



# **NOTICE**

## **SPECIAL MEETING OF THE BOARD OF POLICE COMMISSIONERS OF THE BROADMOOR POLICE PROTECTION DISTRICT**

**Pursuant to Government Code § 54956(a) the Chair has called a Special Meeting of the Board of Police Commissioners that will be held on**

**Wednesday, October 15, 2025, at 7:00 p.m.**

**at the District offices of the  
Broadmoor Police Protection District at  
388 88<sup>th</sup> Street  
Broadmoor Vlg., California 94015**

**NO FOOD OR BEVERAGES WILL  
BE PERMITTED IN THE MEETING ROOM  
WITH THE EXCEPTION OF DRINKING WATER**

**NO ANIMALS EXCEPT REGISTERED SERVICE ANIMALS  
WILL PERMITTED IN THE MEETING ROOM**

**RULES OF ORDER AND DECORUM SET FORTH  
IN RESOLUTION 2022/23-07 WILL BE ENFORCED**

**COPIES OF THE PUBLIC AGENDA PACKET  
MAY BE INSPECTED AT THE DISTRICT OFFICE  
DURING NORMAL BUSINESS HOURS**



BROADMOOR COMMISSIONERS  
Hon. James Kucharszky  
Hon. Ralph Hutchens  
Hon. Marie Brizuela

# A G E N D A

## SPECIAL MEETING

(Government Code §54956(a))

Special meeting called by the Chair to be held:

**Wednesday, October 15, 2025, at 7:00 p.m.**

**Broadmoor Police Department  
388-88<sup>th</sup> Street  
Broadmoor, Vlg., California 94015-1717**

*Meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability should contact Lisa Hernandez, [Administrative Assistant of the Police Department], as soon as possible prior to the meeting, at (650) 755-3840 and/or lhernandez@pd.broadmoor.ca.us. Notification in advance of the meeting will enable the district to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it. Attendees to this meeting are reminded that other attendees may be sensitive to various chemical-based products.*

**NO FOOD OR BEVERAGES WILL  
BE PERMITTED IN THE MEETING ROOM**

**NO ANIMALS EXCEPT REGISTERED SERVICE ANIMALS  
WILL PERMITTED IN THE MEETING ROOM**

**RULES OF ORDER AND DECORUM SET FORTH  
IN RESOLUTION 2022/23-07 WILL BE ENFORCED**

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**

## **PUBLIC COMMENT**

*Public comment on Agenda Item 3 noted below is welcome and invited. Public comment will be allowed before the presentation of the Agenda Item and after discussion and debate by the Police Commission. Public comment will be limited to Agenda Item 3. No other public comment will be allowed.*

### **3. OPEN SESSION**

(a) Discussion and action, based upon the NBS report of October 10, 2025, to correct all state and local records and maps, including the Tax Rate Area coding, to properly reflect and identify all parcels of real estate from which the District was and still is entitled to receive tax and related revenue, and to recover tax and related revenue lost as a result of inaccurate records and maps.

(b) Discussion and action to engage the law firm of Colantuono, Highsmith and Whatley, PC, and Michael Colantuono, to represent the District in connection with Agenda Item 3(a).

### **4. ADJOURNMENT**

Motion to adjourn.

POSTED AT:     WWW.BROADMOORPOLICE.COM  
                  BROADMOOR POLICE DEPARTMENT  
                  COLMA FIRE DEPARTMENT  
                  BROADMOOR COMMUNITY CENTER

***MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND***

## BROADMOOR POLICE PROTECTION DISTRICT GIS BOUNDARY AND REVENUE ANALYSIS MEMORANDUM

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**TO:** Michael Connolly, Chief of Police, Broadmoor Police Department  
**FROM:** Amanda Welker, Associate Director  
**DATE:** October 10, 2025  
**SUBJECT:** District Boundary and Revenue Analysis

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### Purpose

The Broadmoor Police Protection District (“the District”) engaged with NBS to review its jurisdictional special district boundaries in comparison to its service area. NBS has reviewed available data sources from the State Board of Equalization (BOE), the Local Agency Formation Commission (LAFCO), and the San Mateo County Assessor’s Office. Geographic Information System (GIS) mapping, analysis of San Mateo County assigned tax rate areas (TRAs) and County tax payment information have been reviewed as part of this effort. This memorandum serves to summarize the GIS boundaries of the District and associated revenue analysis.

