Agenda

City Council Regular Meeting

Folsom City Hall | City Council Chambers, First Floor

50 Natoma Street, Folsom, CA 95630

May 12, 2026, 6:30 PM

Welcome to Your City Council Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

Participation

If you would like to provide comments to the City Council, please:

- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it's your turn, the City Clerk will call your name and invite you to the podium.
- Speakers generally have three minutes, unless the presiding officer (usually the mayor) changes that time.

Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

How to Watch

The City of Folsom provides three ways to watch a City Council meeting:

In Person	Online	On TV
		
City Council meetings take place at City Hall, 50 Natoma Street	Watch the livestream and replay past meetings on the city website, www.folsom.ca.us	Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

More information about City Council meetings is available at the end of this agenda

City Council Regular Meeting
Folsom City Hall | City Council Chambers, First Floor
50 Natoma Street, Folsom, CA 95630
www.folsom.ca.us

Tuesday, May 12, 2026 6:30 PM

Justin Raithel, Mayor

Sarah Aquino, Councilmember | *Barbara Leary, Councilmember*
Mike Kozlowski, Councilmember | *Anna Rohrbough, Vice Mayor*

AGENDA

CALL TO ORDER

ROLL CALL: Councilmembers: Aquino, Kozlowski, Leary, Rohrbough, Raithel

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council meeting.

PLEDGE OF ALLEGIANCE

AGENDA UPDATE

BUSINESS FROM THE FLOOR:

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are generally limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

SCHEDULED PRESENTATIONS:

1. Proclamation of the Mayor of the City of Folsom Proclaiming May 17-23, 2026 as National Public Works Week, May 20, 2026 as City Works Day, and Recognizing Public Works as Emergency Responders
2. Annual Presentation by the Sacramento-Yolo Mosquito and Vector Control District regarding Regional Mosquito and Vector Management Efforts

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Councilmembers may pull an item for discussion.

3. Resolution No. 11595 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with R.E.Y. Engineers Inc. in the Amount of $346,986 for the Folsom-Placerville Rail Trail Project, Project No. PK1604, from State Active Transportation Program Grant Funds in the Amount of $200,000 and Transportation Demand Act (Fund 248) in the Amount of $146,986, and Appropriation of Funds in the Amount of $176,986 from Fund 248

4. Resolution No. 11606 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 23-009) with Domenichelli & Associates, Inc. for Design and Engineering Services During Construction for the Water System Rehabilitation Project No. 3 (Project WA2301) for $14,387 from the Water Operating Fund (Fund 520) and Appropriation of Funds in the Amount of $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235) [Water Treatment Plant, Faucet Court, Deerwood Way, Folsom-Auburn Road, Oak Avenue Parkway, Price Way, Wales Drive, School Street, Pine Brook Drive, Overbrook Drive, Southwood Drive, Southcreek Circle]

5. Resolution No. 11607 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 25-016) with HF&H Consultants, LLC for $36,500 for the Water and Wastewater Rate Studies with $25,000 from the Water Operating Fund (Fund 520) and $11,500 from the Sewer Operating Fund (Fund 530)

6. Resolution No. 11610 - A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Emblem Empire Ranch Apartments Project and Determination that No Further CEQA Review is Required

OLD BUSINESS:

7. Resolution No. 11609 – A Resolution of the City Council of the City of Folsom Declaring Results of the Natoma Station Maintenance Assessment District No. 2025-2 Ballot Proceeding, Approving the Final Engineer's Report, Confirming the Diagram and Assessments, and Ordering the Levying of Assessments for the Maintenance and Servicing of Improvements Within Said District

NEW BUSINESS:

8. Resolution No. 11608 – A Resolution Authorizing the City Manager to Execute an Agreement with Michael Roberts Construction, Inc. for the Replacement of the Folsom Public Library Low-Slope Roof for a Cost Not To Exceed $948,044.71 (Fund 602)

9. Resolution No. 11611 - A Resolution Authorizing the City Manager to Execute an Agreement with Loewen Pump Maintenance for the Replacement of (1) Motor and Pump and Refurbishment of (1) Pump for the 50-meter Swimming Pool at the Steve Miklos Aquatics Center for a Cost Not-to-Exceed $88,392.70 (Fund 602)

PUBLIC HEARING:

10. Resolution No. 11613 - A Resolution Receiving the 2026 Ad Hoc Charter Review Committee Report to City Council with Recommended Amendments and Dissolving the Committee and Direction to Staff Regarding Preparation of Potential Ballot Measure(s) Amending the City Charter and/or the Folsom Municipal Code for the 2026 General Municipal Election

CITY MANAGER REPORTS

COUNCIL COMMENTS

ADJOURNMENT

NOTICE: Members of the public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.

NOTICE REGARDING CHALLENGES TO DECISIONS: Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.

PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.

This meeting of the City Council is recorded with closed captioning. The recording will be cablecast on Metro Cable Channel 14, the local government affairs channel on the Comcast and DirecTV U-Verse cable system, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The recording will also be video streamed at metro14live.saccounty.gov.The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website www.folsom.ca.us.

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.

PROCLAMATION
OF THE MAYOR OF THE CITY OF FOLSOM
PROCLAIMING MAY 17 – 23, 2026 AS NATIONAL PUBLIC WORKS WEEK, MAY 20, 2026 AS CITY WORKS DAY, AND RECOGNIZING PUBLIC WORKS AS EMERGENCY RESPONDERS

WHEREAS, Public Works professionals focus on facilities, infrastructure, and services that are of vital importance to sustainable and resilient communities, and to the public health, high quality of life, and well-being of the people of the State of California and the residents of the City of Folsom; and

WHEREAS, Public Works professionals play a vital role in disasters and other emergencies and are often considered the "silent arm of public safety," working diligently, often without fanfare, to support emergency response partners regardless of the hazard. Public Works maintenance and operations staff are among the most visible and essential elements during the response and recovery phases of disasters. They assist with rescue, evacuation, flood control, and sheltering; provide temporary traffic control and perimeter security; transport critical supplies and equipment; and restore damaged infrastructure, making their broad capabilities a critical component in nearly every type of disaster or emergency; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week, sponsored by the American Public Works Association, with the theme, "Service Powered by Community," reflecting the strong connection between Public Works teams and the residents they serve, as well as the collaborative, interdependent partnership shared with Police, Fire, and other emergency service partners; and

WHEREAS, City Works Day, taking place on May 20, 2026, at City Lions Park, invites residents of all ages to engage with and learn about the interconnected Public Works services that support daily life in Folsom and to meet the professionals who work collaboratively to protect and serve the community:

NOW, THEREFORE, I, JUSTIN RAITHEL Mayor of the City of Folsom on behalf of the Folsom City Council, do hereby proclaim the week of May 17–23, 2026, as National Public Works Week and May 20, 2026 as City Works Day in the City of Folsom, encouraging all residents to participate in educational activities and events honoring the indispensable contributions of Public Works professionals and their collaboration as emergency responders alongside and in support of Police and Fire in safeguarding public health, safety, and quality of life.

PROCLAIMED this 12th day of May 2026.

_____

Justin Raithel, MAYOR

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Annual Presentation by the Sacramento-Yolo Mosquito and Vector Control District regarding Regional Mosquito and Vector Management Efforts
FROM:	City Clerk's Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council receive an update from Sacramento-Yolo Mosquito and Vector Control District representatives regarding their ongoing work to manage issues and challenges related to mosquito control. No formal action is requested of the Council.

BACKGROUND

The Sacramento-Yolo Mosquito and Vector Control District was established in 1946 following the passage of California's "Mosquito Abatement Act," which allowed for the formation of districts to protect public health from mosquito-borne diseases and serious pest nuisances. The District is governed by a Board of Trustees, with each trustee appointed by a city council or county board of supervisors within the District's boundaries. The City of Folsom's representative on the Board is Craig Burnett, who has served in this capacity since 1978.

The District provides year-round mosquito and vector control services across over 2,000 square miles of urban, commercial, and agricultural land in Sacramento and Yolo counties. It is divided into 26 zones, each managed by state-certified technicians responsible for surveillance, monitoring, and treatment activities.

The District's mission is to provide safe, effective, and economical mosquito and vector control for Sacramento and Yolo counties. This is achieved through continuous surveillance to monitor disease threats and reduce nuisance levels, as well as active collaboration with

residents, property owners, agencies, and community groups. The primary goal is to protect public health from vector-borne illnesses such as West Nile virus, Western Equine Encephalitis, canine heartworm, and malaria.

Each year, representatives from the District provide an annual update to the City Council to share information on current programs, challenges, and activities related to mosquito abatement and public health.

Submitted,

Christa Freemantle, CMC
City Clerk

Folsom City Council
Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11595 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with R.E.Y. Engineers Inc. in the Amount of $346,986 for the Folsom-Placerville Rail Trail Project, Project No. PK1604, from State Active Transportation Program Grant Funds in the Amount of $200,000 and Transportation Demand Act (Fund 248) in the Amount of $146,986, and Appropriation of Funds in the Amount of $176,986 from Fund 248
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11595 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with R.E.Y. Engineers Inc. in the Amount of $346,986 for the Folsom-Placerville Rail Trail Project, Project No. PK1604, from State Active Transportation Program Grant Funds in the Amount of $200,000 and Transportation Demand Act (Fund 248) in the Amount of $146,986, and Appropriation of Funds in the Amount of $176,986 from Fund 248.

BACKGROUND / ISSUE

The proposed project would provide Class I Trail improvements for bicycles and pedestrians for approximately 1.25 miles, from Humbug-Willow Creek Trail, which is between Creekside Drive and Oak Avenue Parkway on the west, to Iron Point Road on the east. Most of the proposed project would parallel East Bidwell Street along the Southern Pacific Placerville Branch right-of-way and would be within the existing Sacramento-Placerville Transportation Corridor (SPTC) Joint Powers Authority (JPA).

In June 2015, Parks & Recreation Department staff prepared and submitted a grant application to the Regional Active Transportation Funding Program in the amount of $1,048,036 with a local match of $136,000 to provide funding for the design and construction of the Folsom Placerville

Rail Trail. On December 3, 2015, the Sacramento Area Council of Governments (SACOG) Board approved the full amount of the City's requested grant funding through the Congestion Mitigation and Air Quality (CMAQ) grant. At the March 8, 2016, City Council meeting, the Folsom City Council approved the grant award acceptance for the Folsom-Placerville Rail Trail Project.

In March 2017, the City Council awarded a consultant contract to Kimley-Horn & Associates, Inc. to prepare the environmental analysis (NEPA/CEQA) and design/engineering plans (up to 30% complete) for the Folsom-Placerville Rail Trail project. The total contract amount invoiced by Kimley-Horn and Associates for 30% design and environmental clearance was $383,282.74.

As preliminary design and environmental clearance efforts progressed, staff continued seeking additional funding to fully fund both the final design and construction phases. In March 2023, SACOG awarded the City an additional $1,700,000 of ATP funding for final design and construction. The required local match for this grant is $300,000, or 15% of the total grant funding award.

