

2020-2030



**BUTTE COUNTY TOURISM BUSINESS  
IMPROVEMENT DISTRICT  
MANAGEMENT DISTRICT PLAN**

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

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## I. OVERVIEW

Developed by Explore Butte County, the Butte County Tourism Business Improvement District (BCTBID) is an assessment district proposed to provide specific benefits to payors, by funding marketing and sales promotion efforts for assessed businesses. The BCTBID was formed in 2015 for a five (5) year term, and in 2020, was subsequently renewed by assessed businesses for an additional ten (10) year term. In 2025, this Management District Plan (Plan) was modified.

*Location:* The BCTBID includes all lodging businesses and short-term rentals (collectively referred to as “assessed businesses”) located within the boundaries of Butte County including the cities of Chico, Oroville, Gridley, and Biggs, the Town of Paradise, and all unincorporated communities and areas, as shown on the map in Section IV.

*Services:* The BCTBID is designed to provide specific benefits directly to payors by increasing room night sales. Marketing, sales, destination product development, and visitor service enhancements will increase overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing room night sales.

*Budget:* The total BCTBID annual budget for the initial year of its operation was anticipated to be approximately \$564,600. A detailed modified estimated budget is shown in Section V.

*Cost:* The annual assessment rate is two percent (2%) of gross short-term room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days, with the exception of Oroville, whereby assessments will not be collected on stays of more than sixty (60) consecutive days. During the BCTBID’s term, the assessment rate may be increased by the Owners’ Association in maximum increments of one half of one percent (0.5%), to a maximum of four percent (4%) of gross short-term room rental revenue as described in Section V.

On September 1, 2025, the assessment rate shall increase from two percent (2%) of gross short-term room rental revenue to two and a half percent (2.5%) of gross short-term room rental revenue. On January 1, 2027, the assessment rate shall increase from two and a half percent (2.5%) of gross short-term room rental revenue to three percent (3%) of gross short-term room rental revenue.

*Collection:* The County, cities, and Town will be responsible for collecting the assessment on a monthly or quarterly basis (including any delinquencies, penalties and interest) from each assessed business located within each respective jurisdiction in the boundaries of the BCTBID. The County, cities, and Town shall take all reasonable efforts to collect the assessments from each assessed business.

*Duration:* As a result of the 2025 modification of this Plan, the BCTBID will have a nine (9) year and one (1) month life, beginning December 1, 2020 through December 31, 2029. December 1, 2020 through December 31, 2020 is a limited fiscal year. January 1, 2021 through December 31, 2021 is the first full fiscal year. Once per year, beginning on the anniversary of BCTBID renewal, there is a thirty (30) day period in

which owners paying fifty percent (50%) or more of the assessment may protest and initiate a Board of Supervisors hearing on BCTBID termination.

*Management:* Explore Butte County will continue to serve as the BCTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the Board of Supervisors.

## II. ACCOMPLISHMENTS

### History and Accomplishments

The Butte County Tourism Improvement District (BCTBID) was formed in November of 2015 and has been managed by Explore Butte County (EBC). Explore Butte County activities have increased tourism and visitor spending for local hotels and businesses. Strategic marketing plans have been implemented each year, encompassing a wide variety of tactics, while core objectives and goals have remained constant:

- **Mission**
  - To promote Butte County as a visitor destination through a variety of marketing programs that generate room nights, hotel revenues, and Transient Occupancy Tax (TOT) for the properties participating in the TBID.
- **Goals**
  - Develop and implement county-wide tourism programs;
  - Position Butte County as a year-round travel destination that provides a quality visitor experience;
  - Increase tourism spending and hotel revenue in Butte County;
  - Promote tourism that optimizes Butte County's assets, including its location, recreation, agriculture and history;
  - Contribute to the economic prosperity and regional development; and
  - Support the attributes of the communities participating in the TBID (Chico, Oroville, Paradise, Biggs, Unincorporated County).

### Accomplishments

- District was formed and began collecting assessments.
- Comprehensive marketing and organizational strategy completed by board of directors and consultant.
- Creative agency was hired.
- Creative brand was established.
- Website was developed and launched.
- Creation of organizational structure, policies, and systems.
- Marketing campaign was launched and entered into the marketplace. The marketing campaign includes: print, digital campaigns, social media channels, and public relations.
- Photography asset library developed with a variety of local content creators, including edited video and photography for sharing.
- Creation and distribution of branded rack cards to promote travel and tourism.
- The Official Butte County Visitor Guide was designed and created; 5,000 were distributed in the first 6 months to hotels, travel groups, familiarization groups, Visit California leads, and online requests.
- Nationally-recognized Certified Tourism Ambassador (CTA) program was deployed in Butte County; 64 ambassadors have been certified since the launch in October of 2019.
- Monthly direct-to-consumer opt-in newsletter program was created; there are more than 2,500 subscribers.
- Supported local marketing initiatives through the zone marketing sponsorship and granted more than \$141,000 for local events and campaigns coordinated by other organizations.
- Presented to Visit California during its October 2018 Destination Third Thursday, with the first-ever Facebook Live of the event which has built a foundation for continued promotion of Butte County.

- Coordinated, in conjunction with Chico, Oroville, and Paradise chambers of commerce and downtown associations, and implemented Butte County Restaurant Week, a 10-day food event encouraging visitors to dine at participating restaurants.
- Designed and implemented the inaugural Museum Weekend, a county-wide free arts and culture event, in conjunction with area museums and cultural locations.
- Secured coverage in Forbes, Men’s Journal, Visit California, Shasta Cascade Wonderland Association, San Francisco Chronicle, and others.

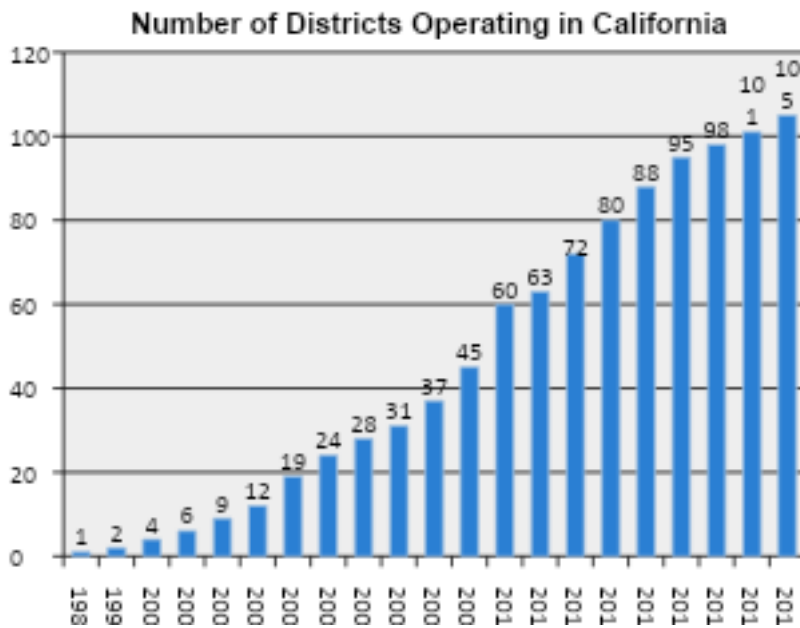
Lodging Occupancy Rates, Average Daily Rate (ADR) and Revenue Per Available Room (RevPAR) are three industry metrics tracked to monitor overnight tourism to a destination. The chart below shows the growth for all three metrics over the life of the BCTBID. Of note is that natural disasters in the area did inflate all three, and inventory was lost during the Camp Fire of 2018.

The following are the metrics for Butte County lodging for the last 4 years:

<b>Year</b>	<b>Occupancy Rate</b>	<b>ADR</b>	<b>RevPAR</b>
2016	65.2%	\$94.22	\$61.54
2017	71%	\$99.58	\$70.99
2018	73%	\$103	\$75.42
2019	80%	\$117.52	\$94.60

### III. BACKGROUND

TBIDs are an evolution of the traditional Business Improvement District. The first TBID was formed in West Hollywood, California in 1989. Since then, over 100 California destinations have followed suit. In recent years, other states have begun adopting the California model – Montana, South Dakota, Washington, Colorado, Texas and Louisiana have adopted TBID laws. Several other states are in the process of adopting their own legislation. The cities of Wichita, Kansas and Newark, New Jersey used an existing business improvement district law to form a TBID. And, some cities, like Portland, Oregon and Memphis, Tennessee have utilized their home rule powers to create TBIDs without a state law.



California’s TBIDs collectively raise over \$275 million annually for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Butte County businesses continue to invest in stable, lodging-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TBIDs allow assessed business owners to organize their efforts to increase room night sales.

Lodging and short-term rental business owners within the TBID pay an assessment and those funds are used to provide services that increase room night sales.

