plan and *engineer's report*.

- (e) ***Upon the submission of a written petition supporting the approved district management plan, signed by the property owners who own at least 30 percent of the total number of assessable parcels in the proposed district, as identified in the district management plan or engineer's report, or those property owners who would pay at least 30 percent of the proposed assessments to be generated in the proposed district, the City may initiate proceedings to establish a district.*** The petition shall contain a map showing the boundaries of the *district*, a general summary of the types of *improvements* and *activities* that will be provided within the *district*, the exact cost to the respective *property owner* and their proportional weight relative to the total budget proposed for the new *district* which will fund the costs of providing such *improvements* and *activities*.
- (f) Prior to submitting the draft *district* management plan and petition to the City, the formation committee shall document that:
- (1) At least two noticed and public meetings were held which included an agenda item for discussion of the *district* proposal;
 - (2) A notice was published in a newspaper of general circulation, or publication of similar distribution, which accurately summarized the draft *district* management plan and cost and gave notice of the two public meeting dates;
 - (3) Information about the proposed *district* was posted for a minimum of three weeks at a community-accessible public building within the proposed *district* boundary; and
 - (4) The officially recognized community planning committee for the area where the proposed *district* is located was informed about the proposed *district* formation.
- (g) Upon verification of the petition by City staff, the City Council may proceed with the formation of the *district* by the adoption of a resolution of intention expressing its intention to establish a *district*.
- (h) The resolution of intention described in subsection (g) above shall contain all of the following:

- (1) A brief description of the proposed *improvements* and *activities*, the amount of the proposed *assessment*, a statement that bonds will not be issued, and a description of the exterior boundaries of the proposed *district*. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an *owner* to generally identify the nature and extent of the *improvements* and *activities* and the location and extent of the proposed *district*; and
- (2) A time and place for a public hearing on the establishment of the *district* and the levying of *assessments*, which shall be consistent with the requirements of San Diego Municipal Code sections 65.0209 and 65.0210.

(“Establishment of a District” added 6-1-2016 by O-20653 N.S.; effective 7-1-2016. Former Section 65.0206 “Determination by Engineer Required” repealed.) (Amended 11-1-2016 by O-20737 N.S.; effective 12-1-2016.)

§65.0207 Engineer’s Report

The *engineer’s report* shall contain all of the following:

- (a) A map of the *district*.
- (b) The name of the proposed *district*.
- (c) A description of the boundaries of the proposed *district*, including the boundaries of any benefit zones, in a manner sufficient to identify the affected *properties*. Nothing in this Division prohibits the boundaries of a *district* created pursuant to this Division to overlap with other assessment districts established pursuant to other provisions of law including, but not limited to, the Parking and Business Improvement Area Law of 1989, California Streets and Highways Code section 36500 *et seq*, or the Property and Business Improvement District Law of 1994, California Streets and Highways Code section 36600 *et seq*.
- (d) The general description of *improvements* and *activities* proposed and their estimated maximum cost for each fiscal year.
- (e) The estimated total amount proposed to be expended for administration and

operation of the *district* for each fiscal year.

- (f) The proposed source or sources of financing including the proposed method and basis of levying the *assessment* in sufficient detail to allow each *property owner* to calculate the amount of the *assessment* to be levied against their *property*.
- (a) A statement that the *district* will continue until it is disestablished pursuant to San Diego Municipal Code section 65.0221.
- (b) A separation and quantification of the *special benefits* and general benefits, and the proportionate *special benefit* derived by each assessed *property*, determined in relationship to the entirety of the cost of providing the *improvements* and *activities*.
- (c) A list of the *properties* to be assessed.
- (d) Any other item or matter required to be incorporated by the Council, the San Diego Municipal Code, or any other applicable law.