The total grant funding received for the project to date is as follows:

Source	Design	Construction	Total
CMAQ	$88,530	$959,506	$1,048,036
Local Match	$11,470	$124,530	$136,000
State ATP	$200,000	$1,500,000	$1,700,000
Local Match	$35,000	$265,000	$300,000
Total	**$335,000**	**$2,849,036**	**$3,184,036**

Since the grant awards, the project has progressed through the required environmental clearance and preliminary design phase in coordination with Caltrans Local Assistance and the Sacramento Area Council of Governments (SACOG). The Program Supplement Agreement (PSA) with Caltrans for the Project Approval and Environmental Document (PA&ED) phase of the project was adopted by the City Council in 2017. The PA&ED phase was completed in January 2026, with Caltrans accepting the National Environmental Policy Act (NEPA) Categorical Exclusion at the January California Transportation Commission (CTC) meeting. The Program Supplement Agreement (PSA) with Caltrans for the Plans, Specifications, and Estimates (PSE) phase of the project was adopted by the City Council on April 14, 2026.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction agreements with a value of $77,426 or greater shall be competitively bid and awarded by the City Council.

In accordance with California Government Code Section 4526, the selection by a state or local agency of professional services from private architectural, landscape architectural, engineering, environmental, land surveying, or construction project management firms shall be based on

demonstrated competence and the professional qualifications necessary for the satisfactory performance of the required services.

ANALYSIS

On March 24, 2026, staff received two proposals in response to the RFP issued on February 24, 2026. A review panel consisting of city staff from the Public Works and Parks & Recreation departments separately evaluated and scored the proposals based on criteria including relevant experience, qualifications of the proposed team, understanding of the project scope, and approach to the work. The methods of analysis are consistent with the requirements of Chapter 10 of the Caltrans Local Assistance Project Manual for consultant selection and comply with a qualification-based selection process as required by California Government Code Section 4526. The results of the independent scoring are summarized below:

Firm Name	Total Average Score
R.E.Y. Engineers Inc.	85.6
Kimley-Horn and Associates	69.3

Following the proposal reviews, R.E.Y. Engineers Inc. was unanimously selected as the highest-ranked firm from the selection panel. Their proposal demonstrated a superior understanding of the project constraints and remaining design challenges, and their proposed design team included more substantial depth. Though Kimley Horn provided the preliminary 30% engineering design, given the time that has passed, there was no apparent continuity from the original design team to the proposed staffing plan, so the potential efficiency of continuity did not appear relevant. As a result, the staff recommends awarding the contract to R.E.Y. Engineers, Inc.

In accordance with California Public Contract Code § 4526, which mandates a qualifications-based selection process for professional services such as engineering and construction management, the City is prohibited from opening or considering sealed cost proposals during the evaluation phase, except for the firm ranked highest based on qualifications. Only after R.E.Y. Engineers Inc. was identified as the top-ranked proposer was cost considered during contract negotiations.

The contract with R.E.Y. Engineers, Inc., would be authorized in the amount of $346,986. The current project budget is summarized as follows:

Design Costs	Costs
PA/ED Phase – Kimley Horn and Associates	$383,282.74
Final Design Phase – R.E.Y. Engineers Inc.	$346,986.00
Staff Time (Design)	$ 30,000.00
Design Total:	$760,268.74

Construction Costs (Estimated)	Costs
Construction contract	$2,235,000
Contingency (15%)	$ 335,000
Construction Management and Construction Engineering (15%)	$ 335,000

Staff Time (Construction)	$ 50,000
Construction Total:	$2,955,000

Staff is estimating construction costs, and this will come back to the City Council for approval at a later date once design services are complete.

Staff will use the City's standard agreement in a form acceptable to the City Attorney.

FINANCIAL IMPACT

If approved, the contract with R.E.Y. Engineers, Inc. would be for an amount not to exceed $346,986. The Folsom-Placerville Rail Trail Project (PK1604) is included in the FY2025-26 Capital Improvement Plan with a total project budget of $3,305,438; however, an appropriation is required to fund the final design contract and staff time associated with the project in excess of the $200,000 grant amount. Staff requests an appropriation of $176,986 ($146,986 for the agreement and $30,000 for staff time) from the Transportation Demand Act (Fund 248) for an updated total project budget of $3,482,424. Sufficient funds are available in the Transportation Demand Act Fund (Fund 248) to support the proposed appropriation.

ENVIRONMENTAL REVIEW

Part of this project's previous scope of services with the Kimley-Horn contract included performing both a California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental review, which would provide environmental clearance for the project's final design and construction. The project's CEQA Initial Study/Mitigated Negative Declaration was approved by the City Council on February 13, 2024. Caltrans approved the project's NEPA Categorical Exclusion on December 4, 2025.

ATTACHMENT

1. Resolution No. 11595 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with R.E.Y. Engineers Inc. in the Amount of $346,986 for the Folsom-Placerville Rail Trail Project, Project No. PK1604, from State Active Transportation Program Grant Funds in the Amount of $200,000 and Transportation Demand Act (Fund 248) in the Amount of $146,986, and Appropriation of Funds in the Amount of $176,986 from Fund 248

Submitted,

Kelly Gonzalez, Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11595

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN AND ENGINEERING CONSULTANT SERVICES AGREEMENT WITH R.E.Y. ENGINEERS INC. IN THE AMOUNT OF $346,986 FOR THE FOLSOM-PLACERVILLE RAIL TRAIL PROJECT, PROJECT NO. PK1604, FROM STATE ACTIVE TRANSPORTATION PROGRAM GRANT FUNDS IN THE AMOUNT OF $200,000 AND TRANSPORTATION DEMAND ACT (FUND 248) IN THE AMOUNT OF $146,986, AND APPROPRIATION OF FUNDS IN THE AMOUNT OF $176,986 FROM FUND 248

WHEREAS, the City desires to design a separated pedestrian and bicycle trail parallel to East Bidwell Street within the existing Sacramento-Placerville Transportation Corridor (SPTC) Joint Powers Authority (JPA); and

WHEREAS, on February 24, 2026, Parks and Recreation staff prepared and released a Request for Proposal (RFP) for engineering and design services for the Folsom-Placerville Rail Trail Project; and

WHEREAS, on March 24, 2026, staff received two qualified proposals; and

WHEREAS, on April 14th, 2026, City Council adopted Resolution No. 11588 authorizing the City Manager to execute a Program Supplement Agreement (PSA) with Caltrans for the Folsom-Placerville Rail Trail Project Plans, Specifications, and Estimates (PS&E) phase grant funds; and

WHEREAS, following evaluation and ranking of the proposals, R.E.Y. Engineers, Inc. was selected based on their project understanding, qualifications, approach to the scope of work, and extensive experience with similar projects in the past; and

WHEREAS, staff reviewed and negotiated the scope of work and fee proposal with R.E.Y. Engineers, Inc., and both sides have agreed to complete the work for a not-to-exceed amount of $346,986; and

WHEREAS, staff costs for management and delivery of the project are estimated to be $30,000; and

WHEREAS, an appropriation of $176,986 from the Transportation Demand Act Fund (Fund 248) to the Folsom-Placerville Rail Trail Project, Project No. PK1604, will be required to cover the cost of the contract and staff time; and

WHEREAS, the Design and Consulting Services Agreement will be in a form acceptable to the City Attorney.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby authorizes the City Manager to execute a design and engineering consultant services

agreement with R.E.Y. Engineers, Inc. in the amount of $346,986 for the Folsom-Placerville Rail Trail Project, Project No. PK1604: and

BE IT FURTHER RESOLVED, the Finance Director is authorized to appropriate $176,986 in the Transportation Demand Act Fund (Fund 248) to the Folsom-Placerville Rail Trail Project, Project No. PK1604.

PASSED AND ADOPTED this 12th day of May 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Justin Rathel, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11606 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 23-009) with Domenichelli & Associates, Inc. for Design and Engineering Services During Construction for the Water System Rehabilitation Project No. 3 (Project WA2301) for $14,387 from the Water Operating Fund (Fund 520) and Appropriation of Funds in the Amount of $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235) [Water Treatment Plant, Faucet Court, Deerwood Way, Folsom-Auburn Road, Oak Avenue Parkway, Price Way, Wales Drive, School Street, Pine Brook Drive, Overbrook Drive, Southwood Drive, Southcreek Circle]
FROM:	Utilities Department

RECOMMENDATION / CITY COUNCIL ACTION

The Utilities Department recommends the City Council pass and adopt Resolution No. 11606 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 23-009) with Domenichelli & Associates, Inc. for Design and Engineering Services During Construction for the Water System Rehabilitation Project No. 3 (Project WA2301) for $14,387 from the Water Operating Fund (Fund 520) and Appropriation of Funds in the Amount of $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235) [Water Treatment Plant, Faucet Court, Deerwood Way, Folsom-Auburn Road, Oak Avenue Parkway, Price Way, Wales Drive, School Street, Pine Brook Drive, Overbrook Drive, Southwood Drive, Southcreek Circle].

BACKGROUND / ISSUE

The Utilities Department identifies water infrastructure rehabilitation and replacement projects through water master plans, ongoing water condition assessment programs, and regulatory

changes. Through these efforts, portions of the water system have been identified as needing rehabilitation or replacement in order to improve the water distribution system reliability.

The Water System Rehabilitation Project No. 3 involves improvements and repairs to the City's water distribution system in multiple areas including the Water Treatment Plant (WTP) High Service Pump Station (HSPS) building and below grade piping to Fausset Court, replacement of the existing water main on Price Way between School Street and Wales Drive that has reached the end of its serviceable life and transferring all existing water services to the new main, installing a new segment of water main on Folsom Boulevard and Oak Avenue Parkway to create a looped water system, and installing new water meters and backflow devices to the existing, non-metered and non-conforming water connections to the Pinebrook Village.

In January 2023, the City Council approved Resolution No. 10970 authorizing the City Manager to execute an agreement with Domenichelli & Associates, Inc. (D&A) for design and engineering services during construction for the Water System Rehabilitation Project No. 3. In May 2025, amendment No. 1 to the agreement was approved through Resolution No. 11391. The additional work to be performed within Amendment No. 2 is primarily due to added pavement restoration requested by the Public Works Department, as well as capturing some added water design-related services near the end of D&A's design phase after Amendment No. 1.

The Utilities Department recommends the City Council pass and adopt Resolution No. 11606 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 23-009) with Domenichelli & Associates, Inc. for Design and Engineering Services During Construction for the Water System Rehabilitation Project No. 3 (Project WA2301) for $14,387 from the Water Operating Fund (Fund 520) and Appropriation of Funds in the Amount of $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235) [Water Treatment Plant, Faucet Court, Deerwood Way, Folsom-Auburn Road, Oak Avenue Parkway, Price Way, Wales Drive, School Street, Pine Brook Drive, Overbrook Drive, Southwood Drive, Southcreek Circle].

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of $77,426 or greater shall be awarded by City Council.

ANALYSIS

The additional work to be performed within Amendment No. 2 is due to added pavement restoration requested by Public Works, as well as capturing some added water design-related services near the end of D&A's design phase after Amendment No. 1. Additional engineering services recommended to be provided by D&A as part of the Water Project No. 3 project include the following:

- Additional details during final design for modifications of the drainage ditch (bore and jack) crossing at the Water Treatment Plant.