In California, TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TBIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TBIDs:

- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

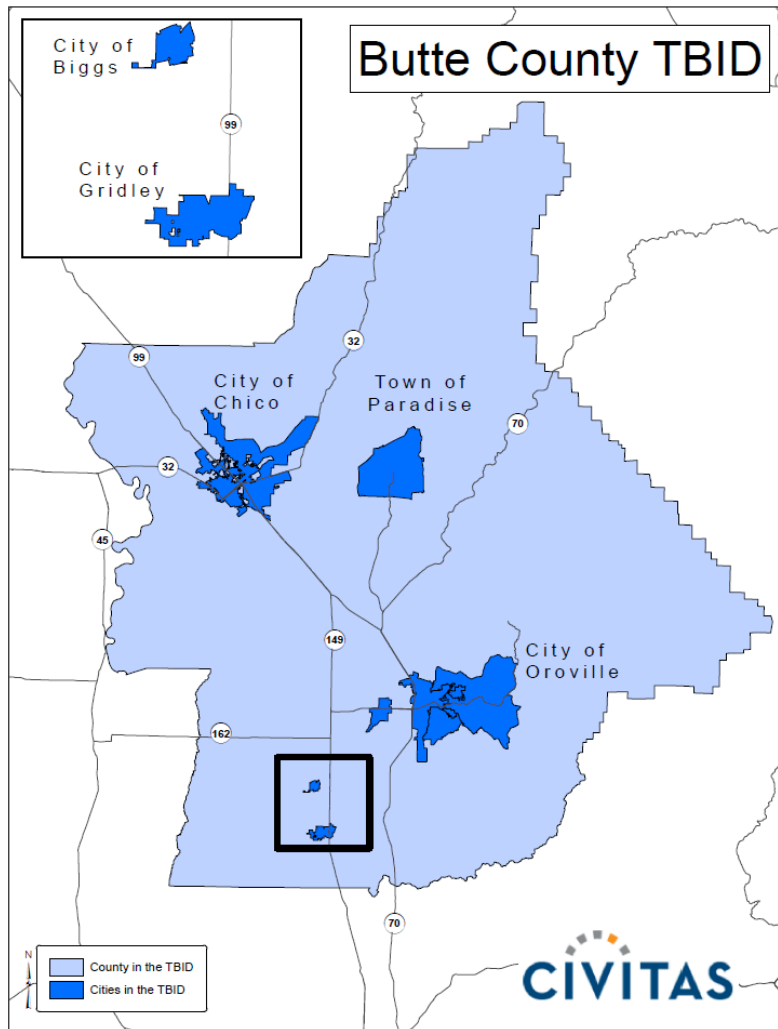
**IV. BOUNDARY**

The BCTBID will include all lodging businesses and short-term rentals (collectively referred to as “assessed businesses”), existing and in the future, available for public occupancy within the boundaries of Butte County including the cities of Chico, Oroville, Gridley, and Biggs, the Town of Paradise, and all unincorporated communities and areas.

Lodging business means: Any building, portion of a building, reserved outdoor space, or other premises or area rented for use by transients for overnight accommodations. A lodging business shall refer to the following premises, including but not limited to: motel, hotel, inn, bed and breakfast, rooming house, recreational vehicle park, campground, or parking area.

Short-term rental means: a single-family dwelling, or a portion of a single-family dwelling, that is rented to transient guest occupants typically for periods of 30 days or less, with weekend or weekly rental periods being the most common. Short-term rentals are routinely booked for numerous periods throughout the year, with a property manager providing oversight and services for guest customers.

The boundary is shown in the map below. A complete listing of assessed businesses within the BCTBID at the time of the 2025 modification can be found in Appendix 2.

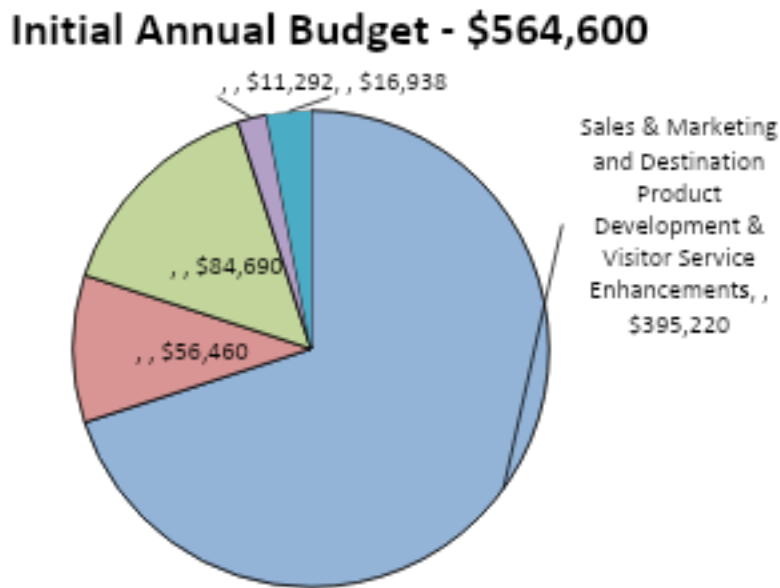


**V. BUDGET AND SERVICES**

**A. Annual Service Plan**

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the local jurisdictions of conferring the benefits or granting the privileges. The privileges and services provided with the BCTBID funds are marketing, sales, destination product development, and visitor service enhancement programs available only to assessed businesses.

A service plan budget has been developed to deliver services that benefit the assessed businesses. A detailed annual budget will be developed and approved by Explore Butte County. The table below illustrates the initial annual budget allocations at the time of the BCTBID renewal. The total initial budget was anticipated to be approximately \$564,600.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the Board of Supervisors and the Explore Butte County board shall have the authority to adjust budget allocations between the categories by no more than fifteen percent (15%) of the total budget per year. A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the BCTBID, any and all assessment funds may be used for the costs of defending the BCTBID.

Each budget category includes all costs related to providing that service, in accordance with Generally Accepted Accounting Procedures (GAAP). For example, the sales and marketing budget includes the cost of staff time dedicated to overseeing and implementing the sales and marketing program. Staff time dedicated purely to administrative tasks is allocated to the administrative portion of the budget. The costs of an individual staff member may be allocated to multiple budget categories, as appropriate in accordance with GAAP. The staffing levels necessary to provide the services below will be determined by the Explore Butte County on an as-needed basis.

## **Sales & Marketing and Destination Product Development & Visitor Service Enhancements**

### *Sales & Marketing*

A sales and marketing program will promote assessed businesses as tourist, meeting, and event destinations. The sales and marketing program will have a central theme of promoting all Butte County jurisdictions as desirable places for overnight visits. The program will have the goal of increasing overnight visitation and room night sales at assessed businesses, and may include the following activities, but are not limited to:

- Internet marketing efforts to increase awareness and optimize internet presence to drive overnight visitation and room sales to assessed businesses;
- Print ads in magazines and newspapers, television and radio ads targeted to potential visitors to drive overnight visitation and room sales to assessed businesses;
- Attendance of trade shows to promote assessed businesses;
- Familiarization tours of assessed businesses;
- Preparation and production of collateral promotional materials such as brochures, flyers, and maps featuring assessed businesses;
- Attendance of professional industry conferences and affiliation events to promote assessed businesses;
- Lead generation activities designed to attract tourists and group events to assessed businesses;
- Director of Sales and General Manager meetings to plan and coordinate tourism promotion efforts for assessed businesses;
- Education of assessed business management and the Owners' Association on marketing strategies best suited to meet assessed businesses' needs; and
- Community organization grants to promote events and activities that target potential visitors to drive overnight visitation and room sales to assessed businesses.

### *Destination Product Development*

Destination product development projects will be designed to improve the visitor experience in an effort to increase overnight visitation at assessed businesses. As the total number of rooms sold and room prices increases over time, the amount of available funds for projects will increase. Working collaboratively with the County and jurisdiction stakeholders, the Explore Butte County Board will develop specific funding criteria. Projects may include but are not limited to:

- Destination development master plans and infrastructure improvements that enhance the destination's competitive position to attract desirable special events year around and attract overnight visitors.
- Comprehensive and integrated wayfinding signage system, including signage to parking decks and lots;
- Rubber tire trolley transportation program connecting assessed businesses with downtown and other attractions, to increase room night sales;
- Art and cultural projects, to attract overnight visitors;
- Gateway enhancements, to attract overnight visitors;
- Improvements to existing parks and sports facilities utilized by overnight visitors;
- Live music venue support which attracts overnight visitors; and

### *Visitor Service Enhancements*

Visitor services enhancement programs will provide potential funding for programs and initiatives based on criteria to be developed by the Owners' Association. The focus of the visitor services enhancement program will be on the entire destination brand footprint to ensure a consistent brand experience throughout the destination. Visitor services enhancements may include but are not limited to:

- Education of hospitality staff on service and safety (related to alcohol and food) designed to create a visitor experience that will bring repeat visits to assessed businesses;
- Welcome Center and Kiosk improvements including new technology-driven visitor information enhancements; and
- Brand-centric visitor services training program for both public and private sector staff.

### **Zone Micro-Marketing**

Ten percent (10%) of the budget, approximately \$56,460, shall be dedicated to individual zones for zone-specific tourism improvement activities as described below. The zone marketing funds will be utilized for local zone activities that promote, support and enhance zone-based tourism marketing efforts. These programs are an exclusive privilege and shall provide the direct, specific benefit of incremental room night sales to assessed businesses in that Zone. Individual zone marketing funding is designed to support zone-based activities that promote, support and increase room night sales, including but not limited to the same benefits of the BCTBID's Sales and Marketing services. The zones that will receive zone micro-marketing funds are: Chico, Gridley, Oroville, Paradise, Biggs, and the unincorporated County.