Administration by an Owners' Association

- (a) Consistent with California Streets and Highways Code section 36614.5, the owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. An owners' association shall comply with the Ralph M. Brown Act, California Government Code section 54950 et seq., at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act, California Government Code section 6250 et seq., for all documents relating to improvements and activities of the district. Board members, officers, and members of the owners' association are intended and understood to represent and further the interest of the property owners located within the district. Each property owner or property owner's representative paying the assessment has the right to vote in, and seek nomination in, annual elections to the board of directors of the owners' association.

- (b) If the City Council determines that the district will be administered by an owners' association, then the City Council may adopt a resolution approving an agreement with an owners' association and stating that an owners' association shall be responsible for administering all contracts necessary to provide the improvements and activities within the district as well as managing the day-to-day operations of the district.

EXHIBIT C: HILLCREST MAINTENANCE ASSESSMENT DISTRICT ASSESSMENT ROLL

APN	YR	1	-	Assessment		
					444-662-10-00	\$2,575.08
					444-662-11-00	\$4,470.52
444-521-18-00				\$1,506.72	444-662-14-00	\$4,475.48
444-521-19-00				\$2,884.12	444-662-15-00	\$1,518.00
444-521-36-00				\$3,836.32	444-662-16-00	\$2,632.04
444-522-13-00				\$4,001.08	444-662-20-00	\$1,891.16
444-522-31-00				\$2,922.04	444-662-21-00	\$5,294.56
444-531-12-00				\$598.32	444-662-22-00	\$6,139.88
444-531-13-00				\$538.24	444-671-01-00	\$2,074.24
444-531-19-00				\$3,161.92	444-671-04-00	\$2,770.96
444-531-31-00				\$524.24	444-671-05-00	\$1,549.52
444-531-33-00				\$1,507.60	444-671-06-00	\$1,871.20
444-531-34-00				\$3,454.96	444-671-07-00	\$2,149.76
444-533-25-00				\$18,512.96	444-671-08-00	\$3,603.20
444-533-26-00				\$3,921.12	444-671-09-00	\$2,436.20
444-661-01-00				\$2,064.52	444-671-10-00	\$2,160.72
444-661-02-00				\$958.28	444-671-11-00	\$1,828.76
444-661-14-00				\$1,196.52	444-671-12-00	\$10,707.88
444-661-16-00				\$1,404.08	444-671-13-00	\$784.48
444-661-21-00				\$2,382.76	444-671-14-00	\$1,681.24
444-661-24-00				\$2,530.92	444-671-15-00	\$1,675.72
444-661-25-00				\$3,597.52	444-671-16-00	\$2,087.76
444-661-26-00				\$3,104.64	444-671-17-00	\$4,138.00
444-661-27-00				\$3,010.24	444-671-18-00	\$1,849.44
444-662-04-00				\$792.96	444-671-19-00	\$2,478.64
444-662-09-00				\$900.16	444-671-20-00	\$7,270.64