- Modifications to the Pinebrook pipe and meter sheets to use a compact backflow assembly (2 locations) and additional effort required for landscape restoration.
- Expanded pavement restoration limits requested by the Public Works Department required the following additional design revisions:
    - Update pavement quantities.
    - Revisions to the design plan sheets to show the new extents of pavement replacement.
    - Revise Technical Specifications and Details to assure adherence to Caltrans pavement standards.
    - Revise the Engineer's Estimate, Bid Form, and the bid description items under Measurement and Payment.
- Expanded Pavement Restoration limits requested by the Public Works Department required the following additional construction administration revisions:
    - Pavement revisions during construction (2 sheets).
    - Review of additional pavement related submittals (2).
    - Answer additional pavement related RFI's (4).
    - Additional meeting related to paving (2).
    - Additional site visits related to paving (2).

Amendment No. 2 will allow D&A to provide additional Design and Engineering Services during construction of the Water System Rehabilitation Project No. 3 (Project WA2301) for $14,387 from the Water Operating Fund (Fund 520) and appropriation of funds in the amount of $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235) [Water Treatment Plant, Faucet Court, Deerwood Way, Folsom-Auburn Road, Oak Avenue Parkway, Price Way, Wales Drive, School Street, Pine Brook Drive, Overbrook Drive, Southwood Drive, Southcreek Circle].

FINANCIAL IMPACT

The City Council approved Resolution No. 10970 at the January 10, 2023, City Council meeting authorizing the City Manager to execute an agreement with Domenichelli & Associates, Inc. for Design and Engineering Services During Construction for the Water System Rehabilitation Project No. 3 (Project WA2301) for a total amount not to exceed $226,960. On May 27, 2025, City Council approved Resolution No. 11391 authorizing execution of Amendment No. 1 to the agreement in the amount of $130,744 for a new contract not to exceed amount of $357,704.

The Water System Rehabilitation Project No. 3 is included in the Capital Improvement Plan with a Fiscal Year 2025-26 project budget of $1,949,000 in the Water Operating Fund (Fund 520).

The Utilities Department recommends that the City Manager executes Amendment No. 2 to the agreement (Contract No. 173-21 23-009) (Project WA2301) with Domenichelli & Associates, Inc. for additional Design and Engineering Services during construction in the amount of $14,387 from the Water Operating Fund (Fund 520) and an appropriation of funds in the amount of $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235) for a total amount of $29,108 for a new not-to-exceed contract total of $386,812.

If approved, the appropriation of $14,721 in the Road Maintenance & Rehabilitation Fund (Fund 235) would increase the total budget for Water System Rehabilitation Project No. 3 from $1,949,000 to $1,963,721. The revised project budget would consist of $1,949,000 from the Water Operating Fund (Fund 520) and $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235). Sufficient funds are budgeted and available in the Water Operating Fund (Fund 520) to cover the cost of the amendment. Additionally, sufficient funds are available in the Road Maintenance & Rehabilitation Fund (Fund 235) to cover both the cost of the amendment and the required appropriation.

ENVIRONMENTAL REVIEW

This project is replacement and/or improvement of existing infrastructure with negligible or no expansion of use and therefore is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and/or 15304 (Minor Alterations to Land).

ATTACHMENTS

1. Resolution No. 11606 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 23-009) with Domenichelli & Associates, Inc. for Design and Engineering Services During Construction for the Water System Rehabilitation Project No. 3 (Project WA2301) for $14,387 from the Water Operating Fund (Fund 520) and Appropriation of Funds in the Amount of $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235) [Water Treatment Plant, Faucet Court, Deerwood Way, Folsom-Auburn Road, Oak Avenue Parkway, Price Way, Wales Drive, School Street, Pine Brook Drive, Overbrook Drive, Southwood Drive, Southcreek Circle]

2. Scope of Work for Amendment No. 2 to the Agreement (Contract No. 173-21 23-009) with Domenichelli & Associates, Inc.

3. Project Map for the Water System Rehabilitation Project No. 3 (Project WA2301)

Submitted,

Marcus Yasutake, Director
UTILITIES DEPARTMENT

Attachment 1

RESOLUTION NO. 11606

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 2 TO THE AGREEMENT (CONTRACT NO. 173-21 23-009) WITH DOMENICHELLI & ASSOCIATES, INC. FOR DESIGN AND ENGINEERING SERVICES DURING CONSTRUCTION FOR THE WATER SYSTEM REHABILITATION PROJECT NO. 3 (PROJECT WA2301) FOR $14,387 FROM THE WATER OPERATING FUND (FUND 520) AND APPROPRIATION OF FUNDS IN THE AMOUNT OF $14,721 FROM THE ROAD MAINTENANCE & REHABILITATION FUND (FUND 235) [WATER TREATMENT PLANT, FACUET COURT, DEERWOOD WAY, FOLSOM-AUBURN ROAD, OAK AVENUE PARKWAY, PRICE WAY, WALES DRIVE, SCHOOL STREET, PINE BROOK DRIVE, OVERBROOK DRIVE, SOUTHWOOD DIRVE, SOUTHCREEK CIRCLE]

WHEREAS, the City has identified this project as a priority to maintain integrity and operation of the water distribution system; and

WHEREAS, the rehabilitation work identified to enhance the City's water distribution system includes rehabilitating or relocating existing water distribution pipelines in multiple locations within the city, improvements to the existing Water Treatment Plant High Service Pump Station building, and installing new meters and backflow devices at Pinebrook Village to bring existing, nonconforming water connections up to standards; and

WHEREAS, Domenichelli & Associates, Inc. by reason of their experience and abilities for performing these types of services, are qualified to perform the required consulting services for the project; and

WHEREAS, the Water System Rehabilitation Project No. 3 (Project WA2301) was included in the FY 2025-26 Capital Improvement Plan with a project budget of $1,949,000 in the Water Operating Fund (Fund 520); and

WHEREAS, sufficient funds are budgeted and available in the Water System Rehabilitation Project No. 3 (WA2301) project budget to accommodate the $14,387 additional water related costs of the amendment; and

WHEREAS, funds in the amount of $14,721 are available in the Road Maintenance & Rehabilitation Fund (Fund 235) for the additional pavement restoration identified by Public Works staff and will require an appropriation to the project; and

WHEREAS, the appropriation of $14,721 in the Road Maintenance & Rehabilitation Fund (Fund 235) would increase the total budget for Water System Rehabilitation Project No. 3 from $1,949,000 to $1,963,721. The revised project budget would consist of $1,949,000 from the Water Operating Fund (Fund 520) and $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235); and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom

authorizes the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 23-009) with Domenichelli & Associates, Inc. for Design and Engineering Services During Construction for the Water System Rehabilitation Project No. 3 (Project WA2301) for $14,387 from the Water Operating Fund (Fund 520) and appropriation of funds in the amount of $14,721 from the Road Maintenance & Rehabilitation Fund (Fund 235) [Water Treatment Plant, Faucet Court, Deerwood Way, Folsom-Auburn Road, Oak Avenue Parkway, Price Way, Wales Drive, School Street, Pine Brook Drive, Overbrook Drive, Southwood Drive, Southcreek Circle]; and

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate $14,721 to the Water System Rehabilitation Project No. 3 (Project WA2301) in the Road Maintenance & Rehabilitation Fund (Fund 235).

PASSED AND ADOPTED this 12th day of May, 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Justin Raithel, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

City of Folsom
Environmental & Water Resources
50 Natoma Street
Folsom, CA 95630
Attn: Nathan Stites

March 24, 2026

Subject: Contract Amendment #2 - City of Folsom Water System Rehabilitation Project No. 3

Dear Nathan,

This letter represents our request for an amendment to our original Contract dated February 28, 2023. This amendment is primarily due to added pavement restoration requested by Public Works, as well as capturing some added design services near the end of our design phase after Amendment #1. The added pavement restoration requested increases the design effort as well as the services during construction. This amendment requests $29,108 to complete the additional tasks and will bring our total contract amount from $344,871 (which includes Amendment #1) to $373,979.

The scope of work for this amendment includes:

2026 Rate Increase to Previously Proposed Amendment 1

- The bid date of the project has been significantly delayed from the anticipated start date and our standard rates have increased in that time. We would like to update our rates for the construction services included in our previous Amendment 1 proposal. This results in an increase of $2,388. This will allow the rates for the project to be the same for all tasks and will greatly simplify bookkeeping and invoicing tasks.

Task 1. Initial Design Added Services (Utilities Cost)

- Added details during final design for modifications of the drainage ditch (bore & jack) crossing.
- Modifications to the Pinebrook pipe and meter sheets to use a different (compact) backflow assembly (2 locations) and to remove and replant trees.

Both of these items occurred after Amendment #1

Task 2. Paving Design Revisions (Shared Cost)

The cost split between Public Works and Utilities has been determined to be the following based upon the difference between the original pavement design quantities and the revised quantities incorporating Public Works requested changes:

  - Public Works: 66.67% of pavement costs
  - Utilities: 33.33% of pavement costs

5180 Golden Foothill Parkway, Suite 220 El Dorado 762 (916) 933-1997

Work items included under Task 2 include:

- Update pavement quantities and provide a spreadsheet breakdown of pavement quantities to be split between the City Public Works department and the City Utilities Department for the purpose of funding the project.
- Revise the Design Plan sheets to show the new extents of pavement replacement as provided by the City.
- Revise Technical Specifications and Details to assure adherence to Caltrans pavement standards.
- Revise the Engineer's Estimate, Bid Form, and the bid description items under Measurement and Payment.

The fees for the above services will be split as described previously (66.67% Public Works & 33.33% Utilities) and are listed on the fee schedule as:

Task 2.1 Utilities Dept. Costs and,
Task 2.2 Public Works Costs

Task 3 Construction Services Revisions (Public Works Costs)

In addition to the design work listed above, we anticipate the possibility of added tasks during construction for the Public Works added pavement and propose the following added scope.

- Pavement Revisions During Construction (2 Sheets)
- Review of added submittals (2)
- Answer added RFIs (4)
- Added Meetings (2)
- Added Site Visits (2)

It is assumed the City will handle the construction contracting funding split internally based on the final percentages of revised asphalt areas, which are listed above in Task 2.1.

Attached is a fee estimate for these Amendment #2 efforts. We have also attached our 2026 rates that are used for this amendment. I look forward to hearing from you soon. Thank you for the opportunity to submit this amendment proposal for your consideration.

Sincerely,

Joseph Domenichelli, PE
President, Domenichelli & Associates Inc.