### **Administration and Operations**

The administration and operations portion of the budget shall be utilized for administrative staffing costs, office costs, and other general administrative costs such as insurance, legal, and accounting fees.

### **Collection Fee**

Each local jurisdiction shall be paid a fee equal to no more than two percent (2%) of the amount of assessment collected, within their respective jurisdictions, to cover collection and administration costs.

### **Contingency/Reserve**

The budget includes a contingency line item to account for uncollected assessments, if any. If there are contingency funds collected, they may be held in a reserve fund or utilized for other program, administration or renewal costs at the discretion of the Explore Butte County Board. Policies relating to contributions to the reserve fund, the target amount of the reserve fund, and expenditure of monies from the reserve fund shall be set by the Explore Butte County Board. Contingency/reserve funds may be spent on District programs or administrative and renewal costs in such proportions as determined by the Explore Butte County Board. The reserve fund may be used for the costs of renewing the BCTBID.

## **B. Annual Budget**

The initial ten (10) year improvement and service plan budget was projected at approximately \$564,600 annually, or \$10,882,094 through 2030 if the optional, maximum assessment rate increases were implemented. The term of the BCTBID has been modified to a nine (9) year and one (1) month life, beginning December 1, 2020 through December 31, 2029. Beginning on September 1, 2025, or as soon as possible thereafter, due to the modification of this Plan, the total BCTBID assessment budget is expected to be approximately \$9,335,250 cumulatively through 2029. This

amount may fluctuate as sales increase or decrease at assessed businesses and as the assessment rate increases are implemented pursuant to this Plan. Explore Butte County’s Board may increase the assessment rate in maximum increments of one half of one percent (0.5%), to a maximum assessment rate of four percent (4%). On September 1, 2025, the assessment rate shall increase from two percent (2%) of gross short-term room rental revenue to two and a half percent (2.5%) of gross short-term room rental revenue. On January 1, 2027, the assessment rate shall increase from two and a half percent (2.5%) of gross short-term room rental revenue to three percent (3%) of gross short-term room rental revenue.

The table below demonstrates the estimated maximum budget reflecting the assessment rate increases on September 1, 2025 and on January 1, 2027, as described in this Plan. December 1, 2020 through December 31, 2020 is a limited fiscal year. January 1, 2021 through December 31, 2021 is the first full fiscal year.

**Estimated Annual Budget  
2020-2029**

<b>Year</b>	<b>Sales, Marketing, Dest Prod Dev</b>	<b>Zone Micro-Marketing</b>	<b>Admin &amp; Operations</b>	<b>Contingency / Reserve</b>	<b>Collection Fee</b>	<b>Total</b>
Dec 2020	\$32,935	\$4,705	\$7,058	\$1,412	\$941	\$47,050
2021	\$395,220	\$56,460	\$84,690	\$16,938	\$11,292	\$564,600
2022	\$395,220	\$56,460	\$84,690	\$16,938	\$11,292	\$564,600
2023	\$395,220	\$56,460	\$84,690	\$16,938	\$11,292	\$564,600
2024	\$395,220	\$56,460	\$84,690	\$16,938	\$11,292	\$564,600
2025	\$781,550	\$111,650	\$167,475	\$33,495	\$22,330	\$1,116,500
2026	\$899,850	\$128,550	\$192,825	\$38,565	\$25,710	\$1,285,500
2027	\$1,079,820	\$154,260	\$231,390	\$46,278	\$30,852	\$1,542,600
2028	\$1,079,820	\$154,260	\$231,390	\$46,278	\$30,852	\$1,542,600
2029	\$1,079,820	\$154,260	\$231,390	\$46,278	\$30,852	\$1,542,600
Total	\$6,534,675	\$933,525	\$1,400,288	\$280,058	\$186,705	\$9,335,250

**C. California Constitutional Compliance**

The BCTBID assessment is not a property-based assessment subject to the requirements of Proposition 218. Courts have found Proposition 218 limited the term ‘assessments’ to levies on real property.<sup>1</sup> Rather, the BCTBID assessment is a business-based assessment, and is subject to Proposition 26. Pursuant to Proposition 26, all levies are a tax unless they fit one of seven exceptions. Two of these exceptions apply to the BCTBID, a “specific benefit” and a “specific government service.” Both require that the costs of benefits or services do not exceed the reasonable costs to the County of conferring the benefits or providing the services.

**1. Specific Benefit**

Proposition 26 requires that assessment funds be expended on, “a specific benefit conferred or privilege granted directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the

<sup>1</sup> *Jarvis v. the City of San Diego* 72 Cal App. 4<sup>th</sup> 230

privilege.”<sup>2</sup> The services in this Plan are designed to provide targeted benefits directly to assessed businesses, and are intended only to provide benefits and services directly to those businesses paying the assessment. These services are tailored not to serve the general public, businesses in general, or parcels of land, but rather to serve the specific businesses within the BCTBID. The activities described in this Plan are specifically targeted to increase room night sales for assessed businesses within the boundaries of the BCTBID, and are narrowly tailored. BCTBID funds will be used exclusively to provide the specific benefit of increased room night sales directly to the assessees. Assessment funds shall not be used to feature non-assessed businesses in BCTBID programs, or to directly generate sales for non-assessed businesses. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

The assessment imposed by this BCTBID is for a specific benefit conferred directly to the payors that is not provided to those not charged. The specific benefit conferred directly to the payors is an increase in room night sales. The specific benefit of an increase in room night sales for assessed businesses will be provided only to lodging businesses and short-term rentals paying the district assessment, with marketing, sales, destination product development, and visitor service enhancements promoting lodging businesses and short-term rentals paying the BCTBID assessment. The marketing, sales, destination product development, and visitor service enhancements programs will be designed to increase room night sales at each assessed businesses. Because they are necessary to provide the marketing, sales, destination product development, and visitor service enhancements programs that specifically benefit the assessed businesses, the administration and contingency services also provide the specific benefit of increased room night sales to the assessed businesses.

Although the BCTBID, in providing specific benefits to payors, may produce incidental benefits to non-paying businesses, the incidental benefit does not preclude the services from being considered a specific benefit. The legislature has found that, “A specific benefit is not excluded from classification as a ‘specific benefit’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific benefit to the payor.”<sup>3</sup>

## ***2. Specific Government Service***

The assessment may also be utilized to provide, “a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.”<sup>4</sup> The legislature has recognized that marketing and promotions services like those to be provided by the BCTBID are government services within the meaning of Proposition 26<sup>5</sup>. Further, the legislature has determined that “a specific government service is not excluded from classification as a ‘specific government service’ merely because an indirect benefit to a nonpayor occurs incidentally and without cost to the payor as a consequence of providing the specific government service to the payor.”<sup>6</sup>

## ***3. Reasonable Cost***

BCTBID services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. The full amount assessed will be used to provide the services described herein.

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<sup>2</sup> Cal. Const. art XIII C § 1(e)(1)

<sup>3</sup> Government Code § 53758(a)

<sup>4</sup> Cal. Const. art XIII C § 1(e)(2)

<sup>5</sup> Government Code § 53758(b)

<sup>6</sup> Government Code § 53758(b)

Funds will be managed by the Explore Butte County, and reports submitted on an annual basis to the County Board of Supervisors. Only assessed businesses will be featured in marketing materials, receive sales leads generated from BCTBID-funded activities, be featured in advertising campaigns, and benefit from other BCTBID-funded services. Non-assessed businesses will not receive these, nor any other, BCTBID-funded services and benefits.

The BCTBID-funded programs are all targeted directly at and feature only assessed businesses. It is, however, possible that there will be a spill over benefit to non-assessed businesses. If non-assessed businesses receive incremental room nights, that portion of the promotion or program generating those room nights shall be paid with non-BCTBID funds. BCTBID funds shall only be spent to benefit the assessed businesses, and shall not be spent on that portion of any program which directly generates incidental room nights for non-assessed businesses.

#### **D. Assessment**

The annual assessment rate is two percent (2%) of gross short-term room rental revenue. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days, with the exception of Oroville, whereby assessments will not be collected on stays of more than sixty (60) consecutive days.

During the nine (9) year and one (1) month term, the assessment rate may be increased by the Explore Butte County's Board to a maximum of four percent (4%) of gross short-term room rental revenue. If the assessment rate is increased, it may subsequently be decreased but shall not be decreased below a minimum of two percent (2%) of gross short-term room rental revenue. The maximum increase or decrease in any year shall be one-half of one percent (0.50%).

On September 1, 2025, the assessment rate shall increase from two percent (2%) to two and a half percent (2.5%). On January 1, 2027, the assessment rate shall increase from two and a half percent (2.5%) to three percent (3%).

The term "gross room rental revenue" as used herein means: any fee, charge, or other valuable consideration received by an assessed business as gross proceeds paid by a transient for lodging. Gross room rental revenue shall be valued in money, whether it is received in money or in-kind goods and services. Gross room rental revenue shall include all services of any kind or nature prior to any deduction for any reason whatever. Gross room rental revenue shall not include any federal, state or local taxes collected, including but not limited to transient occupancy taxes.