### Boundary Review

Upon review of the existing BOE boundaries and TRA assignments in comparison to the District’s service area, a GIS map was created to demonstrate parcels which are not included in the District’s assigned TRAs but are receiving service. Dispatch call logs were reviewed over twenty years to document services received by parcels in green on the map (Exhibit A). The blue boundary line represents the parcels that are included in the BOE’s TRA assignments for the District, while the parcels in green indicates the property being served which are not contributing to District revenue via property tax or the District’s special tax. The total number of parcels identified as receiving service but not assigned a District TRA is 76.

### Revenue Analysis

The following table contains the parcels, summarized by each non-District TRA, that are within the District’s service area but are not assigned a District TRA. The table shows the Net Assessed Value (“AV”) of the parcels and the estimated post-ERAF share of Ad Valorem property tax revenue that would be received were the parcels assigned to a Broadmoor TRA. The estimated post-ERAF share is calculated using the District’s 0.1895 tax sharing factor received from its District assigned TRAs.

| Tax Rate Area | No. of<br>Parcels <sup>(1)</sup> | Net AV <sup>(2)</sup> | Estimated Post-<br>ERAF Share <sup>(3)</sup> |
|---------------|----------------------------------|-----------------------|----------------------------------------------|
| 005-001       | 18                               | \$17,856,339          | \$33,837.76                                  |
| 005-004       | 11                               | 4,510,966             | 8,548.28                                     |
| 005-009       | 4                                | 2,024,818             | 3,837.03                                     |
| 007-001       | 4                                | 906,080               | 1,717.02                                     |
| 059-015       | 39                               | 27,939,857            | 52,946.03                                    |
| <b>TOTALS</b> | <b>76</b>                        | <b>\$53,238,060</b>   | <b>\$100,886.12</b>                          |

- (1) Number of parcels includes both Secured and Unsecured. Total Secured Parcels is 59 and total Unsecured Parcels is ten (10). Total count includes seven (7) parcels exempt from Ad Valorem property tax owned by public agencies.
- (2) Assessed Value data sourced from HdL. Exempt parcels have a Net AV of \$0.
- (3) Post-ERAF Share estimated at 0.1895, consistent with the current County Tax Sharing Agreement for the District.

The following table contains a summary by Land Use Classification of the parcels not assigned to a Broadmoor District TRA that are being serviced by the District. The table illustrates the potential amount of Special Tax revenues from the District's *Qualified Special Tax for Police Protection, Crime Prevention and Emergency Response Services* ("the Special Tax") that could be expected if the parcels were assigned a Broadmoor TRA. Amounts are based on the current year's Special Tax rate which is subject to an annual discretionary 5% inflator.

| Parcel Land Use<br>Classification | No. of<br>Parcels <sup>(1)</sup> | No. of<br>Units | Rate Per | FY 25/26 Special<br>Tax Rate | Total<br>Special Tax |
|-----------------------------------|----------------------------------|-----------------|----------|------------------------------|----------------------|
| Commercial                        | 6                                | N/A             | Parcel   | \$1,163.41                   | \$6,980.46           |
| Multiple Residential              | 3                                | 24              | Unit     | 532.50                       | 12,780.00            |
| Single Family Dwelling            | 49                               | 49              | Unit     | 532.50                       | 26,092.50            |
| Unimproved                        | 1                                | N/A             | Parcel   | 172.48                       | 172.48               |
| <b>TOTALS</b>                     | <b>59</b>                        | <b>75</b>       |          |                              | <b>\$46,025.44</b>   |

- (1) Total excludes one (1) parcel exempt from Ad Valorem property tax due to a Welfare Exemption, six (6) exempt parcels owned by public agencies, and ten (10) Unsecured Parcels not subject to the Special Tax.