5180 Golden Foothill Parkway, Suite 220 El Dorado 762 (916) 933-1997

Fee Estimate

City of Folsom Water System Rehabilitation Project No. 3 Amendment #2 Estimate of Fees (3-24-26)	Rates & Hours QA/QC Joe D. $215	 PM1 Daryl H. $202	 PE1 Matt D. $170	 Staff Engineer 2 $133	 Total Fee
2026 Rate Increase to Previously Proposed Amendment #1 (Utilities Cost)					$ 2,388
					$ 2,388
Task 1. Initial Design Added Tasks (Utilities Cost)					
Revised Drainage Ditch Crossing	8			16	$ 3,848
Revised Penbrook Meter and Backflow Assemblies (2 locations)	12			24	$ 5,772
					$ 9,620
Task 2. Design Revisions (Shared Costs)					
2.1 Utilities Dept. Costs					
Pavement Design Revisions	3	2		10	$ 2,379
					$ 2,379
2.2 Public Works Costs					
Pavement Design Revisions	6	4		20	$ 4,758
					$ 4,758
Task 3. Construction Services Revisions (Public Works Costs)					
Pavement Revisions During Construction (2 Sheets)	2		4	16	$ 3,238
Submittals (2)		4			$ 808
RFIs (4)		4			$ 808
Meetings (2)		6	6		$ 2,232
Site Visits (2)	3	6	6		$ 2,877
					$ 9,963
				Amendment #2 Total	**$ 29,108**

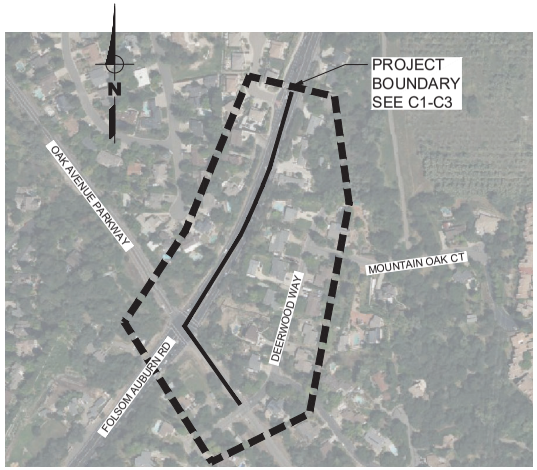
D&A 2026 Rates

Effective January 1, 2026

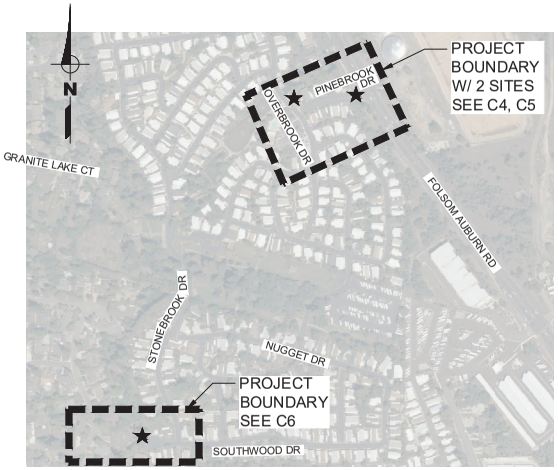
Job Title	2026 Rate ($/hr)
Project Principal 1 – QA/QC	$215
Project Principal 2	$210
Project Manager 1	$202
Project Manager 2	$195
Senior Engineer 1	$187
Senior Engineer 2	$177
Project Engineer 1	$170
Project Engineer 2	$152
Staff Engineer 1	$144
Staff Engineer 2	$133
Senior CAD Drafter	$132
CAD Drafter 1 / Intern	$113

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Attachment 3

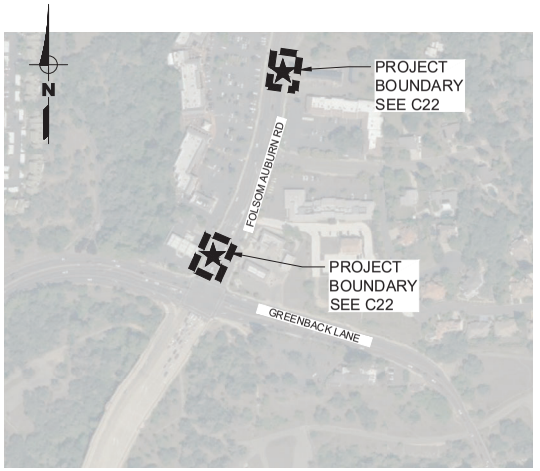


DEERWOOD WAY AND OAK AVENUE
LOCATION #1
NTS

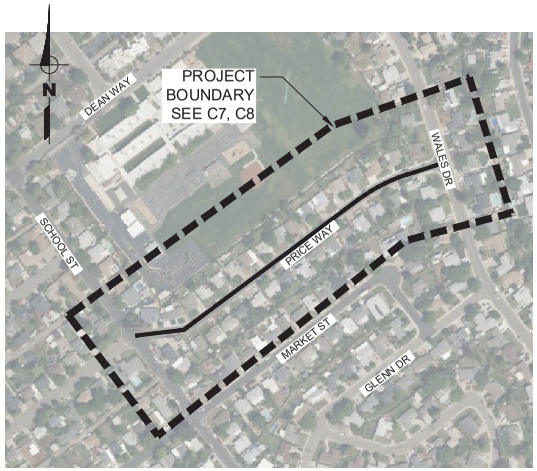


PINEBROOK VILLAGE
LOCATION #2
NTS

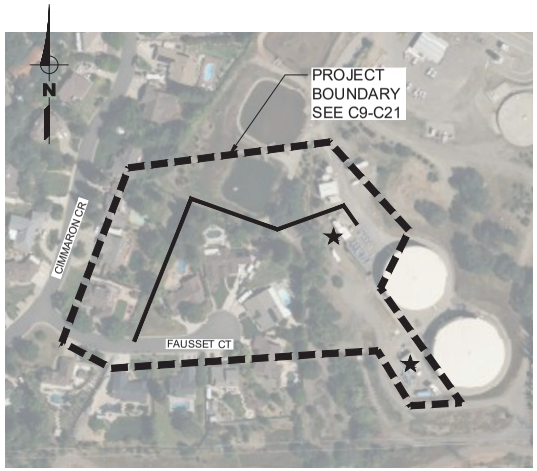
BENCHMARKS	
SITE	SURVEY INFORMATION
DEERWOOD WAY & OAKS AVE WATER MAIN	BASIS OF BEARINGS OF THESE POINTS IS NAD83 CALIFORNIA ZONE 2 COORDINATES BASED ON THE LINE BETWEEN NGS MONUMINET "DK2881" AND "DH6481" CALCULATED AS SOUTH 28°46'45" EAST VERTICAL BENCHMARK: CITY OF FOLSOM BENCHMARK No. 52, SET BRESS DISK STAMPED CITY OF FOLSOM B.M. 52 AT BASE OF SIGNAL POLE CENTER OF THE SOUTHERLY CURB RETURN INTERSECTION OF FOLSOM-AUBURN ROAD AND OAK AVENUE PARKWAY. ELEVATION 269.68 (NAVD 29)
PINEBROOK VILLAGE WATER SYSTEM	THE BASIS OF BEARING OF THIS SURVEY IN NAD83 CALIFORNIA ZONE 2 CORRDINATE SYSTEM BASED ON THE LINE BETWEEN NGS MONUMENT "DK2881" AND "DH6481" CALCULATED AS SOUTH 28°46'45" EAST THE VERTICAL DATUM IS BASED ON FOLSOM VERTICAL BENCHMARK 54: FOUND BRASS DISK STAMPED CITY OF FOLSOM B.M. 54 AT THE BASE OF A SIGNAL POLE AT THE SOUTH END OF THE SOUTHWEST CURN RETURN AT THE INTERSECTION OF FOLSOM-AUBURN ROAD AND INWOOD DRIVE. ELEVATION 340.46 (NGVD29)
PRICE WAY WATER LINE REPLACEMENT	THE BASIS OF BEARINGS OF THIS SURVEY IS NAD83 CALIFORNIA ZONE 2 COORDINATE SYSTEM BASED ON THE LINE BETWEEN NGS MONUMENT "DK2881" AND "DH6481" CALCULATED AS SOUTH 28°46'45" EAST THE BOUNDARY LINES SHOWN HEREON ARE APPROXIMATION BASED ON THE EXISTING IMPROVEMENTS. NO SURVEY MONUMENTS WERE FOUND IN THE COURSE OF THIS SURVEY. THE VERTICAL DATUM IS BASED ON FOLSOM VERTICAL BENCHMARK31: FOUND BRASS DISK AT THE BACK OF A DRAIN INLET AT THE SOUTHERLY CURB RETURN AT THE INTERSECTION OF RILEY STREET AND LEMBI DRIVE. ELEVATION 289.79 (NGVD29)
WATER TREATMENT PLANT HSPS MODIFICATIONS	THE BASIS OF BEARINGS OF THIS SURVEY IS NAD83 CALIFORNIA ZONE 2 COORDINATES BASED ON THE LINE BETWEEN NGS MONUMENT "DK2881" AND "DH6481" CALCULATED AS SOUTH 28°46'45" EAST. THE VERTICAL DATUM IS BASED ON THE CITY OF FOLSOM BENCHMARK NO. 38. EL: 379.42:



FOLSOM-AUBURN PAVEMENT RESTORATION
LOCATION #5
NTS



PRICE WAY WATERLINE REPLACEMENT
LOCATION #3
NTS



WATER TREATMENT PLANT AND HSPS BUILDING
LOCATION #4
NTS

LEGEND

★ - SITE IMPROVEMENT

— - NEW PIPELINE

Page 30

Z:\FOL\FOL-017 WATER SYSTEM REHABILITATION PROJECT NO 3\01_BID SET DRAWING (WORKING)\FOL016-WSR - G SHEETS.DWG

DATE	DESCRIPTION

SCALE: NONE

WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

DESIGNED DWH
DRAWN EM
CHECKED JD
DATE OCTOBER, 2025

DOMENICHELLI & ASSOCIATES
5180 Golden Foothill Parkway, Suite 220
El Dorado Hills, CA 95762
Ph: (916) 933-1997

CITY OF FOLSOM
50 NATOMA STREET
FOLSOM, CALIFORNIA 95630
PHONE: (916)461-6162

WATER SYSTEM REHABILITATION PROJECT No.3

KEY SHEET AND BOUNDARY

SHEET 2

05/12/2026 Item No.4.

Folsom City Council
Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11607 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 25-016) with HF&H Consultants, LLC for $36,500 for the Water and Wastewater Rate Studies with $25,000 from the Water Operating Fund (Fund 520) and $11,500 from the Sewer Operating Fund (Fund 530)
FROM:	Utilities Department

RECOMMENDATION / CITY COUNCIL ACTION

The Utilities Department recommends the City Council pass and adopt Resolution No. 11607 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 25-016) with HF&H Consultants, LLC for $36,500 for the Water and Wastewater Rate Studies with $25,000 from the Water Operating Fund (Fund 520) and $11,500 from the Sewer Operating Fund (Fund 530).

BACKGROUND / ISSUE

On April 22, 2025 the Folsom City Council approved Resolution No. 11357 authorizing the City Manager to execute an agreement with HF&H Consultants, LLC for the Water and Wastewater Studies for $157,220. HF&H Consultants, LLC was selected through a Request for Proposal process based on project understanding, qualifications, deliverables, project team staffing, and project costs. The scope of work included the following:

- Review of past studies, surcharges and expenditures.
- Analysis and review of water use data across all customer classes between 2021-2024
- Develop projected expenditures and revenue requirements.
- Review, and update as necessary, the City's reserve fund policies.
- CIP review and recommendations for funding of CIPs.
- Review Department organizational structure, including associated staffing levels expenses.
- Complete the cost-of-service analysis.