The assessment is levied upon and a direct obligation of the assessed business. However, the assessed business may, at its discretion, pass the assessment on to transients. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. If the BCTBID assessment is identified separately it shall be disclosed as the "BCTBID Assessment." As an alternative, the disclosure may include the amount of the BCTBID assessment and the amount of the assessment imposed pursuant to the California Tourism Marketing Act, Government Code §13995 et seq. and shall be disclosed as the "Tourism Assessment." The assessment is imposed solely upon, and is the sole obligation of the assessed business even if it is passed on to transients. The assessment shall not be considered revenue for any purpose, including calculation of transient occupancy taxes.

Bonds shall not be issued.

### **E. Penalties and Interest**

The BCTBID shall reimburse the County, cities, and the Town for any costs associated with collecting unpaid assessments, which shall not exceed the actual cost of assessment collections. If sums in excess of the delinquent BCTBID assessment are sought to be recovered in the same collection action by the County, the BCTBID shall bear its pro rata share of such collection costs. Assessed businesses which are delinquent in paying the assessment shall be responsible for paying:

1. Any assessed business which fails to remit any assessment imposed within the time required shall pay a penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment.
2. Any assessed business which fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed.
3. If the County, a city, or the Town determines that the nonpayment of any remittance due is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the penalties state in subparagraphs 1 and 2 of this section.
4. In addition to the penalties imposed, any assessed business which fails to remit any assessment imposed shall pay interest at the rate of one percent (1%) per month, or fraction thereof, on the amount of the assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid. If the last of any month falls on a Saturday, Sunday or legal holiday, the additional one percent (1%) shall attach after 5:00 PM on the next business day.
5. Every penalty imposed, and such interest as accrues, shall become part of the assessment required to be paid by the provisions of this chapter.

### **F. Time and Manner for Collecting Assessments**

As a result of the 2025 modification of this Plan, the BCTBID assessment will be implemented beginning December 1, 2020 and will continue for nine (9) years and one (1) month through December 31, 2029. The County, cities, and the Town will be responsible for collecting the assessment on a monthly or quarterly basis (including any delinquencies, penalties and interest) from each assessed business located in their respective jurisdictions. The County, cities, and the Town shall take all reasonable efforts to collect the assessments from each assessed business. The County, cities, and the Town shall forward the assessments collected to the Owners' Association within thirty (30) days of receiving the assessments.

## **VI. GOVERNANCE**

### **A. Owners' Association**

The Board of Supervisors, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the BCTBID as defined in Streets and Highways Code §36612. The Board of Supervisors has determined that Explore Butte County will serve as the Owners' Association for the BCTBID.

### **B. Brown Act and California Public Records Act Compliance**

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association acts as a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the Explore Butte County Board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

### **C. Annual Report**

Explore Butte County shall present an annual report at the end of each year of operation to the Board of Supervisors pursuant to Streets and Highways Code §36650 (see Appendix 1). The annual report shall include:

- Any proposed changes in the boundaries of the improvement district or in any benefit zones or classification of businesses within the district.
- The improvements and activities to be provided for that fiscal year.
- An estimate of the cost of providing the improvements and the activities for that fiscal year.
- The method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year.
- The estimated amount of any surplus or deficit revenues to be carried over from a previous fiscal year.
- The estimated amount of any contributions to be made from sources other than assessments levied pursuant to this part.

# APPENDIX 1 – LAW\*

CURRENT THROUGH ALL LEGISLATION OF THE 2024 REGULAR AND SPECIAL SESSIONS

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

### CHAPTER 1. General Provisions

#### ARTICLE 1. Declarations

##### 36600. Citation of part

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

##### 36601. Legislative findings and declarations; Legislative guidance

The Legislature finds and declares all of the following:

- (a) Businesses located and operating within business districts in some of this state’s communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.
- (b) It is in the public interest to promote the economic revitalization and physical maintenance of business districts in order to create jobs, attract new businesses, and prevent the erosion of the business districts. (c) It is of particular local benefit to allow business districts to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that receive benefits from those improvements.
- (d) Assessments levied for the purpose of conferring special benefit upon the real property or a specific benefit upon the businesses in a business district are not taxes for the general benefit of a city, even if property, businesses, or persons not assessed receive incidental or collateral effects that benefit them. (e) Property and business improvement districts formed throughout this state have conferred special benefits upon properties and businesses within their districts and have made those properties and businesses more useful by providing the following benefits:
  - (1) Crime reduction. A study by the Rand Corporation has confirmed a 12-percent reduction in the incidence of robbery and an 8-percent reduction in the total incidence of violent crimes within the 30 districts studied.
  - (2) Job creation.
  - (3) Business attraction.
  - (4) Business retention.
  - (5) Economic growth.
  - (6) New investments.
- (f) With the dissolution of redevelopment agencies throughout the state, property and business improvement districts have become even more important tools with which communities can combat blight, promote economic opportunities, and create a clean and safe environment.
- (g) Since the enactment of this act, the people of California have adopted Proposition 218, which added Article XIII D to the Constitution in order to place certain requirements and restrictions on the formation of, and activities, expenditures, and assessments by property-based districts. Article XIII D of the Constitution provides that property-based districts may only levy assessments for special benefits. (h) The act amending this section is intended to provide the Legislature’s guidance with regard to this act, its interaction with the provisions of Article XIII D of the Constitution, and the determination of special benefits in property-based districts.
  - (1) The lack of legislative guidance has resulted in uncertainty and inconsistent application of this act, which discourages the use of assessments to fund needed improvements, maintenance, and activities in property-based districts, contributing to blight and other underutilization of property. (2) Activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits.
  - (3) It is of the utmost importance that property-based districts created under this act have clarity regarding restrictions on assessments they may levy and the proper determination of special benefits. Legislative clarity with regard to this act will provide districts with clear instructions and courts with legislative intent regarding restrictions on property-based assessments, and the manner in which special benefits should be determined.

##### 36602. Purpose of part

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

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

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

**36603.5. Part prevails over conflicting provisions**

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

**36604. Severability**

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

**ARTICLE 2. Definitions**

**36606. “Activities”**

“Activities” means, but is not limited to, all of the following that benefit businesses or real property in the district: (a)

Promotion of public events.

(b) Furnishing of music in any public place.

(c) Promotion of tourism within the district.

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

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

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

**36606.5. “Assessment”**

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

**36607. “Business”**

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

**36608. “City”**

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

**36609. “City council”**

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

**36609.4. “Clerk”**

“Clerk” means the clerk of the legislative body.

**36609.5. “General benefit”**

“General benefit” means, for purposes of a property-based district, any benefit that is not a “special benefit” as defined in

**36610. “Improvement”**

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

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

**36611. “Management district plan”; “Plan”**

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

**36612. “Owners’ association”**

“Owners’ association” means a private nonprofit entity that is under contract with a city to administer or implement improvements, maintenance, and activities specified in the management district plan. An owners’ association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners’ association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners’ association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code), for all records relating to activities of the district.

**36614. “Property”**

“Property” means real property situated within a district.

**36614.5. “Property and business improvement district”; “District”**

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

**36614.6. “Property-based assessment”**

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

**36614.7. “Property-based district”**

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

**36615. “Property owner”; “Business owner”; “Owner”**

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

**36615.5. “Special benefit”**

- (a) “Special benefit” means, for purposes of a property-based district, a particular and distinct benefit over and above general benefits conferred on real property located in a district or to the public at large. Special benefit includes

incidental or collateral effects that arise from the improvements, maintenance, or activities of property-based districts even if those incidental or collateral effects benefit property or persons not assessed. Special benefit excludes general enhancement of property value.

(b) “Special benefit” also includes, for purposes of a property-based district, a particular and distinct benefit provided directly to each assessed parcel within the district. Merely because parcels throughout an assessment district share the same special benefits does not make the benefits general.

### **36616. “Tenant”**

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

## **ARTICLE 3. Prior Law**

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

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

## **CHAPTER 2. Establishment**

### **36620. Establishment of property and business improvement district**

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

#### **36620.5. Requirement of consent of city council**

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

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

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

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

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

(2) Information specifying where the complete management district plan can be obtained. (3)

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

(c) The resolution of intention described in subdivision (a) shall contain all of the following: (1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities, and the location and extent of the proposed district. (2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

### **36622. Contents of management district plan**

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

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

businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

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

assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part. (d) The improvements, maintenance, and activities proposed for each year of operation of the district and the estimated cost thereof. If the improvements, maintenance, and activities proposed for each year of operation are the same, a description of the first year's proposed improvements, maintenance, and activities and a statement that the same improvements, maintenance, and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

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

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

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

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

(k)

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

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

(3) In a property-based district, properties throughout the district may share the same special benefits. In a district with boundaries that define which parcels are to receive improvements, maintenance, or activities over and above those services provided by the city, the improvements, maintenance, or activities themselves may constitute a special benefit. The city may impose assessments that are less than the proportional special benefit conferred, but shall not impose assessments that exceed the reasonable costs of the proportional special benefit conferred. Because one or more parcels pay less than the special benefit conferred does not necessarily mean that other parcels are assessed more than the reasonable cost of their special benefit.