A full list of parcels excluded from the District's TRAs but within the District's service area can be found in Exhibit B.

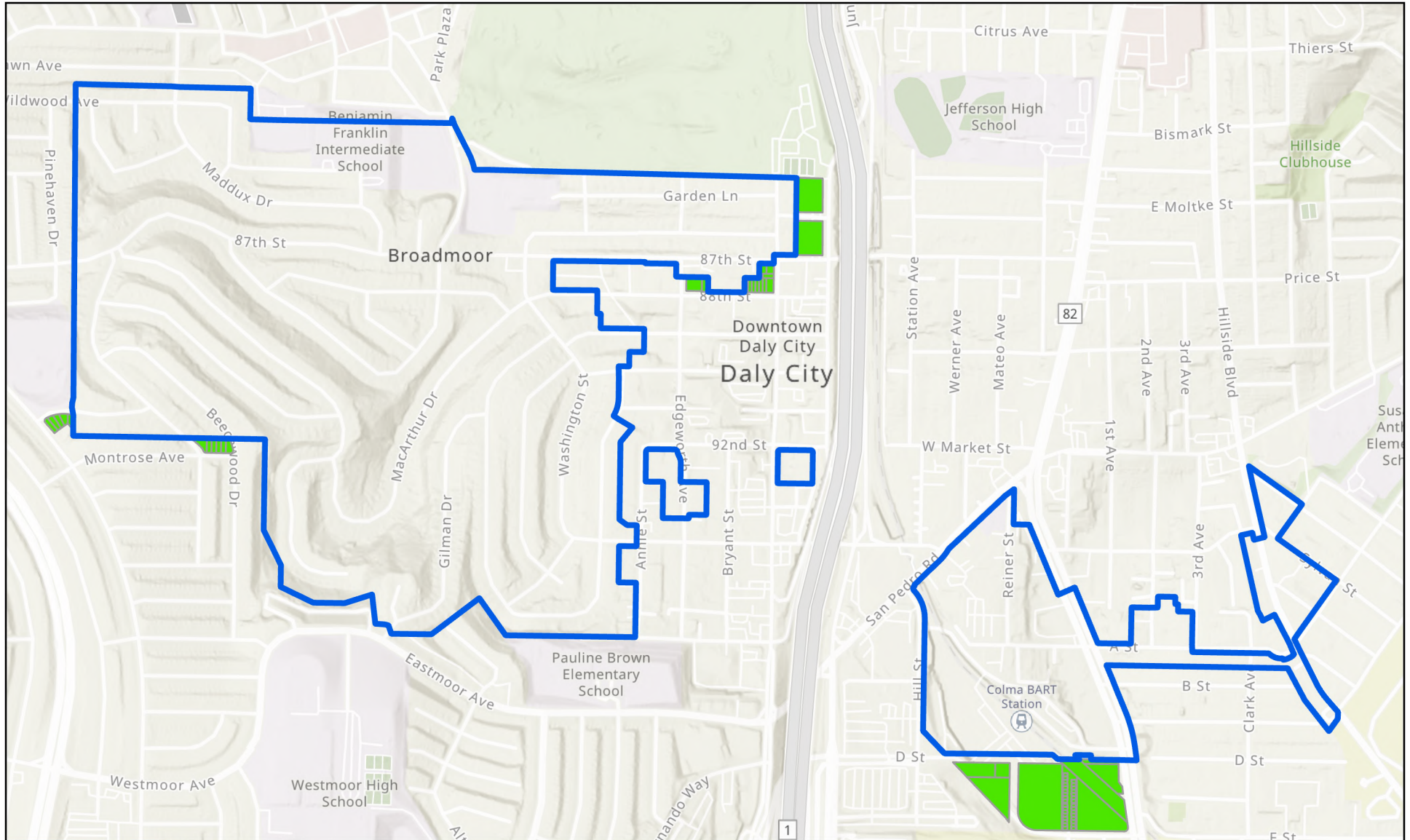
Should any questions or further information be required, please contact me.