- Develop a recommended rate design.
- Review the City's current Utility Assistance Program and update as necessary.
- Update the East Araea and Folsom Plan Area surcharges.
- Update the temporary/construction meter and fire service rates.
- Attend four Utility Commission meetings in-person.
- Attend one public meeting and workshop.
- Attend up to three City Council meetings and workshops.
- Development of website materials, including frequently asked questions and a bill calculator.
- Ensure compliance with Proposition 218 and Assembly Bill 2257.
- Prepare draft and final reports.

This resolution will authorize the City Manager to execute amendment no. 1 with HF&H Consultants, LLC, for the Water and Wastewater Rate Studies.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of $77,426 or greater shall be awarded by City Council.

ANALYSIS

During the development of the financial models, the City requested additional model runs to incorporate various rate scenarios based on options to modify capital improvement costs, staffing levels costs, and operational costs. Based on feedback from the Utility Commission, the City Council, and City staff, this amendment will provide for future refinements of the existing financial models to reflect the beginning cash flow balances at the beginning of Fiscal Year 2025-26, updates to the cost-of-service analysis, updates to the rate design to evaluate three options and the development of a rate model based on Utility Commission and City Council feedback, and attendance at up to additional City Council workshops.

In addition to the work above, additional time prior to Utility Commission and City Council meetings was needed to develop, review, and modify the presentations. HF&H also evaluated two additional rate structures that are different than the City's current rate structure. This included one customer class with a tiered rate structure and one customer class with a uniform rate applied to all customers. This work was not included in the original scope and fee and was requested by the City to show the differences in rate designs and impacts on different customer classes.

This resolution will authorize the City Manager to execute amendment no. 1 to the agreement with HF&H Consultants, LLC for the Water and Wastewater Rate Studies in the amount of $36,500 for a new not-to-exceed contract amount of $193,720.

FINANCIAL IMPACT

If approved, the proposed contract amendment with HF&H Consultants in the amount of $36,500 for water and wastewater rate studies would be funded by $25,000 from the Water Operating Fund

(Fund 520) and $11,500 from the Sewer Operating Fund (Fund 530). This amendment would increase the contract's total not-to-exceed amount from $157,220 to $193,720. Sufficient funds are budgeted and are available in the Water Operating Fund (Fund 520) and in the Wastewater Operating Fund (Fund 530) in FY 2025-26 for this amendment.

ENVIRONMENTAL REVIEW

These rate studies are exempt from environmental review under the California Environmental Quality Act, Section 15273.

ATTACHMENTS

1. Resolution No. 11607 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 25-016) with HF&H Consultants, LLC for $36,500 for the Water and Wastewater Rate Studies with $25,000 from the Water Operating Fund (Fund 520) and $11,500 from the Sewer Operating Fund (Fund 530)

2. Scope of work and fee for HF&H Consultants, LLC for Amendment No. 1

Submitted,

_____

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

Attachment 1

RESOLUTION NO. 11607

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT (CONTRACT NO. 173-21 25-016) WITH HF&H CONSULTANTS, LLC FOR $36,500 FOR THE WATER AND WASTEWATER RATE STUDIES WITH $25,000 FROM THE WATER OPERATING FUND (FUND 520) AND $11,500 FROM THE SEWER OPERATING FUND (FUND 530)

WHEREAS, the Folsom Municipal Code provides for the adjustment of municipal service charges from time to time by the City Council so as to reflect the cost of the services provided; and

WHEREAS, the Folsom City Council approved Resolution No. 11357 on April 22, 2025, authoring the City Manager to execute an agreement with HF&H Consultants, LLC for the water and wastewater rates studies; and

WHEREAS, HF&H Consultants, LLC, by reason of their past experience, is qualified to perform this analysis; and

WHEREAS, additional analysis, additional workshop attendance, and rate design development options are requested to address questions and comments from the Utilities Commission, the City Council, and City staff; and

WHEREAS, sufficient funds are budgeted and available in the Water Operating Fund (Fund 520) and in the Sewer Operating Fund (Fund 530) for this agreement; and

WHEREAS, $25,000 will be funded from the Water Operating Fund (Fund 520) and $11,500 will be funded from the Wastewater Operating Fund (Fund 530) for this agreement; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute amendment no. 1 to the agreement (Contract No. 173-21 25-016) with HF&H Consultants, LLC for $36,500 the Water and Wastewater Rate Studies with $25,000 from the Water Operating Fund (Fund 520) and $11,500 from the Sewer Operating Fund (Fund 530) for a new not-to-exceed amount of $193,720.

PASSED AND ADOPTED this 12th day of May 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Justin Raithel, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

HF&H Cons
590 Ygnacio Valley Rd. Suite 105
Walnut Creek, CA 94596
Phone: (925) 977-6950
Web: hfh-consultants.com

April 27, 2026

Marcus Yasutake
Utilities Director
City of Folsom
50 Natoma Street
Folsom, CA 95630

Subject: **2026 Water and Wastewater Rate Studies - Amendments**

Dear Marcus Yasutake:

The City of Folsom (City) hired HF&H Consultants LLC (HF&H) to prepare a study updating its water and wastewater rates. Following discussion with you, we have prepared this request for amendment to our existing contract. The objectives of future work are to refine the analysis, communicate results, document the methodology, and support the City to successfully enact new rates for March 1, 2027 or April 1, 2027. Our request describes the background, supplemental work performed, supplemental work requested, and requested amendment to the contract budget for each utility.

Background

The City hired HF&H to conduct a cost-of-service water rate study and wastewater rate studies beginning in 2025. Each rate study was conducted under a separate contract. Our progress to date for each of the water and wastewater rate study includes developing the financial model, conducting the cost-of-service analysis, designing rates, developing surcharges, making three presentations to the Utilities Commission (UC), and presenting the preliminary recommendations to City Council in February 2026. As part of the analysis, we have developed a supplemental option to evaluate additional staffing costs and alternative funding levels of capital improvements.

Supplemental Scope of Services Performed

In addition, to these tasks, HF&H has conducted additional analysis to evaluate multiple water rate options. This included evaluating three separate customer classes under a tiered rate structure, one customer class under a tiered rate structure, and evaluating a uniform rate applied to all customers. Development of the additional water rate design options has required supplemental work on the financial model, cost-of-service analysis, and rate design aspects of the water rate scope. The City is continuing to evaluate these options and plans to adjust reserve fund balances and capital project forecasts. These changes will lead to supplemental work to the original scope of work.

In the wastewater rate study, HF&H conducted supplemental analysis to verify billing practices and water use for the city's metered customers. This supplemental analysis required additional work to develop the financial model. The effort to document and present to the UC was under-estimated, as these three presentations required significantly more time in advance of each presentation and in-person to present each time. The City plans to have HF&H make one final presentation to the UC.

Supplemental Scope of Services Requested

In addition to supplemental work previously performed, the City has requested future supplemental work to be performed as part of these rate study engagements. The future request includes making refinements to the existing financial models to reflect budgetary changes or reserve projection adjustments, updates to the water rates cost-of-service analysis and rate design aspects of the model to develop a consensus schedule of water rates, and attendance of up to two additional City Council workshops to present the findings of each utility to garner stakeholder support and build consensus.

We have prepared this letter to request a change order in each of the original contract amounts, as the additional out-of-scope work will cause our consulting costs to exceed the original amounts.

The original water rate study contract is. $84,035.00. We are requesting a total amendment of $25,000, supplementing the tasks specified in **Figure 1**. With this amendment, the contract budget would be revised to $109,035.00.

Figure 1. Water Rates Supplemental Fee Estimate.

Task	Total
2. Develop Financial Model	$14,500
3. Cost of Service	$4,000
5. Communicate Results	$6,500
Total Requested	**$25,000**

The original wastewater rate study contract is $73,185.00. We are requesting a total amendment of $11,500, supplementing the tasks specified in **Figure 2**. With this amendment, the contract budget would be revised to $84,685.00.

Figure 2. Wastewater Rates Supplemental Fee Estimate.

Task	Total
2. Develop Financial Model	$3,500
5. Communicate Results	$8,000
Total Requested	**$11,500**

The City will continue to be billed on a time-and-expenses basis according to our contracted schedule of hourly rates.

* * *

I hope these amendments to the original contracts are responsive to the City's additional request. Please let me know if any revisions are needed. Thank you very much for this opportunity to support the City. Please call me on (925) 977-6957 if you have any questions or require additional information.

Respectfully,

HF&H Consultants, LLC

Rick Simonson
Senior Vice President

Accepted on behalf of the City of Folsom

this _____ day of _____ 2026

_____

Marcus Yasutake
Utilities Director

Folsom City Council
Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11610 - A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Emblem Empire Ranch Apartments Project and Determination that No Further CEQA Review is Required
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 11610 – A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Emblem Empire Ranch Apartments Project and Determination that No Further CEQA Review is Required.

BACKGROUND / ISSUE

Folsom Municipal Code (FMC) Section 16.24.080authorizes the Planning Commission, in its discretion, to waive all or part of the requirements for a tentative and parcel map for, as applicable here, the division of real property resulting from the conveyance of land or any interest therein to the City for a public purpose, such as rights-of-way or easements for streets.

In the event the Planning Commission approves or conditionally approves a Parcel Map Waiver, FMC Section 16.24.080(E) requires the Community Development Department to make a written report to the City Council.

The applicant, Quarterra Multifamily Properties, requested approval of a Planned Development Permit and Parcel Map Waiver for the development of a 180-unit multifamily residential project, referred to as the Emblem Empire Ranch Apartments project. The project is located at the southeast corner of Iron Point Road and Empire Ranch Road, in the Empire Ranch Specific Plan. The subject parcel is approximately 19.25 acres in size. However, the project as proposed will be developed on approximately 7.55 acres, with the remaining 11.70 acres conveyed to the city to merge with the already-dedicated Right of Way for the Empire Ranch Interchange Project.

Figure 1 below shows the areas expected to be retained for development and conveyed to the city and the Parcel Conveyance Plan is included with this report as Attachment 4.

FIGURE 1: DEVELOPMENT AND CONVEYANCE AREAS



The applicant's requests for a Planned Development Permit and a Parcel Map Waiver are subject to review and approval by the Planning Commission, which considered the project at its April 29, 2026, meeting. The Planning Commission approved both requests unanimously. However, as noted above and further described in the "Policy/Rule" section of this report, the FMC requires the Community Development Department to make a written report to the City Council. Further, the City Council may, by majority vote, decide to review the Parcel Map Waiver and conditions, subject to the process described in FMC Section 16.24.080(E), which would include a public hearing at a future City Council meeting, after proper notice is provided as required by FMC Section 16.16.070(A).

Staff support the Parcel Map Waiver approved by the Planning Commission as conditioned, and recommend that the City Council adopt Resolution No. 11610, confirming the waiver. By adopting the Resolution and confirming the Parcel Map Waiver, the City Council would essentially be voting not to review the waiver and conditions of approval, as described in the "Policy/Rule" section of this report.