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

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

### **36623. Procedure to levy assessment**

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

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with Section 54954.6 of the Government Code, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

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

### **36624. Changes to proposed assessments**

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

### **36625. Resolution of formation**

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

(1) A brief description of the proposed improvements, maintenance, and activities, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement on whether bonds will be issued, and a description of the exterior boundaries of the proposed district, which may be made by reference to any plan or map that is on file with the clerk. The descriptions and statements need not be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements, maintenance, and activities and the location and extent of the proposed district. (2) The number, date of adoption, and title of the resolution of intention.

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

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

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

(6) A statement that the improvements, maintenance, and activities to be conferred on businesses and properties in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements, maintenance, or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.

Notwithstanding the foregoing, improvements and activities that must be provided outside the district boundaries to create a special or specific benefit to the assessed parcels or businesses may be provided, but shall be limited to marketing or signage pointing to the district.

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

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

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section

36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

**36627. Notice and assessment diagram**

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

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

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

**36628.5. Assessments on businesses or property owners**

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

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

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

**36630. Expiration of district; Creation of new district**

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

**CHAPTER 3. Assessments**

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

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

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

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

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

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

**36633. Time for contesting validity of assessment**

The validity of an assessment levied under this part shall not be contested in an action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36625. An appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

**36634. Service contracts authorized to establish levels of city services**

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

### **36635. Request to modify management district plan**

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

### **36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention**

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

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

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

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

### **36637. Reflection of modification in notices recorded and maps**

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

### **36638. Assessment as government imposed fee on Civ C § 1770 transaction [Operative July 1, 2024]**

(a) A business assessment pursuant to this part is a fee imposed by a government on the transaction for purposes of paragraph (29) of subdivision (a) of Section 1770 of the Civil Code.

(b) This section shall become operative on July 1, 2024.

## **CHAPTER 3.5. Financing**

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

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

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

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

## **CHAPTER 4. Governance**

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

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

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

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

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

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

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

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

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

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

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

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

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

### **CHAPTER 5. Renewal**

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

(a) Any district previously established whose term has expired, or will expire, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

### **CHAPTER 6. Disestablishment**

#### **36670. Circumstances permitting disestablishment of district; Procedure**

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesseses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the district who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this

section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

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

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

\* This Appendix has been updated to reflect the most recent version of California statute at the time of the 2025 modification of this Plan.

## APPENDIX 2 – ASSESSED BUSINESSES

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
1 Larkspur Ln	Chelsea	Thibeau	611 Pine St		Chico	CA	95928-5660
1024 Esplanade	Ashley	Dekellis	203 Apache Cir		Oroville	CA	95966-3905
1040 Mildred Ave	Todd And Stephanie	Hamel	1040 Mildred Ave		Chico	CA	95926-3514
1041 Deveney St	Elizabeth	Johnson	1041 Deveney St		Chico	CA	95928-6420
1046 Arcadian Ave Unit 1	Darren J & Burroughs Amelia F	Wiess	Po Box 1465		Ferndale	CA	95536-1500
1054 E 9Th St	Barandeh	Abbas & Samantha	4200 Spyglass Rd		Chico	CA	95973-7682
1056 Filbert Ave	Burns Joshua B And	Jenifer J	1056 Filbert Ave		Chico	CA	95926-4074
1056 Vallombrosa Ave 1	Amy	Velazquez	1056 Vallombrosa Ave		Chico	CA	95926-4044
1063 Poplar St	Gina	Duarte	3101 S G St		Oxnard	CA	93033-5236
1065 Citrus Ave	Christopher	Dewar	1065 Citrus Ave		Chico	CA	95926-4538
1075 Cypress St	C/O Davis Deanna F Trustee		6 Baroni Dr		Chico	CA	95928-4314
1075 E 8Th St	Anand	Monish	121 Penzance Ave 2		Chico	CA	95973-8366
1078 E 5Th Ave	Jordan	Blackmer	3171 Canyon Oaks Ter		Chico	CA	95928-3988
1086 Sierra Vista Way	Sarah Ellen	Moore	1086 Sierra Vista Way		Chico	CA	95926-2854
11 Overseer Ct	Koch	Geoffrey	11 Overseer Ct		Chico	CA	95928-6370
1104 Normal Ave 1/2	Chelsea	Thibeau	611 Pine St		Chico	CA	95928-5660
1112 Sunset Ave	Ted Dean	Egner	807 Cayuga St		Santa Cruz	CA	95062-2417
1115 Sunset Ave	Patrick And Michelle	Curran	1115 Sunset Ave		Chico	CA	95926-3530
1120 Laburnum Ave	Peter G Milbury And	Marian Ware	1120 Laburnum Ave		Chico	CA	95926-3466
1127 Spruce Ave	Sheryl A	Cummings	1127 Spruce Ave		Chico	CA	95926-3473
113 W 18Th St	Michelle	Yezbick	113 W 18Th St Unit 2		Chico	CA	95928-7081
116 Winchester Ct	Anani	Younes			Chico	CA	95926-3256

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
12 Stansbury Ct	Jordan	Bethke	12 Stansbury Ct		Chico	CA	95928-9411
1200 Nord Ave 150	Monish	Anand	121 Penzance Ave Unit 2		Chico	CA	95973-8366
1200 Nord Ave 253	Monish	Anand	121 Penzance Ave Unit 2		Chico	CA	95973-8366
1200 Nord Ave 257	Monish	Anand	121 Penzance Ave Unit 2		Chico	CA	95973-8366
1212 Bidwell Ave	Darcy M	Davis	1212 Bidwell Ave		Chico	CA	95926-4708
1240 W 11Th Ave	Jessica Rose	Nathan	1240 W 11Th Ave		Chico	CA	95926-2120
1250 Hobart St	Interventional Pain Solutions		10 Governors Ln		Chico	CA	95926-1991
1269 Citris Ave	Nikole	Enns	1479 Hooker Oak Ave		Chico	CA	95926-2910
127 W 1St Ave	Adam	Penn	127 W 1St Ave		Chico	CA	95926-3801
1273 East Ave.	Margaret	Braun	3161 Hudson Ave		Chico	CA	95973-9195
1287 E. Lindo Ave	Susan C	Guevara	1287 E Lindo Ave # 1		Chico	CA	95926-2882
1295 Woodland Ave	Chelsea	Thibeau	611 Pine St		Chico	CA	95928-5660
13 Celtic Ct	Martinez Margarita Madrigal		13 Celtic Ct		Chico	CA	95926-1781
130 W 22Nd St	Pavone	Chelsea	130 W 22Nd St		Chico	CA	95928-7025
1308 Purcell Ln	Eryk & Crystal	Thomas	1308 Purcell Ln		Chico	CA	95926-4400
1324 W Sacramento	Nieman	Philippe	127 W 1St Ave		Chico	CA	95926-3801
1326 Arbutus Ave	Fortino	Jennifer	281 Idyllwild Cir		Chico	CA	95928-3800
133 W 4Th Ave	John E And Nancy	Lathan	26 Bell Ct		Chico	CA	95973-8650
1343 Arcadian Ave	C/O Simpkins Alisha & Harvey G Trustees		447 Mill Creek Dr		Chico	CA	95973-5845
1362 Manzanita Ave	Cook	Megan	7025 Charmant Dr #268		San Diego	CA	92122-4348
1374 Arlington Dr	Kodad	Molly	2614 Navarro Dr		Chico	CA	95973-7666

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
1384 Broadway St	Kasia	Lewis	702 Mangrove Ave 334		Chico	CA	95926-3948
139 W 1St Ave	Adam	Penn	1440 Citrus Ave		Chico	CA	95926-3221
1419 Sunset Ave	Chelsea	Thibeau	1419 Sunset Ave		Chico	CA	95926-2651
1431 Sherman Ave	Anand	Monish	121 Penzance Ave 2		Chico	CA	95973-8366
1439 Laburnum Ave	Matthew & Deserae	Lynn	1439 Laburnum Ave		Chico	CA	95926-3471
1440 Citrus Ave	Adam	Penn	1440 Citrus Ave		Chico	CA	95926-3221
1454 Heather Cir	Anthony	Leung	945 Taravel St # 1278		San Francisco	CA	94116
1456 Arcadian Ave			4627 Ocean Blvd #303		San Diego	CA	92109-2412
146 W Sacramento Ave	Burger S & Bonnie J	Andrew	146 W Sacramento Ave		Chico	CA	95926-4524
1462 Arcadian Ave	Gill Family Trust		10 Ewing Dr		Chico	CA	95973-9141
1475 Spruce Ave	Atchison	Ryan	4250 Kathy Ln		Chico	CA	95973-9213
1479 Hooker Oak Ave Unit 1	Enns Family Trust Etal		1479 Hooker Oak Ave Unit 1		Chico	CA	95926-2910
148 W Tonea Way	Christopher R And	Adriana E Cox	148 W Tonea Way		Chico	CA	95973-0122
1492 E 8Th St	Cooper	Britt	1492 E 8Th St		Chico	CA	95928-4101
1500 Normal Ave	Parker Adrinne M &	Marano Gerald A	1500 Normal Ave		Chico	CA	95928-6545
1509 Manchester Rd	Guevara Susan Carmel Family Trust		1287 E Lindo Ave # 1		Chico	CA	95926-2882
1511 Spruce Ave	Devin X & Allie N	Ogden	2363 42Nd Ave		San Francisco	CA	94116-2104
1544 Normal Ave	Baldwin Susan Marie Living Trust		1544 Normal Ave		Chico	CA	95928-6545
1548 Hemlock St	Jeffery S And Sharon M	Bisaga	1548 Hemlock St		Chico	CA	95928-6128
1552 Citrus Ave	C/O Ertle Bruce S & Jeanne M Trustees		1552 Citrus Ave		Chico	CA	95926-3223
1574 Mountain View Ave	Peter & Jannika	Kremer	1574 Mountain View Ave		Chico	CA	95926-2919