Sincerely,



Amanda Welker  
Associate Director, NBS

# EXHIBIT A



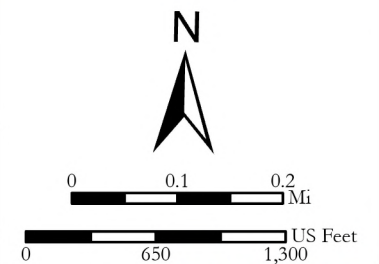
## BROADMOOR POLICE PROTECTION DISTRICT

 Broadmoor Police  
Protection District  
Boundary By TRA

 Parcels Identified  
Outside of TRA  
Receiving Service

2025

Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet





**Exhibit B**

**Parcels Identified in District Service Area Not Assigned Broadmoor TRA**

| Secured/<br>Unsecured | APN         | Address                  | TRA     | Net Assessed<br>Value | Land Use<br>Classification | Units |
|-----------------------|-------------|--------------------------|---------|-----------------------|----------------------------|-------|
| Secured               | 006-164-010 | 2346 JUNIPERO SERRA BLVD | 005-001 | \$3,209,217           | Commercial                 | 0     |
| Secured               | 006-165-010 | 2380 JUNIPERO SERRA BLVD | 005-001 | 3,232,273             | Commercial                 | 0     |
| Secured               | 006-196-190 | 207 87TH ST              | 005-009 | 1,003,559             | Commercial                 | 0     |
| Secured               | 006-196-200 | 1050 SULLIVAN AVE        | 005-009 | 900,150               | Multiple Residential       | 2     |
| Secured               | 006-196-210 | 1080 SULLIVAN AVE        | 005-001 | 783,539               | Commercial                 | 0     |
| Secured               | 006-196-340 | 230 88TH ST              | 005-001 | 194,279               | Single Family Dwelling     | 1     |
| Secured               | 006-196-350 | 226 88TH ST              | 005-001 | 1,694,819             | Single Family Dwelling     | 1     |
| Secured               | 006-196-370 | 218 88TH ST              | 005-001 | 632,542               | Single Family Dwelling     | 1     |
| Secured               | 006-196-380 | 222 88TH ST              | 005-001 | 1,857,114             | Single Family Dwelling     | 1     |
| Secured               | 006-196-400 | 210 88TH ST              | 005-001 | 766,590               | Single Family Dwelling     | 1     |
| Secured               | 006-196-410 | 214 88TH ST              | 005-001 | 614,963               | Single Family Dwelling     | 1     |
| Secured               | 006-196-420 |                          | 005-009 | 96,055                | Commercial                 | 0     |
| Secured               | 006-196-440 | 288 88TH ST              | 005-001 | 1,546,086             | Multiple Residential       | 20    |
| Secured               | 006-196-450 | 280 88TH ST              | 005-001 | 1,103,476             | Multiple Residential       | 2     |
| Secured               | 006-281-240 | 959 BRADLEY DR           | 005-004 | 428,510               | Single Family Dwelling     | 1     |
| Secured               | 006-281-250 | 955 BRADLEY DR           | 005-004 | 428,510               | Single Family Dwelling     | 1     |
| Secured               | 006-281-260 | 951 BRADLEY DR           | 005-004 | 428,510               | Single Family Dwelling     | 1     |
| Secured               | 006-281-270 | 947 BRADLEY DR           | 005-004 | 428,510               | Single Family Dwelling     | 1     |
| Secured               | 006-281-280 | 943 BRADLEY DR           | 005-004 | 428,510               | Single Family Dwelling     | 1     |
| Secured               | 006-284-010 | 701 STONEYFORD DR        | 005-004 | 152,065               | Single Family Dwelling     | 1     |