POLICY / RULE

FMC Section 16.24.080(E) requires that, if a Parcel Map Waiver is approved or conditionally approved by the Planning Commission, the Community Development Department shall make a written report to the City Council. FMC Section 16.24.080(E) further states:

> "…If the city council, by a majority vote, decides to review the waiver and conditions, it shall conduct a public hearing after giving notice pursuant to Section 16.16.070(A)…The city council may add, modify or delete conditions if the city council determines that such changes are necessary to ensure that the waiver conforms to the Subdivision Map Act and this code. The city council may deny the waiver on any of the grounds contained in this title."

ANALYSIS

Staff is providing this written report with a recommendation that the City Council confirm the Planning Commission's approval of the Parcel Map Waiver through adoption of Resolution No. 11610. In its action, the Planning Commission made all necessary findings for approving the Parcel Map Waiver, including that it is consistent with the City of Folsom 2035 General Plan, the Empire Ranch Specific Plan, the City's Subdivision Ordinance, and the Subdivision Map Act.

The only Parcel Map being waived with this action relates to the division of property resulting from the applicant's dedication of land to the City to merge with existing Right of Way for the Empire Ranch Interchange Project. Staff has no concerns about the lack of a Parcel Map under the circumstances because FMC Section 16.24.080(C) the City Engineer shall file with the County Recorder a certificate of compliance for the land to be divided that will ensure the proposed land division is executed in compliance with all applicable state and local mapping regulations.

If the Council adopts staff's recommendations, it will forego review of the Parcel Map Waiver, and the Planning Commission approval will stand.

FINANCIAL IMPACT

No financial impact is anticipated with the approval of the Parcel Map Waiver as the project will not result in any changes to the total number of residential units allowed for the project site.

ENVIRONMENTAL REVIEW

Staff is requesting that the City Council receive a report from the Community Development Director and adopt a resolution finding no further review of the Parcel Map Waiver is needed. A "project" under the California Environmental Quality Act (CEQA) is an activity that has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. (California Public Resources Code § 21065; CEQA Guidelines § 15378(a)). The item before the Council is to receive a report from the Community Development Director and adopt a resolution confirming the report was received and that no further review of the Parcel Map Waiver is required. There is no action pending before the City Council to approve the Parcel Map Waiver itself. Because the item before Council is to receive a report and confirm no further review is required, it does not have a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and is therefore not a "project" as defined by CEQA.

Should the Council choose not to approve the proposed Resolution and request that the Parcel Map Waiver be added to a subsequent public hearing calendar for review, further environmental review under CEQA may be required.

As additional background, a comprehensive CEQA analysis was completed for the Planned Development Permit and Parcel Map Waiver project and was included with the staff report when the project was heard by the Planning Commission. California Public Resources Code (PRC) Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. A Section 15183 Consistency Analysis was prepared for the project and based on this focused analysis, and pursuant to CEQA Guidelines Sections 15162 and 15164, the Planning Commission determined that the proposed project would not result in significant new impacts, nor would it substantially increase the severity of previously identified impacts. Therefore, the previously certified environmental documents adequately addressed the environmental effects of the proposed project, and no subsequent or supplemental EIR or other CEQA document is required.

ATTACHMENTS

1. Resolution No. 11610- A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Emblem Empire Ranch Apartments Project And Determination That No Further CEQA Review Is Required
2. Planning Commission Staff Report, dated April 29, 2026 (without attachments)
3. Draft Minutes from April 29, 2026, Planning Commission Meeting
4. Parcel Conveyance Plan, dated March 20, 2026
5. Conditions of Approval

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

RESOLUTION NO. 11610

A RESOLUTION RECEIVING REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT ON THE APPROVAL OF A PARCEL MAP WAIVER FOR THE EMBLEM EMPIRE RANCH APARTMENTS PROJECT AND DETERMINATION THAT NO FURTHER CEQA REVIEW IS REQUIRED

WHEREAS, the Planning Commission on April 29, 2026, held a public hearing on a proposed Planned Development Permit and Parcel Map Waiver, for a project known as the Emblem Empire Ranch Apartments project, considered public comment, and found that no further environmental review is required in association with the project in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162; and

WHEREAS, the Planning Commission on April 29, 2026, held a public hearing on a proposed Planned Development Permit and Parcel Map Waiver, known as the Emblem Empire Ranch Apartments project, considered public comment, and, based on the proposed project exhibits, determined that the proposed project complies with all City requirements as well as with the requirements of the State Subdivision Map Act and approved the project; and

WHEREAS, Folsom Municipal Code Section 16.24.080(E) requires that, if a Parcel Map Waiver is approved or conditionally approved by the Planning Commission, the Community Development Department shall make a written report to the City Council, and further, that the City Council may vote to review the Parcel Map Waiver and conditions; and

WHEREAS, the City Council has received a written report from the Community Development Department on the approval of the Parcel Map Waiver by the Planning Commission, with conditions; and

WHEREAS, the City Council finds that the Planning Commission made appropriate findings to support approval of the Parcel Map Waiver in their April 29, 2026, action and that no further review from the City Council is necessary for the Emblem Empire Ranch Apartments project.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby accepts the written report from the Community Development Department and confirms the April 29, 2026, Planning Commission approval of the Emblem Empire Ranch Apartments project and determines that no further CEQA review is required.

PASSED AND ADOPTED this 12th day of May 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

AGENDA ITEM NO. 4
Type: Public Hearing
Date: April 29, 2026

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project:	Emblem Empire Ranch Apartments
File #:	MSTR25-00256
Request(s):	Planned Development Permit and Parcel Map Waiver
Location:	Southeast corner of Iron Point Road and Empire Ranch Road (APN 072-1170-113)
Staff Contact:	Jessica Brandt, Principal Planner, 916-461-6207 jbrandt@folsom.ca.us

Property Owner
Elliott Homes, Inc.
340 Palladio Dr, Unit 521
Folsom, CA 94630

Applicant
Quarterra Multifamily Communities
492 9th street, Suite 300
Oakland, CA 94607

Recommendation: Conduct a public hearing and upon conclusion confirm staff's determination that no further environmental review of the Emblem Empire Ranch project is required, and approve a Planned Development Permit and Parcel Map Waiver application for the Emblem Empire Ranch Apartments project, based on the findings (Findings A-Q) and subject to the conditions of approval (Conditions 1-81) attached to the staff report.

Project Summary: The proposed project includes development of a 180-unit multifamily residential community at the southeast corner of Iron Point Road and Empire Ranch Road including specified deviations from design and development standards applicable to multifamily residential development in the Empire Ranch Specific Plan and would also include indoor and outdoor amenities, parking, landscaping, and associated site improvements. The subject parcel is approximately 19.25 acres in size. However, the project would be developed on approximately 7.55 acres, with the remaining 11.70 acres conveyed to the city to merge with the already-dedicated Right of Way for the Empire Ranch Interchange Project. Therefore, the applicant is also requesting a Parcel Map Waiver to permit the conveyance of the 11.70-acre area to the city. The proposed project is within the Empire Ranch Specific Plan, East Subarea, and has a Commercial land use designation. The Planning Commission will take final action, unless the decision is appealed to the City Council.

Environmental Review: The project is categorically exempt under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act (CEQA) Guidelines.

Table of Contents:

1. Project Description/Analysis
2. Background
3. Conditions of Approval
4. Vicinity Map
5. Site Photography, dated November 26, 2025
6. Architectural Site Plan, dated March 23, 2026
7. Parcel Conveyance Plan, dated March 20, 2026
8. Planned Development Permit and Project Data Sheet, dated March 23, 2026
9. Architectural Plans, dated March 23, 2026
10. Monument Sign Elevations, dated March 23, 2026
11. Fire Access Plans, dated March 23, 2026
12. Preliminary Grading Plan, dated March 20, 2026
13. Preliminary Utility Plan, dated March 20, 2026
14. Preliminary Stormwater Management Plan, dated March 20, 2026
15. Preliminary Landscape and Lighting Plans, dated March 13, 2026
16. Color and Materials Board, dated February 2, 2026
17. Project Renderings, dated March 23, 2026
18. Project Narrative
19. Section 15183 CEQA Consistency Evaluation with Appendices
20. Local Transportation Analysis and Intersection Control Evaluation

AGENDA ITEM NO. 4
Type: Public Hearing
Date: April 29, 2026

Submitted,



_____

PAM JOHNS
Community Development Director

ATTACHMENT 1
DESCRIPTION/ ANALYSIS

PROJECT DESCRIPTION

Project Context

The applicant, Quarterra Multifamily Communities, is requesting approval of a 180-unit multifamily residential community at the southeast corner of Iron Point Road and Empire Ranch Road including specified deviations from design and development standards applicable to multifamily residential development in the Empire Ranch Specific Plan. The project would include indoor and outdoor amenities, parking, landscaping, and associated site improvements. The subject parcel is approximately 19.25 acres in size. However, the project would be developed on approximately 7.55 acres, with the remaining 11.70 acres conveyed to the city to merge with the already-dedicated Right of Way for the Empire Ranch Interchange Project. Therefore, the applicant is also requesting a Parcel Map Waiver to permit the conveyance of the 11.70-acre area to the city.

Surrounding uses include an existing condominium community and single family residential across Iron Point Road to the north, single family residential across the future Empire Ranch Road extension to the west, and the future Empire Ranch Interchange Project to the south and east. The eastern tip of the subject property abuts the El Dorado County line.

FIGURE 1: VICINITY MAP



The project site is within the Empire Ranch Specific Plan, East Subarea, and has an RCC (Regional Commercial Center) land use designation and is in the C-2 (Commercial/Central Business District) zoning district. This zoning district permitted multifamily residential development with a Conditional Use Permit until 2021, when a Specific Plan Amendment update was approved in conjunction with the adoption of the sixth cycle (2021-2029) City of Folsom Housing Element Update. The Specific Plan Amendment allowed multifamily residential developments of between 15 and 30 units per acre in the RCC land use designation and C-2 zoning district by right. The density of the proposed project would be 23.8 dwelling units per developable acre. The project is subject to the development standards in Table 6-1 of the Specific Plan, as amended in 2021.

The project site is one of the last remaining undeveloped parcels within the Empire Ranch Specific Plan. It is heavily disturbed and consists of a combination of rocky soils, bare ground, and areas with some common herbaceous and shrubby vegetation. The proposed project would develop approximately 7.55 acres of the 19.25-acre site. The remaining approximately 11.69 acres would be retained by the seller, which includes lands to be dedicated to Caltrans for a future US Highway 50 interchange and west-bound off-ramp to be constructed by others. Additionally, Empire Ranch Road would be located west of the project site and will be developed by others.

Project Design

The proposed Emblem Empire Ranch Apartments project would be developed as a market-rate for-rent apartment community consisting of 180 units located within six apartment buildings comprised of two building types (referred to as “Building A” and “Building “B” in the Architectural Plans) that will be three to four stories in height. The project includes a mix of one and two-bedroom units, as detailed in Table 1, below. All units would have a private balcony or patio of 50 square feet.

TABLE 1: UNIT MIX

Unit Type	Number of Units	Percentage	Square Footage Range
One Bedroom	96	53%	640-767 square feet
Two Bedroom	84	47%	959-1,097 square feet

Parking would be provided through a mix of enclosed garages, tandem driveways, carports, and surface parking, as shown in Table 1, below. Accessible and electric vehicle parking spaces are also included as required.