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
1586 Mountain View			1586 Mountain View Ave		Chico	CA	95926-2919
1624 Bidwell Ave			1624 Bidwell Ave		Chcio	CA	95926
1630 E Lassen Ave	Katherine Grace	Lascano	1630 E Lassen Ave		Chico	CA	95973-7875
1631 Plumas Way	Brown Ryan & Mary Sharon Family Trust		1631 Plumas Way		Chico	CA	95926-2475
1653 Plumas Way	Catherine And	Dominick Peloso	1653 Plumas Way		Chico	CA	95926-2475
168 1St Ave	C/O Beck Jennifer Trustee		1038 Lia Way		Chico	CA	95926-9139
1680 Vallombrosa Ave	Downard Daniel &	Kimber	1680 Vallombrosa Ave		Chico	CA	95926-1755
1689 Arizona Way	Potter John Jay Living Trust		14 San Benito Way		Novato	CA	94945
1696 Vallombrosa Ave	Ryan	Richards-Oort	1696 Vallombrosa Ave		Chico	CA	95926-1755
1701 Oak Way	Imel Family Trust		1701 Oak Way		Chico	CA	95926-9614
1702 Salem St	C/O Joseph Christopher & Victoria Tts		6524 Pinehaven		Oakland	CA	94611
1703 Sunset Ave	Chelsea	Thibeau	611 Pine St		Chico	CA	95928-5660
1707 Lawler St	Carrillo-Ordonez Llc		1001 Adlar		Chico	CA	95926
172 E 15Th St	Britta	Goldmann	172 E 15Th St		Chico	CA	95928-6111
172 E Washington	Clayton	Jones	172 E Washington Ave		Chico	CA	95926-3935
1729 Oakdale Street Unit 5	Locale	Res	Po Box 1192		Chico	CA	95927-1091
1731 Esplanade # 8	Ashley	Dekellis	203 Apache Cir		Oroville	CA	95966-3905
1731 Esplanade Unit 5	Ashley	Dekellis	203 Apache Cir		Oroville	CA	95966-3905
1731 Esplanade Unit 6	Ashley	Dekellis	203 Apache Cir		Oroville	CA	95966-3905
1795 Roth St	Gail	Nottingham	7 Laguna Point Rd		Chico	CA	95928-3933
18 Allie Court	Ashley	Dekellis	11 Celtic Ct		Chico	CA	95926
18 Mill St	James & Nichole	Salyer	18 Mill St		Chico	CA	95928-7519
1805 Hemlock St	James T	Stanwood	Po Box 402		Forest Ranch	CA	95942-0420

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
1817 Palm Ave	Caroline	Mccleary	1817 Palm Ave		Chico	CA	95926-2320
1832 Matson St	Ohlms	Michelle	1832 Matson		Chico	CA	95928
185 E Sacramento Ave	Tim & Clair	Stephens	185 E Sacramento Ave		Chico	CA	95926-3926
186 E 12Th St	Edward Pluth And	An Bulkens	16 Carriage Ln		Chico	CA	95926-5002
1880 Humboldt Rd 9	Monish	Amand	121 Penzance Ave 2		Chico	CA	95973-8366
1905 Notre Dame Blvd # 301	Nicole	Carter	1905 Notre Dame Blvd 301		Chico	CA	95928
1905 Notre Dame Blvd # 304	Jessica	Hoag	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #300	Nicole	Carter	1905 Notre Dame Blvd 300		Chico	CA	95928
1905 Notre Dame Blvd #303	Jessica	Hoag	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #305	Jessica	Hoag	1905 Notre Dame Blvd 305		Chico	CA	95928-7862
1905 Notre Dame Blvd #306	Nicole	Carter	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #307	Jessica	Hoag	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #308	Jessica	Hoag	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #309	Nicole	Carter	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #310	Nicole	Carter	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #311	Nicole	Carter	1905 Notre Dame Blvd 311		Chico	CA	95928
1905 Notre Dame Blvd #312	Nicole	Carter	1905 Notre Dame Blvd 312		Chico	CA	95928
1905 Notre Dame Blvd #313	Nicole	Carter	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #314	Nicole	Carter	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #315	Nicole	Carter	1905 Notre Dame Blvd		Chico	CA	95928
1905 Notre Dame Blvd #316	Nicole	Carter	1905 Notre Dame Blvd		Chico	CA	95928
1931 Roseleaf Ct	Jacob And Mandy Nicole	Whigham	1931 Roseleaf Ct		Chico	CA	95926-9641
1955 Wild Oak Ln	Monica	Zukrow	1955 Wild Oak Ln		Chico	CA	95928-4000
1981 8Th St	Ladawn	Black	1981 E 8Th St		Chico	CA	95928-4109

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
2 Allie Ct	Richard J & Sherry L	Payne	11 Celtic Ct		Chico	CA	95926
2 Kestrel Court	Brandi	Laffins	2 Kestrel Ct		Chico	CA	95928-7368
215 Frances Willard Ave	C/O Metcalf Jerod		215 W Frances Willard Ave		Chico	CA	95926-4511
216 Windrose Ct	C/O Scott Christine A Trustees		216 Windrose Ct		Chico	CA	95973-5853
2175 Kenrick Ln 1	Nicole	Carter	1811 Concord Ave #200		Chico	CA	95928
2177 Huntington Dr	Jean Iris	Morrison	3761 Kincaid St		Eugene	OR	97405-4552
2183 Kenrick Lane Unit 1	Nicole	Carter	203 Apache Cir		Oroville	CA	95966-3905
2190 North Ave	Matt & Megan	Arnold	2190 North Ave		Chico	CA	95926-1430
222 W 3Rd St	Christine	Daniels	1037 Village Ln		Chico	CA	95926-2812
225 W 12Th Street	Elizabeth	Lauer	Po Box 251		Mad River	CA	95552-0292
229 Flume St	Sally Proctor And	Cheryl A Cozad	14027 Centerville Rd		Chico	CA	95928-8825
23 Redeemers Loop	Chelsea	Thibeau	611 Pine St		Chico	CA	95928-5660
234 W 19Th St	Ashley	Dekellis	203 Apache Cir		Oroville	CA	95966-3905
237 Lindo Ave 1	Baxter	Dennis W	237 W Lindo Ave		Chico	CA	95926-2486
2372 England Street Unit B	Lana	Johnson	808 Greenwich Dr		Chico	CA	95926-3135
2387 England St	Gail	Nottingham	7 Laguna Point Rd		Chico	CA	95928-3933
2393 England St	Gail	Nottingham	7 Laguna Point Rd		Chico	CA	95928-3933
2405 Cactus Ave.	Snow Vacation Away Llc		2405 Cactus Ave		Chico	CA	95926-1616
2503 Tuolumne Dr	Christabelle G & Joshua P	Molchen	2503 Tuolumne Dr		Chico	CA	95973-7664
2509 England St	Albertson	Kelli			Chico	CA	95928-9467
253 E 5Th Ave	Chelsea	Thibeau	253 E 5Th Ave		Chico	CA	95926-3401
255 E 7Th St	Owner		594 Stilson Canyon Rd		Chico	CA	95928-9400
256 E 1St Ave	Ashley	Dekellis	203 Apache Cir		Oroville	CA	95966-3905
265 E 6Th Ave 2	Ron And Theresa	Chinchiolo	4768 Longcove Dr		Stockton	CA	95219-1752