444-672-06-00	\$2,938.00	445-491-30-07	\$294.20
444-672-07-00	\$542.00	445-491-30-08	\$294.20
444-672-08-00	\$2,308.60	445-491-30-09	\$294.20
444-672-09-00	\$2,160.72	445-491-30-10	\$294.20
444-672-11-00	\$454.48	445-491-30-11	\$294.20
444-690-12-00	\$1,942.24	445-491-30-12	\$293.40
444-690-13-00	\$770.64	445-600-02-00	\$1,336.60
444-690-14-00	\$1,298.64	445-600-06-00	\$31,390.80
444-690-15-00	\$770.64	445-600-09-67	\$4,158.40
444-690-16-00	\$3,642.00	445-610-01-00	\$3,541.84
444-690-34-00	\$2,422.92	445-610-02-00	\$4,341.16
444-710-25-00	\$64,461.36	445-610-03-00	\$2,120.08
445-470-08-00	\$989.16	445-610-10-00	\$2,220.84
445-470-09-00	\$939.52	445-610-14-00	\$13,892.96
445-470-10-00	\$1,239.76	445-620-08-00	\$327.60
445-470-11-00	\$2,546.56	445-620-12-00	\$822.24
445-470-12-00	\$793.96	445-620-13-00	\$1,566.88
445-470-13-00	\$729.20	445-620-14-00	\$4,620.76
445-470-14-00	\$464.40	445-620-15-00	\$3,319.36
445-470-15-00	\$1,007.40	445-620-16-00	\$4,278.48
445-470-16-00	\$1,332.72	445-620-18-00	\$3,500.12
445-470-17-00	\$844.68	445-632-11-00	\$573.96
445-470-18-00	\$862.20	445-632-12-00	\$613.36
445-470-19-00	\$1,414.16	445-632-13-00	\$517.00
445-470-26-00	\$2,598.16	445-632-14-00	\$440.92
445-491-05-00	\$1,579.08	445-632-15-00	\$857.76
445-491-06-00	\$1,577.48	445-632-17-00	\$2,049.88
445-491-07-00	\$370.76	445-632-18-00	\$14,601.12
445-491-08-00	\$1,433.44	445-641-06-00	\$1,883.96
445-491-09-00	\$873.48	445-641-07-00	\$1,512.08
445-491-10-00	\$2,007.72	445-641-08-00	\$1,999.68
445-491-11-00	\$3,531.08	445-641-09-00	\$1,734.80
445-491-12-00	\$406.76	445-641-10-00	\$2,267.20
445-491-30-01	\$294.20	445-641-13-00	\$809.04
445-491-30-02	\$294.20	445-641-14-00	\$863.68
445-491-30-03	\$294.20	445-641-15-00	\$529.68
445-491-30-04	\$294.20	445-641-16-00	\$441.12
445-491-30-05	\$294.20	445-641-32-00	\$1,618.24
445-491-30-06	\$294.20	445-641-34-00	\$1,169.36

445-641-39-01	\$205.00	445-650-04-00	\$6,115.12
445-641-39-02	\$205.00	445-650-05-00	\$3,147.20
445-641-39-03	\$205.00	445-650-06-00	\$373.40
445-641-39-04	\$205.00	445-650-07-00	\$395.32
445-641-39-05	\$205.00	445-650-08-00	\$1,729.72
445-641-39-06	\$205.00	445-650-09-00	\$2,519.44
445-641-39-07	\$179.20	452-055-01-00	\$1,072.64
445-641-39-08	\$179.20	452-055-02-00	\$1,618.04
445-641-39-09	\$179.20	452-055-31-00	\$3,572.72
445-641-39-10	\$179.20	452-055-32-00	\$4,503.76
445-641-39-11	\$179.20	452-055-33-00	\$789.60
445-641-39-12	\$179.20	452-055-49-00	\$3,629.60
445-641-39-13	\$179.20	452-055-50-00	\$3,234.72
445-641-39-14	\$179.20	452-056-01-00	\$5,160.12
445-642-11-00	\$3,886.16	452-056-02-00	\$1,958.16
445-650-01-01	\$307.00	452-056-03-00	\$1,203.12
445-650-01-02	\$174.00	452-056-04-00	\$810.00
445-650-01-03	\$174.00	452-056-05-00	\$1,469.52
445-650-01-04	\$184.60	452-056-06-00	\$1,734.76
445-650-01-05	\$132.00	452-056-07-00	\$3,530.92
445-650-01-06	\$135.00	452-056-08-00	\$1,245.28
445-650-01-07	\$184.60	452-056-09-00	\$834.92
445-650-01-08	\$184.60	452-056-13-00	\$1,316.68
445-650-01-09	\$184.60	452-056-14-00	\$1,943.92
445-650-01-10	\$174.00	452-056-15-00	\$2,707.24
445-650-01-11	\$174.00	452-056-16-00	\$4,351.00
445-650-01-12	\$184.60	452-056-17-00	\$2,433.92
445-650-01-13	\$132.00	452-056-18-00	\$2,130.00
445-650-01-14	\$184.60	452-056-19-00	\$2,613.92
445-650-01-15	\$184.60	452-056-20-00	\$8,134.28
445-650-01-16	\$184.60	452-056-21-00	\$1,791.40
445-650-01-17	\$184.60	452-056-22-00	\$1,471.52
445-650-01-18	\$174.00	452-056-23-00	\$1,328.84
445-650-01-19	\$174.00	452-056-24-00	\$2,622.00
445-650-01-20	\$184.60	452-056-25-00	\$1,641.48
445-650-01-21	\$132.00	452-056-26-00	\$3,509.28
445-650-01-22	\$184.60	452-056-27-00	\$3,457.12
445-650-02-00	\$1,267.80	452-056-28-00	\$1,760.40
445-650-03-00	\$2,806.20	452-056-29-00	\$1,489.08