TABLE 2: PARKING

Type	Number of Spaces
Surface Parking	42
Carports	108
Garages	69
Driveways (Tandem)	69

Total	**288**

A community building that includes leasing, maintenance, and indoor amenity space is included in the project as well as outdoor amenities including a pool, spa, pool cabana, indoor bicycle storage, barbeque area, and pet run area. The applicant proposes to gate the site at the main entry and has included an emergency vehicle access driveway at the request of the Folsom Fire Department. Landscaping will be incorporated throughout the site as well as pedestrian walks and lighting. The following sections provide further details on key components of the project.

Site Design

The applicant states that the project design concept seeks to create a desirable residential community that is compatible with the surrounding neighborhood while responding to the unique circumstances of the project site. Of note is the asymmetrical shape of the subject property and the large area required for improvements to Empire Ranch Road and the Empire Ranch Interchange Project. Figure 2 shows the area proposed for development versus the area to be conveyed to the city for future roadway improvements (See Attachment 5 – Site Photography for viewpoint callouts shown).

FIGURE 2: AERIAL OF DEVELOPMENT AREA

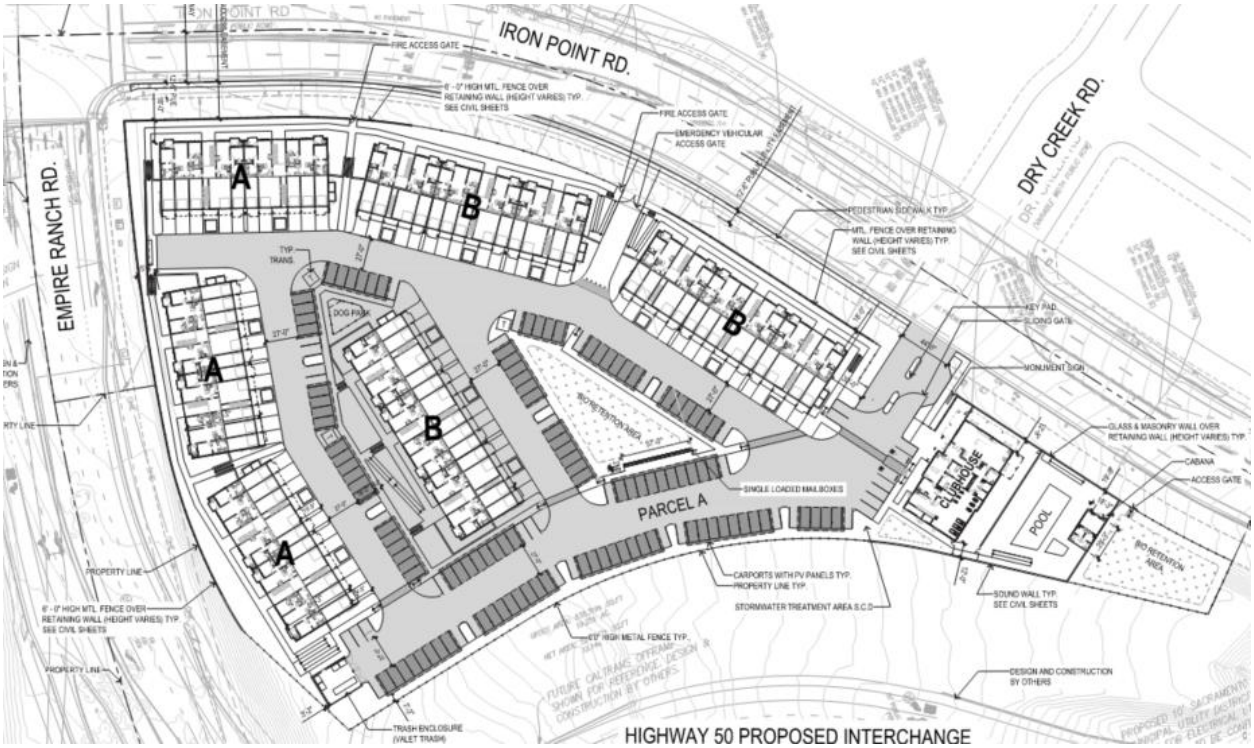


In response to the site constraints, the project is organized with five of the six residential buildings pushed to the north and west areas of the site facing the Iron Point Road and (future) Empire Ranch Road public street frontages, with one building central to the site.

Areas at the south and east closer to the Empire Ranch Interchange will be developed with a combination of carport and surface parking, stormwater retention areas, and common amenities. The clubhouse and pool area are located at the main project entry.

All buildings are accessed from an internal loop drive that maintains clearances and turning radius required for emergency vehicle access through the site. Mailboxes are located centrally near a bioretention basin, and a trash enclosure with a compactor is in the southwest corner of the site. The applicant proposes utilizing a concierge trash service in lieu of installing multiple trash enclosures. A mix of open wrought iron fencing and soundwalls are proposed around the perimeter of the site based on Specific Plan requirements and noise attenuation needs.

FIGURE 3: ARCHITECTURAL SITE PLAN



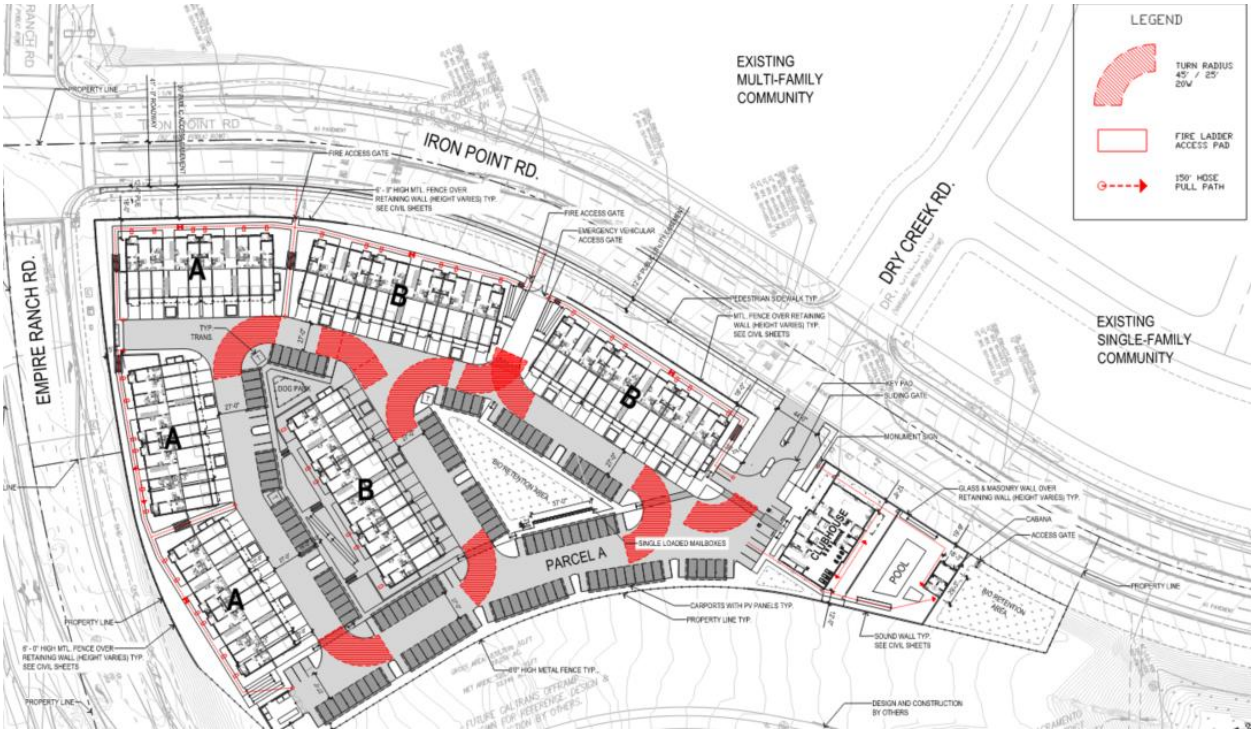
The applicant states that the landscape and open space design for the project seeks to buffer and enhance the project frontages, including the frontage along the Empire Ranch Interchange area. The applicant proposes a 30-foot-wide landscape and pedestrian walkway area along the Iron Point Road project frontage, which is consistent with the Empire Ranch Specific Plan. This landscape area will feature large tree species, such as London Planes and drought tolerant shrubs and groundcovers to match the existing landscaping along Iron Point Road. Internally, site landscaping will be a mix of medium and small tree species and drought tolerant shrubs and groundcover. Preliminary lighting plans are included with the Landscape Plan Set that demonstrate dispersed site lighting that will minimize glare to adjacent properties and rights-of-way.

FIGURE 4: LANDSCAPE PLAN



Access to the site will be from a new driveway on Iron Point Road that will line up with the Dry Creek Road access point. This will require changing the existing three-way stop to a four-way stop. Future improvements to the intersection related to the Empire Ranch Interchange Project being pursued by the city will likely include a roundabout. Emergency vehicle access to the site is provided from both the project driveway and an Emergency Vehicle Access (EVA) driveway approximately 235 feet to the west. The EVA will be gated and only for emergency vehicle access. Pedestrian access and egress is also provided through two gates on Iron Point Road.

FIGURE 5: FIRE ACCESS PLAN



Architectural Design

The applicant states that the project has been designed to be in conformance with Chapter 7 of the Design Guidelines of the Empire Ranch Specific Plan. Design components include minimizing grading to the extent feasible, emphasizing landscaping improvements along Iron Point Road, incorporating decorative elements throughout the site, and mirroring the dominant Mediterranean style of the Empire Ranch Specific Plan single family residential neighborhoods.

Residential units would be divided between two types of buildings with six residential buildings in total. The 'Building A' type would contain 24 units and 'Building B' type would contain 36 units, both mixed between one- and two-bedroom floorplans. The residential buildings would be three stories facing the street and four stories facing inward where enclosed garages would form the lowest level of each building. Each building will also step along with the Project Site grading and will range in height from approximately 38-feet 6-inches at the street side (three story portion) to 48-feet 6-inches on the internal side (four story portion). Units would be accessed from common external landings and stairwells that punctuate the buildings. The clubhouse and cabana buildings would be one-story structures no taller than 30 feet in height, with outdoor amenity spaces including a pool terrace wrapping around the buildings.

The specific architectural style of the project will lean heavily on Spanish influences and includes plaster finishes, fire-resistant tile roofs, an earth tone color palette, and decorative elements such as corbels and metal railings. All accessory structures, such as the central mailboxes and solid waste enclosure would engage with this style as well. The

following Figures provide a snapshot of the building elevations, cross sections, and project materials, with the full Architectural Plan Set available as Attachment 6 to this report.