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
266 Picholine Way	Eric & Julie	Chesterman	2386 Alamo Ave		Chico	CA	95926-8617
270 E 14Th St	Zak	Singleton	1742 River City Way		Sacramento	CA	95833-1806
2701 Revere Ln	C/O Milton Kelly Trustee		2701 Revere Ln		Chico	CA	95973-7280
271 East 16Th Street	James Mathys/Tot Processor		1608 Hemlock St		Chico	CA	95928-6647
279 E 8Th St	Matthew & Deserae	Lynn	1439 Laburnum Ave		Chico	CA	95926-3471
280 E 1St Ave	David Earl	Simmen	280 E 1St Ave		Chico	CA	95926-3442
2837 Swallowtail Way	Emily	Ostrovskiy	2259 North Ave		Chico	CA	95926-1431
2885 Calecita Way	C/O Courtois Stephen B Trustee		2885 Calecita Way		Chico	CA	95973-0163
299 East 6Th Avenue	Cox David Dale &	Margaret Rhoda	1659 Frambuesa Dr		San Luis Obispo	CA	93405-4725
3 Beacham Loop	C/O Kennedy Kerry J Sr & Amy L Trustees		3 Beacham Loop		Chico	CA	95973-8248
3 Joy Ln	Jerry	Ringel	3 Joy Ln		Chico	CA	95926-1773
3001 Steiner Ln			3001 Steiner Ln		Chico	CA	95973-9374
304 4Th Ave	C/O Davidson Marvin G		1467 Guill St		Chico	CA	95928-6214
306 W 7Th St	Bengtson Kirk Living Trust		1037 Village Ln		Chico	CA	95926-2812
310 Normal	Anthony	Leung	2363 42Nd Ave		San Francisco	CA	94116-2104
310 W 4Th Ave	Christopher	Dewar	4627 Ocean Blvd		San Diego	CA	92109-2414
311 Legion Avenue B	David And Kelly	Zeichick	311 Legion Ave		Chico	CA	95926-4516
3171 Silverbell Rd	George & Carissa	Boeger	18802 Bald Hill Rd		Grass Valley	CA	95949-9722
32 El Cerrito Dr	Garrett	French	32 El Cerrito Dr		Chico	CA	95973-0603
32 Redeemers Loop	Michael	Brown	32 Redeemers Loop		Chico	CA	95973-0468
3209 Chamberlain Run			1991 Humboldt Rd Apt 112		Chico	CA	95928-9142
3215 Trickle Creek	Nandi S	Crosby	3215 Trickle Crk		Chico	CA	95973-2118

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
3269 Kettle Creek	Nidhi	Panchal	3269 Kettle Crk		Chico	CA	95973-2123
333 W 6Th St Unit 5			13 Dana Point Rd		Chico	CA	95928-3943
3364 Sloat Run	Christensen	Julie	3364 Sloat Run		Chico	CA	95973
35 Arroyo Way	Jordan	Blackmer	3171 Canyon Oaks Ter		Chico	CA	95928-3988
365 E Sacramento Ave 2	Jacqueline	Flagg	2854 W Sacramento Ave		Chico	CA	95973-9602
386 Bellamy Terrace	Chelsea	Thibeau	611 Pine St		Chico	CA	95928-5660
40 Robert Lee Pl 2	Caianiello Gina L Living Trust		3632 Cory Canyon Rd		Oroville	CA	95965-8383
409 Southbury Lane	Matt	Patrich	409 Southbury Ln		Chico	CA	95973-8230
424 W 4Th Ave	Marco	Chinchay	424 W 4Th Ave		Chico	CA	95926-3704
432 W 4Th Ave	Anthony	Leung	432 W 4Th Ave		Chico	CA	95926-3704
435 Orient St	Fegan Family Trust		904 Stonehaven Ct		Walnut Creek	CA	94598-4533
44 Arroyo Way	Mychal	Lahey	44 Arroyo Way		Chico	CA	95926-1804
454 East 4Th St	Ashley	Dekellis	203 Apache Circle		Oroville	CA	95966
456 Lilac Ln	Kailin	Rice	456 Lilac Ln		Chico	CA	95926-1749
459 W Lassen Ave	Scott N	Macdonald	1458 Linton Ter		Martinez	CA	94553-5358
479 E 9Th St	Jennelle C	Wroge	479 E 9Th St		Chico	CA	95928-5759
483 East Sacramento Ave			483 E Sacramento Ave		Chico	CA	95926-3931
494 E 7Th St	Brian	J Casey	Po Box 3109		Olympic Valley	CA	96146-3160
5 Auburn Crest Ct	Taylor & Rebecca	Konkin	4550 Angelienna Way		Chico	CA	95973
5 Mione Way	Craig	Montgomery	5 Mione Way		Chico	CA	95926-1578
50 Robert Lee Pl	Rachel	Bartlett	3632 Cory Canyon Rd		Oroville	CA	95965-8383
512 Pine St	Matthew	Graham	2206 Grahm Dr		Santa Rosa	CA	95404-3010
556 E 4Th St			460 S Palmer Dr		Port Townsend	WA	98368-9496
567 E. 9Th St.	Darlene	Cox	567 E 9Th St		Chico	CA	95928-5761

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
570 E 3Rd St Unit A	Ashkey	Dekellis	203 Apache Cir		Oroville	CA	95966-3905
570 E 3Rd St Unit B	Ashely	Dekellis	203 Apache Cir		Oroville	CA	95966-3905
571 E 7Th St	Chelsea	Thibeau	611 Pine St		Chico	CA	95928-5660
573 E 4Th St	Margaret Anne & Darrin Keith	Yoder	1154 Sierra Vista Way		Chico	CA	95926-2842
573 E. 9Th St	Darlene	Cox	573 E 9Th Ave		Chico	CA	95926-2309
611 Pine St	Chelsea	Thibeau	611 Pine St		Chico	CA	95928-5660
618 W 6Th Ave	Leung Sally Ching Yu &	Joseph Kin Fung	2363 42Nd Ave		San Francisco	CA	94116-2104
643 Earl Ave	Lori J	Jackson	643 Earl		Chico	CA	95928
646 Sheridan Ave	Marinescu Tiberiu & Eandi-Marinescu Amber		646 Sheridan Ave		Chico	CA	95926-4032
65 Lazy S Ln	Kenneth J And Danelle	Campbell	65 Lazy S Ln		Chico	CA	95928-9157
660 Vallombrosa #2	Kristi	Davids	660 Vallombrosa Ln #2		Chico	CA	95926-2954
670 E 5Th St	Chelsea	Thibeau	670 E 5Th St		Chico	CA	95928-5456
674 E 6Th	Amy	Velazquez	1056 Vallombrosa Ave		Chico	CA	95926-4044
698 E 8Th St	Erica	Thau	698 E 8Th St		Chico	CA	95928-5811
7 Hidden Grove Ct	Rolon	Alberto	7 Hidden Grove Ct		Chico	CA	95926-1758
7 Woodcrest Ln	Douglas N &	Natalie V Conrad	7 Woodcrest Ln		Chico	CA	95926-1762
706 Picaso Ln	Chelsea	Thibeau	611 Pine St		Chico	CA	95928-5660
74 Chicory Road	Lauren B Green/Tot Processor		74 Chicory Rd		Chico	CA	95928-9221
740 Orient St	Margaret A	Yoder	1154 Sierra Vista Way		Chico	CA	95926-2842
753 Woodland Ave	Lisa	Baker	753 Woodland Ave		Chico	CA	95928-5465
771 E 7Th St	Kevin C Kinell & Lauren	Brown-Kinell	771 E 7Th St		Chico	CA	95928-5648
8 Greenwood Ln	Kathleen & Summer	Torres	8 Greenwood Ln		Chico	CA	95926-2553
8 Petaluma Ct	Ldk Property Management Llc		3593 Silver Ranch Ave		Loomis	CA	95650-9573

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
804 Alan Ln	Delatorre	Mirtha	804 Alan Ln		Chico	CA	95926-2924
806 Sequoyah Ave	Louis	Balsamo	806 Sequoyah Ave		Chico	CA	95926-2126
807 El Dorado St	Joseph	Grap	807 El Dorado St		Chico	CA	95928-4122
812 Nord Ave	Elijah	Parks	1550 Park Ave		Emeryville	CA	94608-3502
818 W 11Th Ave	Anand	Monish	121 Penzance Ave 2		Chico	CA	95973-8366
832 Jacobs Ct	Debra K	Kidd	832 Jacobs Ct		Chico	CA	95926-8661
832 W 11Th Ave	Richard A & Valerie L	Horn	13023 Victor Dr		Chico	CA	95973-9797
836 Sheridan Ave Unit 1	Ledeboer	Caroline	836 Sheridan Ave		Chico	CA	95926-4055
838 W 11Th Ave	Thomas P	Hernandez	838 W 11Th Ave		Chico	CA	95926-2112
854 Flume St	Vaden	Hoffman	727 Dead End Ct		Chico	CA	95973-8718
859 Arbutus Ave	Billie Jordan	Longley	1038 Page #101		San Francisco	CA	94117
897 7Th St	Cooper	Traci	1095 E 7Th St		Chico	CA	95928-5901
937 Flume St			937 Flume St		Chico	CA	95928-5770
959 Marjorie Ave	Jahlelah	Francia	959 Marjorie Ave		Chico	CA	95926-1325
961 Ellene Ave	Luis	Fregoso	2476 Ivy St		Live Oak	CA	95953-2104
967 1/2 Normal Ave	Annie	Kavanagh	967 Normal Ave		Chico	CA	95928-6051
990 E 8Th St	Eric & Nikole	Enns	1479 Hooker Oak Ave		Chico	CA	95926-2910
Agave Fox #9	Ashley	Dekellis	203 Apache Cir		Oroville	CA	95966-3905
Almond Grove Mobile Home Park Investors			DbA: Almond Grove Mobile Home Park	1750 Humboldt Rd	Chico	CA	95928
Americas Best Value Inn	Manju	Pillai	740 Broadway		Chico	CA	95928
Americas Best Value Inn Oroville	Dilip	Patel			Oroville	CA	95965
Ark Promotions	Bob	Trank	8193 Grier Ave		Oroville	CA	95966-9614
Best Western Paradise Hotel	Haroon	Saddique	Po Box 2108		Elk Grove	CA	95759