452-056-30-00	\$1,763.36	452-103-08-00	\$1,801.24
452-056-31-00	\$1,739.76	452-103-09-00	\$2,256.48
452-056-32-00	\$642.56	452-103-10-00	\$2,735.80
452-056-33-00	\$627.52	452-103-66-00	\$3,130.00
452-056-34-00	\$1,286.08	452-151-03-00	\$1,422.32
452-056-35-00	\$4,684.36	452-151-04-00	\$1,336.52
452-063-43-00	\$831.44	452-151-05-00	\$945.32
452-063-44-00	\$1,677.80	452-151-06-00	\$1,560.32
452-063-45-00	\$3,125.44	452-151-07-00	\$905.16
452-063-46-00	\$1,559.20	452-151-08-00	\$2,810.32
452-063-47-00	\$773.76	452-151-11-00	\$2,763.88
452-063-48-00	\$1,748.96	452-151-29-00	\$4,467.44
452-063-49-00	\$798.56	452-151-30-00	\$2,279.68
452-063-50-00	\$3,277.04	452-151-31-00	\$4,500.48
452-063-51-00	\$1,228.32	452-152-01-00	\$1,377.20
452-063-52-00	\$8,458.64	452-152-02-00	\$827.76
452-063-53-00	\$1,450.48	452-156-13-00	\$3,078.72
452-063-54-00	\$386.32	452-156-14-00	\$809.68
452-063-55-00	\$3,343.12	452-156-15-00	\$2,209.68
452-063-56-00	\$644.08	452-156-16-00	\$2,429.68
452-063-57-00	\$826.12	452-156-17-00	\$1,214.84
452-063-58-00	\$1,199.20	452-156-18-00	\$2,559.68
452-063-59-00	\$785.12	452-156-19-00	\$1,631.28
452-063-60-00	\$2,626.68	452-156-20-00	\$1,409.68
452-063-61-00	\$656.00	452-156-21-00	\$6,402.52
452-063-62-00	\$607.52	452-191-01-00	\$1,975.92
452-063-63-00	\$967.76	452-191-02-00	\$2,551.44
452-063-64-00	\$2,433.32	452-191-03-00	\$2,726.24
452-093-16-00	\$2,714.64	452-191-04-00	\$1,931.76
452-093-17-00	\$1,340.20	452-191-05-00	\$695.72
452-093-43-00	\$2,030.12	452-191-06-00	\$719.60
452-093-44-00	\$11,106.56	452-191-09-00	\$1,793.68
452-103-01-00	\$628.80	452-191-10-00	\$2,082.68
452-103-02-00	\$2,521.00	452-191-23-00	\$3,691.32
452-103-03-00	\$2,240.04	452-193-01-00	\$2,286.40
452-103-04-00	\$735.12	452-193-02-00	\$1,095.72
452-103-05-00	\$1,630.00	452-200-01-00	\$5,180.20
452-103-06-00	\$2,896.28	452-200-30-00	\$2,276.24
452-103-07-00	\$4,503.32	452-200-32-00	\$1,433.32