| Secured               | 006-284-020 | 14 MONTROSE AVE          | 005-004 | 580,950               | Single Family Dwelling     | 1     |
| Secured               | 006-284-030 | 12 MONTROSE AVE          | 005-004 | 834,068               | Single Family Dwelling     | 1     |
| Secured               | 006-284-040 | 8 MONTROSE AVE           | 005-004 | 122,491               | Single Family Dwelling     | 1     |
| Secured               | 006-284-050 | 6 MONTROSE AVE           | 005-004 | 90,598                | Single Family Dwelling     | 1     |
| Secured               | 006-284-060 | 800 BEECHWOOD DR         | 005-004 | 588,244               | Single Family Dwelling     | 1     |
| Secured               | 008-133-010 |                          | 059-015 | -                     | Exempt                     | 0     |
| Secured               | 008-133-020 |                          | 059-015 | -                     | Exempt                     | 0     |
| Secured               | 008-133-030 |                          | 059-015 | -                     | Exempt                     | 0     |
| Secured               | 008-141-050 | 299 F ST                 | 059-015 | -                     | Exempt                     | 0     |
| Secured               | 008-141-100 | 370-390 F ST             | 059-015 | -                     | Exempt                     | 0     |
| Secured               | 008-141-120 | 7778 MISSION ST          | 007-001 | 359,080               | Commercial                 | 0     |
| Secured               | 008-141-130 | 7778 MISSION ST          | 007-001 | -                     | Exempt                     | 0     |
| Secured               | 008-141-140 |                          | 007-001 | -                     | Exempt                     | 0     |
| Secured               | 008-141-150 |                          | 007-001 | 547,000               | Unimproved                 | 0     |
| Secured               | 117-180-010 | 302 F ST                 | 059-015 | 957,478               | Single Family Dwelling     | 1     |
| Secured               | 117-180-020 | 304 F ST                 | 059-015 | 966,403               | Single Family Dwelling     | 1     |
| Secured               | 117-180-030 | 306 F ST                 | 059-015 | 690,275               | Single Family Dwelling     | 1     |
| Secured               | 117-180-040 | 308 F ST                 | 059-015 | 888,863               | Single Family Dwelling     | 1     |
| Secured               | 117-180-050 | 310 F ST                 | 059-015 | 936,949               | Single Family Dwelling     | 1     |
| Secured               | 117-180-060 | 312 F ST                 | 059-015 | 818,206               | Single Family Dwelling     | 1     |
| Secured               | 117-180-070 | 314 F ST                 | 059-015 | 865,653               | Single Family Dwelling     | 1     |
| Secured               | 117-180-080 | 316 F ST                 | 059-015 | 930,000               | Single Family Dwelling     | 1     |
| Secured               | 117-180-090 | 336 F ST                 | 059-015 | 946,763               | Single Family Dwelling     | 1     |
| Secured               | 117-180-100 | 338 F ST                 | 059-015 | 977,996               | Single Family Dwelling     | 1     |
| Secured               | 117-180-110 | 340 F ST                 | 059-015 | 865,791               | Single Family Dwelling     | 1     |