Lodging Business	Owner First Name	Owner Last Name	Address Line 1	Address Line 2	City	State	Zip
<b>C/O J &amp; H Asset Property Mgt Inc</b>	Dingerville	Usa	Attn: Christina Maiorana	22880 Savi Ranch Pkwy	Yorba Linda	CA	92887
<b>C/O Konkow Partnership</b>	Concow	Campground	1692 Mangrove Ave #167		Chico	CA	95926
<b>Cameron Properties</b>	Monte And Jim	Cameron	3515 Bell Estates Dr		Chico	CA	95973
<b>Casita</b>	E Lo & Armida	Saelee	6715 Lower Wyandotte Blvd		Oroville	CA	95966
<b>Centerville Estates</b>			13386 Centerville Road		Chico	CA	95928
<b>Chandler Farmhouse</b>	Andrea	Hansen	2072 Vallombrosa Ave		Chico	CA	95926
<b>Courtyard By Marriott</b>	Brooke	Isenberg	2481 Carmichael Dr		Chico	CA	95928
<b>Cozy Corral</b>	Rachel	Bartlett	3630 Cory Canyon Rd		Oroville	CA	95965
<b>Csa Grub Farm</b>	Francine	Stuelpnagel	11630 Dairy Road		Chico	CA	95973
<b>Dahl'S Motel</b>	Carmen	Ponce	2010 Feather River Blvd		Oroville	CA	95965
<b>Days Inn Oroville</b>	Nick	Patel	1745 Feather River Blvd		Oroville	CA	95965
<b>DbA: Bambi Inn</b>	Tom	Neverkovec	7436 Humboldt Rd		Butte Meadows	CA	95942
<b>DbA: De Sabla Camp</b>	Pse	Association	Attn: Accounting	1390 Willow Pass Rd #240	Concord	CA	94520
<b>Double Tree By Hilton</b>	Alan	Bocast	685 Manzanita Ct		Chico	CA	95926
<b>Durham Park Stable</b>	Kristin	Cooper Carter	Po Box 246		Durham	CA	95938
<b>Etta Lane Farm</b>			8995 Stanford Lane		Durham	CA	95938
<b>Falling Rock Rv Park Lc</b>	Shadi	Dinyari	44 Ross Ave		Freedom	CA	95019
<b>Feather West Travel Trailer</b>	Anthony	Gentile	2270 North Lindo Ave		Chico	CA	95973
<b>Foothill Sunset</b>	E Lo & Armida	Saelee	6715 Lower Wyandotte Blvd		Oroville	CA	95966
<b>Fox Acres</b>	Ashley	Dekellis	594 Stilson Canyon Rd		Chico	CA	959528
<b>Fox Corner</b>	Ashley	Dekellis	594 Stilson Canyon Rd		Chico	CA	95928
<b>Goodman House Bed And Breakfast Inn</b>	Thomas	Graham	1362 Esplanade		Chico	CA	95926

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Granny Flat @ Fireproof Peaches	Joseph & Jori	Krulder	C/O Vacasa Llc	1794 Honey Run Rd	Chico	CA	95928
Gridley Inn & Rv Park	Jaswinder	Kaur, Gm	1490 Highway 99		Gridley	CA	95948
Hampton Inn	Pawan	Wadhwa	1651 Springfield Dr		Chico	CA	95928
Hampton Inn And Express			2355 Feather River Blvd		Oroville	CA	95965
Haven Inn Of Chico	Pratik	Ahir	2212 Park Ave		Chico	CA	95928
Heritage Inn - Best Western	Angela	Howell	25 Heritage Ln		Chico	CA	95926
Heritage Inn Express	Jaya	Ratanjee	725 Broadway St		Chico	CA	95928
High Line			940 High St. 1-4		Oroville	CA	95966
Holiday Inn Express & Suites	Calder	Barnard	2074 E 20Th St		Chico	CA	95928
Holiday Inn Express & Suites Oroville Lake	Bruce Spangler &	Sara Lumby	550 Oro Dam Blvd E		Oroville	CA	95965
Horse View Farm Stay	Bruce & Linda	Book	144 Heavy Horse Lane		Durham	CA	95938
Hotel Diamond	Devon	Garcia	220 W 4Th St		Chico	CA	95928
Hotel James	Efimia	Platanitis	10 Lost Dutchman Dr		Chico	CA	95973
Jess & Leah Wills	Pmb 135		1692 Mangrove Ave		Chico	CA	95926-2648
Motel 6	Anjesh	Kumar	665 Manzanita Ct		Chico	CA	95928
Motel 6 Oroville	Andy	Patel	505 Montgomery St		Oroville	CA	95965
Natural Concepts Corp.			DbA: River Reflections Campground	Po Box 5064	Oroville	CA	95966
New Pomona			773 Pomona Ave		Oroville	CA	95965
Oxford Suites	Jason	Olivares	2035 Business Ln		Chico	CA	95928
Pacific Motel	Crystal	Patterson-Gm	1308 State Highway 99		Gridley	CA	95948
Paradise Boutique Apartments Short-Term Rentals	Jennifer	Slinkard	2550 Lakewest Dr Ste 50		Chico	CA	95928
Paradise Pines Rv Park	Gary	Pryde	14360 Skyway		Magalia	CA	95954

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Pine Ridge Park & Mini Storage			Attn: Kao Saetern	1121 E Santa Fe Ave #12	Merced	CA	95340
Pollard Park Place	Donald	Pollard	8510 Goodman Dr Nw		Gig Harbor	WA	98332
Ponderosa Gardens Motel	Sandra	Klempa	7010 Skyway		Paradise	CA	95969
Quail Trails Village Rv Park			5110 Pentz Rd #2		Paradise	CA	95969
Quality Inn Thunderbird	Andy	Patel	715 Main St		Chico	CA	95928
Re: Philbrook Campground	Pacific Gas & Electric		Attn: Hydro Recreation Desk	12480 Bill Clark Way	Auburn	CA	95833
Regency Inn	Dina	Patel	2566 Esplanade		Chico	CA	95973
Residence Inn By Marriott	Cassie	Motzkus	2485 Carmichael Dr		Chico	CA	95928
Riffles Rv Resort & Campground			4801 Feather River Blvd #29		Oroville	CA	95965
River One Rv Park	Wanda	Mcdonald	8801 Folsom Blvd #295		Sacramento	CA	95826
Rural Relevance Llc	Kelsey	Kerston	Po Box 353		Forest Ranch	CA	95942
Safari Garden	Rajendra	Bhakta	2352 Esplanade		Chico	CA	95926
Short-Term Rental	Deitrich	Zook	5985 Maxwell Dr		Paradise	CA	95969
Short-Term Vacation Rental	Kim	Black	14995 Humbug Road		Magalia	CA	95954
Short-Term Vacation Rental	Dec	Chadd	1636 Grand Ave		Oroville	CA	95965
Short-Term Vacation Rental	Phyllis	Hanania	708 Miller Ave		Chico	CA	95928
Short-Term Vacation Rental	Sara	Hansen	3251 Bell Road		Chico	CA	95973
Short-Term Vacation Rental	Jim	Lipman	1231 Glenwood Ave		Chico	CA	95926
Short-Term Vacation Rental	Sally	Mau	1188 Stanley Ave		Chico	CA	95928
Short-Term Vacation Rental	Mike	Odonnell	62 Fairway Dr		Chico	CA	95928
Short-Term Vacation Rental	Bodie	Quirk	C/O Avalara Mylodgetax	Po Box 3089	Greenwood Village	CO	80155-3089
Springs Of Living Water			15850 Richardson Springs Rd		Richardson Springs	CA	95973
Sunset Inn	Andy	Patel	1835 Feather Ave		Oroville	CA	95965

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Sunset Ridge	Paul & Faith	Sommers	Po Box 455		Bangor	CA	95914
Super 8 By Wyndam Oroville	Kumar/Tony	Ashok	1470 Feather River Blvd		Oroville	CA	95965
Super 8 Motel	Dina	Patel	655 Manzanita Ct		Chico	CA	95926
Sweet Pomona			785 Pomona Ave.		Oroville	CA	95965
The Carleton House			1623 Bird St.		Oroville	CA	95965
The Lion'S Den	Angelleyna	Bresee	Po Box 69		Brookings	OR	97520
The Yellow House	Alison	Mollet	253 E 2Nd Ave		Chico	CA	95926
The Zen Mountain Retreat	Angelleyna	Bresee	Po Box 69		Brookings	OR	97520
Town House Motel	Jay And Rita	Patel	2231 Esplanade		Chico	CA	95926
Town Of Pulga	Top Mgmt Co Llc		Po Box 4010		Oroville	CA	95965
Vacation Rentals Norcal	Jacob	Whigham	1931 Roseleaf Ct		Chico	CA	95926
Villa Court Inn Motel	Dale		1527 Feather River Blvd		Oroville	CA	95965