452-200-33-00	\$1,817.40	452-200-64-34	\$226.00
452-200-34-00	\$7,995.28	452-200-64-35	\$252.00
452-200-51-00	\$457.75	452-200-64-36	\$314.40
452-200-52-00	\$1,722.00	452-200-64-37	\$263.40
452-200-55-00	\$2,612.19	452-200-64-38	\$289.00
452-200-56-00	\$7,517.64	452-200-64-39	\$286.20
452-200-64-01	\$231.66	452-200-64-40	\$311.20
452-200-64-02	\$320.97	452-200-64-41	\$174.00
452-200-64-03	\$227.76	452-200-64-42	\$159.60
452-200-64-04	\$278.27	452-200-64-43	\$168.60
452-200-64-05	\$289.58	452-200-64-44	\$287.20
452-200-64-06	\$181.94	452-200-64-45	\$288.80
452-200-64-07	\$161.60	452-200-64-46	\$161.60
452-200-64-08	\$163.40	452-200-64-47	\$249.20
452-200-64-09	\$252.00	452-200-64-48	\$163.40
452-200-64-10	\$289.00	452-200-64-49	\$226.00
452-200-64-11	\$174.00	452-200-64-50	\$252.00
452-200-64-12	\$127.20	452-200-64-51	\$314.40
452-200-64-13	\$168.40	452-200-64-52	\$263.40
452-200-64-14	\$287.20	452-200-64-53	\$289.00
452-200-64-15	\$288.80	452-200-64-54	\$286.20
452-200-64-16	\$161.60	452-200-64-55	\$311.20
452-200-64-17	\$249.20	452-200-64-56	\$174.00
452-200-64-18	\$163.40	452-200-64-57	\$159.60
452-200-64-19	\$226.00	452-200-64-58	\$168.60
452-200-64-20	\$252.00	452-200-64-59	\$287.20
452-200-64-21	\$314.40	452-200-64-60	\$288.80
452-200-64-22	\$263.40	452-200-64-61	\$163.20
452-200-64-23	\$289.00	452-200-64-62	\$249.20
452-200-64-24	\$286.20	452-200-64-63	\$163.40
452-200-64-25	\$311.20	452-200-64-64	\$226.00
452-200-64-26	\$174.00	452-200-64-65	\$252.00
452-200-64-27	\$159.60	452-200-64-66	\$314.40
452-200-64-28	\$168.60	452-200-64-67	\$263.40
452-200-64-29	\$287.20	452-200-64-68	\$289.00
452-200-64-30	\$288.80	452-200-64-69	\$286.20
452-200-64-31	\$161.60	452-200-64-70	\$311.20
452-200-64-32	\$249.20	452-200-64-71	\$174.00
452-200-64-33	\$163.40	452-200-64-72	\$159.60