| Secured/<br>Unsecured | APN         | Address                  | TRA     | Net Assessed<br>Value | Land Use<br>Classification | Units     |
|-----------------------|-------------|--------------------------|---------|-----------------------|----------------------------|-----------|
| Secured               | 117-180-120 | 342 F ST                 | 059-015 | 927,299               | Single Family Dwelling     | 1         |
| Secured               | 117-180-130 | 344 F ST                 | 059-015 | 922,658               | Single Family Dwelling     | 1         |
| Secured               | 117-180-140 | 346 F ST                 | 059-015 | 864,630               | Single Family Dwelling     | 1         |
| Secured               | 117-180-150 | 348 F ST                 | 059-015 | 989,400               | Single Family Dwelling     | 1         |
| Secured               | 117-180-160 | 350 F ST                 | 059-015 | 864,630               | Single Family Dwelling     | 1         |
| Secured               | 117-190-010 | 352 F ST                 | 059-015 | 794,994               | Single Family Dwelling     | 1         |
| Secured               | 117-190-020 | 354 F ST                 | 059-015 | 771,783               | Single Family Dwelling     | 1         |
| Secured               | 117-190-030 | 356 F ST                 | 059-015 | 1,071,604             | Single Family Dwelling     | 1         |
| Secured               | 117-190-040 | 358 F ST                 | 059-015 | 1,001,248             | Single Family Dwelling     | 1         |
| Secured               | 117-190-050 | 360 F ST                 | 059-015 | 909,062               | Single Family Dwelling     | 1         |
| Secured               | 117-190-060 | 362 F ST                 | 059-015 | 771,783               | Single Family Dwelling     | 1         |
| Secured               | 117-190-070 | 364 F ST                 | 059-015 | 794,994               | Single Family Dwelling     | 1         |
| Secured               | 117-190-080 | 318 F ST                 | 059-015 | 794,994               | Single Family Dwelling     | 1         |
| Secured               | 117-190-090 | 320 F ST                 | 059-015 | 907,800               | Single Family Dwelling     | 1         |
| Secured               | 117-190-100 | 322 F ST                 | 059-015 | 771,783               | Single Family Dwelling     | 1         |
| Secured               | 117-190-110 | 324 F ST                 | 059-015 | 1,018,023             | Single Family Dwelling     | 1         |
| Secured               | 117-190-120 | 326 F ST                 | 059-015 | 771,783               | Single Family Dwelling     | 1         |
| Secured               | 117-190-130 | 328 F ST                 | 059-015 | 771,783               | Single Family Dwelling     | 1         |
| Secured               | 117-190-140 | 330 F ST                 | 059-015 | 771,783               | Single Family Dwelling     | 1         |
| Secured               | 117-190-150 | 332 F ST                 | 059-015 | 771,783               | Single Family Dwelling     | 1         |
| Secured               | 117-190-160 | 334 F ST                 | 059-015 | 794,994               | Single Family Dwelling     | 1         |
| Unsecured             | 006-164-010 | 2398 JUNIPERO SERRA BLVD | 005-001 | 19,376                | Commercial                 | 0         |
| Unsecured             | 006-164-010 | 2350 JUNIPERO SERRA BLVD | 005-001 | 13,805                | Commercial                 | 0         |
| Unsecured             | 006-164-010 | 2398 JUNIPERO SERRA BLVD | 005-001 | 182,413               | Commercial                 | 0         |
| Unsecured             | 006-164-010 | 2350 JUNIPERO SERRA BLVD | 005-001 | 4,400                 | Commercial                 | 0         |
| Unsecured             | 006-165-010 | 2396 JUNIPERO SERRA BLVD | 005-001 | 1,861,818             | Commercial                 | 0         |
| Unsecured             | 006-165-010 | 2386 JUNIPERO SERRA BLVD | 005-001 | 95,390                | Commercial                 | 0         |
| Unsecured             | 006-165-010 | 2390 JUNIPERO SERRA BLVD | 005-001 | 44,239                | Commercial                 | 0         |
| Unsecured             | 006-196-190 | 211 87TH ST              | 005-009 | 25,054                | Commercial                 | 0         |
| Unsecured             | 117-180-120 | 398 F ST                 | 059-015 | 6,534                 | Single Family Dwelling     | 1         |
| Unsecured             | 117-190-160 | 334 F ST                 | 059-015 | 30,135                | Single Family Dwelling     | 1         |
| <b>TOTALS</b>         |             |                          |         | <b>\$53,238,060</b>   |                            | <b>75</b> |