452-200-64-73	\$168.20	452-201-10-00	\$3,169.24
452-200-64-74	\$287.20	452-281-13-00	\$2,734.84
452-200-64-75	\$288.80	452-281-14-00	\$1,525.72
452-200-64-76	\$227.00	452-281-15-00	\$1,471.88
452-200-64-77	\$298.60	452-281-16-00	\$1,431.36
452-200-64-78	\$288.00	452-281-17-00	\$2,757.92
452-200-64-79	\$343.40	452-281-22-00	\$953.84
452-200-64-80	\$312.60	452-281-23-00	\$1,341.76
452-200-64-81	\$426.80	452-281-24-00	\$413.48
452-200-64-82	\$291.20	452-281-29-01	\$350.00
452-200-64-83	\$320.40	452-281-29-02	\$383.88
452-200-64-84	\$291.80	452-281-29-03	\$416.36
452-200-64-85	\$412.80	452-281-29-04	\$318.64
452-200-64-86	\$414.40	452-281-29-05	\$354.20
452-200-69-01	\$313.00	452-281-29-06	\$317.20
452-200-69-02	\$268.00	452-281-29-07	\$354.20
452-200-69-03	\$310.00	452-281-29-08	\$172.80
452-200-69-04	\$310.00	452-281-29-09	\$211.00
452-200-69-05	\$374.40	452-281-29-10	\$211.00
452-200-69-06	\$347.80	452-281-29-11	\$210.60
452-200-69-07	\$310.00	452-281-29-12	\$210.60
452-200-69-08	\$191.60	452-281-29-13	\$247.00
452-200-69-09	\$191.60	452-281-29-14	\$247.00
452-200-69-10	\$255.40	452-281-29-15	\$145.60
452-200-69-11	\$235.20	452-281-29-16	\$211.00
452-200-69-12	\$235.20	452-281-29-17	\$172.80
452-200-69-13	\$235.20	452-281-29-18	\$354.20
452-200-69-14	\$302.80	452-281-29-19	\$354.20
452-200-69-15	\$302.80	452-281-29-20	\$354.20
452-200-69-16	\$233.00	452-281-29-21	\$317.20
452-201-01-00	\$4,677.64	452-281-29-22	\$354.20
452-201-02-00	\$1,015.66	452-281-29-23	\$172.80
452-201-03-00	\$1,195.00	452-281-29-24	\$211.00
452-201-04-00	\$932.64	452-281-29-25	\$211.00
452-201-05-00	\$1,117.16	452-281-29-26	\$210.60
452-201-06-00	\$2,595.00	452-281-29-27	\$210.60
452-201-07-00	\$1,658.40	452-281-29-28	\$247.00
452-201-08-00	\$1,478.08	452-281-29-29	\$247.00
452-201-09-00	\$1,210.12	452-281-29-30	\$145.60

452-281-29-31	\$211.00	452-281-29-70	\$354.20
452-281-29-32	\$172.80	452-281-29-71	\$172.80
452-281-29-33	\$354.20	452-281-29-72	\$211.00
452-281-29-34	\$317.20	452-281-29-73	\$211.00
452-281-29-35	\$354.20	452-281-29-74	\$377.20
452-281-29-36	\$354.20	452-281-29-75	\$377.20
452-281-29-37	\$317.20	452-281-29-76	\$145.60
452-281-29-38	\$354.20	452-281-29-77	\$211.00
452-281-29-39	\$172.80	452-281-29-78	\$172.80
452-281-29-40	\$211.00	452-281-29-79	\$354.20
452-281-29-41	\$211.00	452-281-29-80	\$317.20
452-281-29-42	\$210.60	452-281-29-81	\$354.20
452-281-29-43	\$210.60	452-282-01-00	\$2,364.12
452-281-29-44	\$247.00	452-282-02-00	\$1,157.08
452-281-29-45	\$247.00	452-282-03-00	\$1,184.12
452-281-29-46	\$145.60	452-282-04-00	\$1,457.52
452-281-29-47	\$211.00	452-282-05-00	\$3,437.40
452-281-29-48	\$172.80	452-282-09-00	\$2,381.56
452-281-29-49	\$354.20	452-283-01-00	\$1,508.48
452-281-29-50	\$317.20	452-283-02-00	\$5,921.96
452-281-29-51	\$354.20		
452-281-29-52	\$354.20		
452-281-29-53	\$317.20		
452-281-29-54	\$354.20		
452-281-29-55	\$172.80		
452-281-29-56	\$211.00		
452-281-29-57	\$211.00		
452-281-29-58	\$210.60		
452-281-29-59	\$210.60		
452-281-29-60	\$247.00		
452-281-29-61	\$247.00		
452-281-29-62	\$145.60		
452-281-29-63	\$211.00		
452-281-29-64	\$172.80		
452-281-29-65	\$354.20		
452-281-29-66	\$317.20		
452-281-29-67	\$354.20		
452-281-29-68	\$354.20		
452-281-29-69	\$317.20		