FIGURE 6: BUILDING 'A' STREET FACING ELEVATION



2. FRONT ELEVATION

FIGURE 7: BUILDING 'A' INTERNAL SITE ELEVATION



1. REAR ELEVATION

FIGURE 8: CLUBHOUSE FRONT ELEVATION



FRONT ELEVATION 1

FIGURE 9: PROPOSED COLORS AND MATERIALS

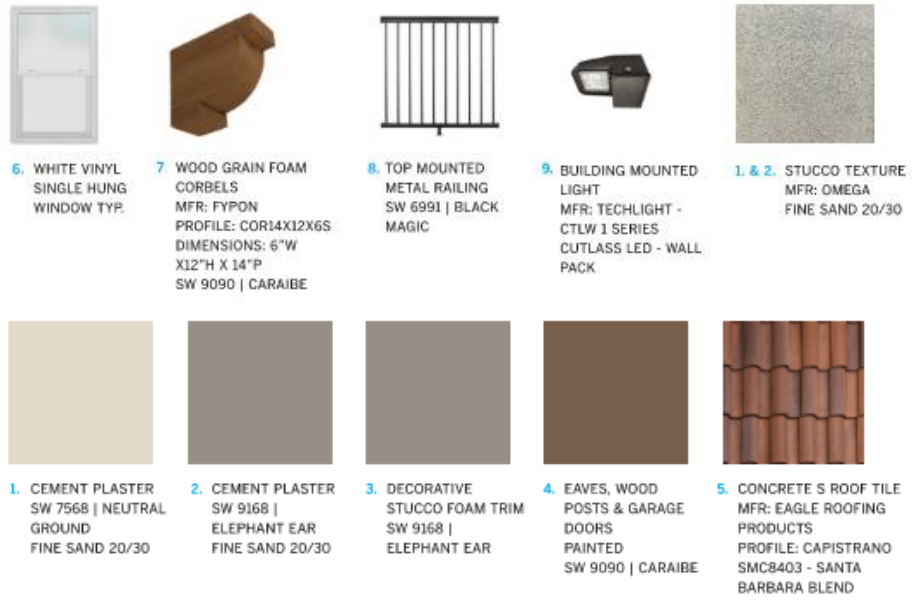
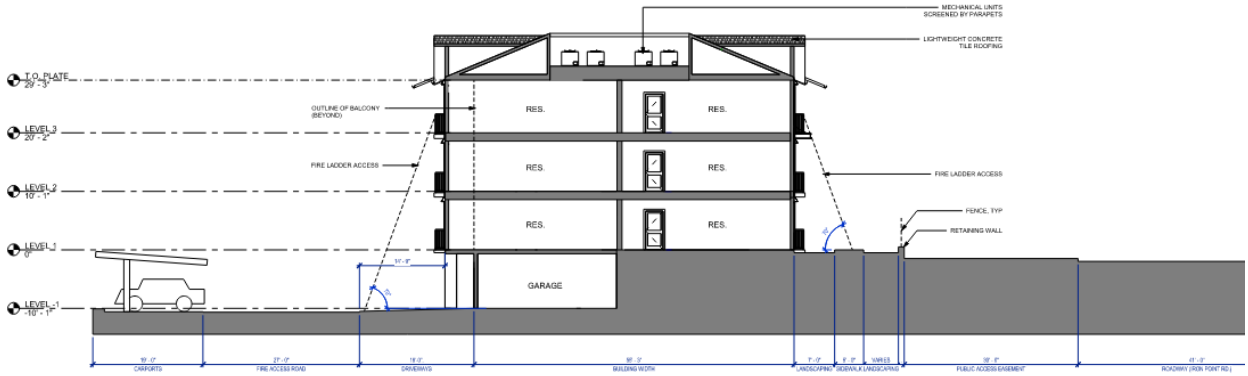


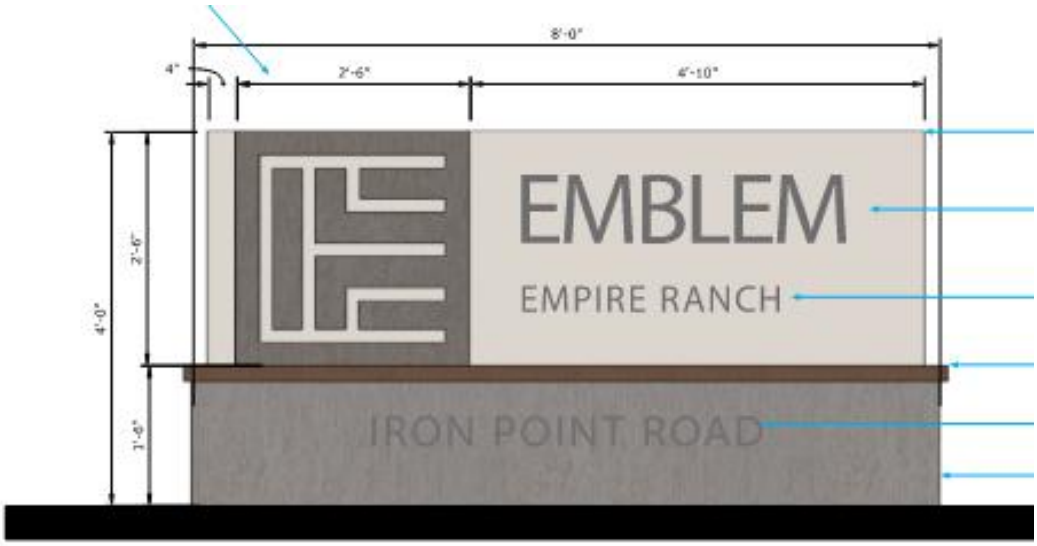
FIGURE 10: TYPICAL CROSS SECTION



1. TYPICAL CROSS SECTION

The applicant has also included monument signage in their project materials for consideration. The sign would be approximately 4 feet in height and 8 feet wide (32 square feet in total size) and be placed at the project entrance. The sign colors and materials would be consistent with the overall architectural theming of the project, as shown in Figure 10, below.

FIGURE 10: PROPOSED MONUMENT SIGN



1. FRONT ELEVATION (2-SIDED)

Planned Development Permit

The applicant states that they are requesting modifications to the development standards of the Empire Ranch Specific Plan as part of their Planned Development Permit to create a desirable arrangement of structures, parking areas, and other features on this unique site. Table 1, below, outlines applicable development standards, with modifications noted. As a clarifying note, the project is subject to the development standards contained in Specific Plan Table 6-1- Development Standards. However, Table 6-1 was amended in 2021 to reference FMC Section 17.18 (R-4, General Apartment District) standards for multifamily residential development on the subject site. Table 1, below, identifies the applicable regulation for each standard.

TABLE 1: DEVELOPMENT STANDARDS COMPLIANCE

Development Standard, Code Section	**Requirement**	**Proposed**	**Compliance**
Max Building Coverage FMC 17.18.060	60%	24%	Complies
Min Front Yard FMC 17.18.070	20 feet	10 feet	**Modification Request**
Min Side Yard FMC 17.18.080	15 feet	15 feet	Complies
Min Rear Yard FMC 17.18.090	10 feet	10 feet	Complies
Min Distance Between Buildings FMC 17.18.100	10 feet	10 feet	Complies

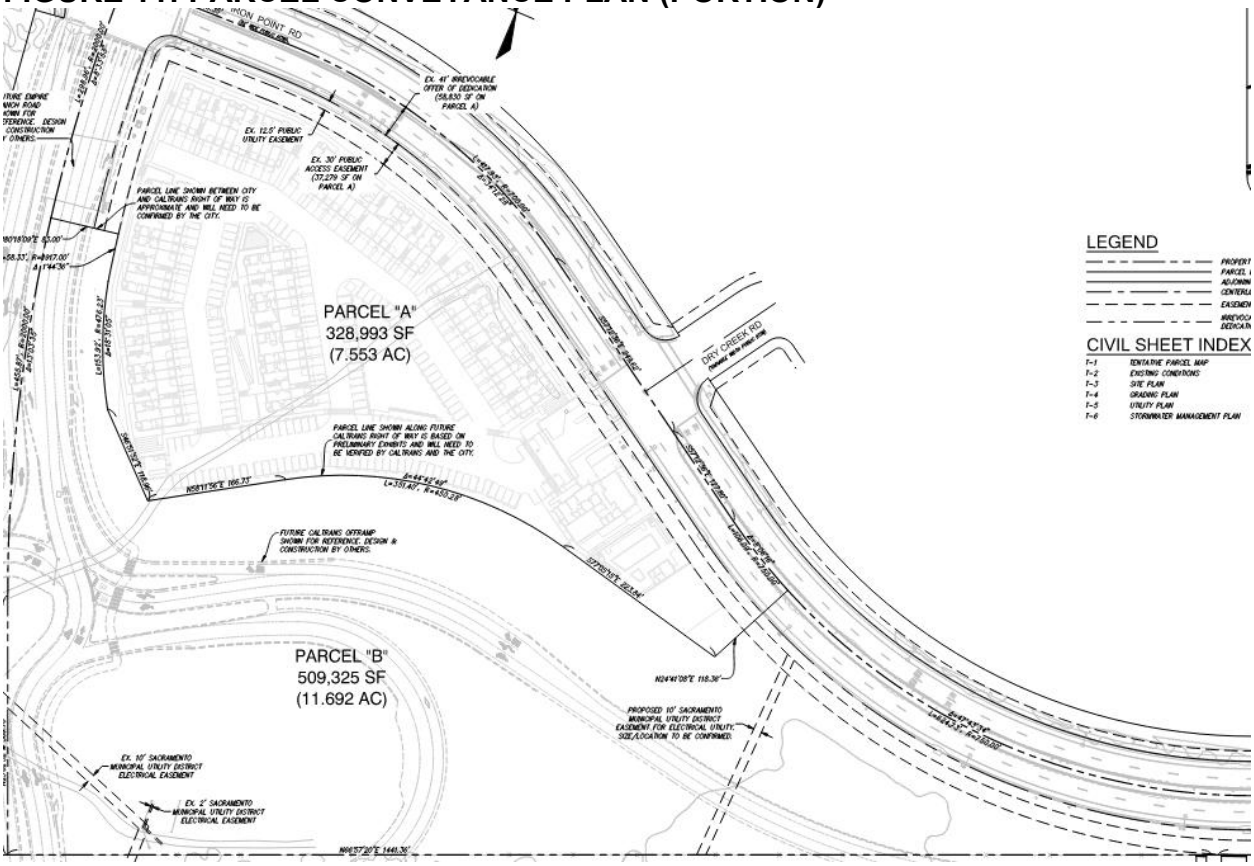
Min Parking Spaces FMC 17.57.040	1.5 spaces/unit (270 spaces)	288 spaces proposed, no less than 270 spaces will be provided	Complies
Min Parking Space Dimension FMC 17.57.080(B)	9 feet wide by 19 feet long, 2-foot overhang	8 feet 6 inches by 18 feet, 2-foot overhang	**Modification Request**
Compact Parking Spaces FMC 17.57.50(A)	9 feet wide by 14 feet long, 2-foot overhang Max 30% spaces	8 feet 6 inches by 14 feet, 2-foot overhang, Max 30% spaces	**Modification Request**
Min Bicycle Parking FMC 17.57.090(A)(1)	1 space/5 units (36 spaces)	110 spaces	Complies
Drive Aisle Widths FMC 17.57.080(B)	27 feet	27 feet	Complies
Min Parking Planter Dimension ERSP 7.5.5.e	10 feet wide at end of parking bays	10 feet wide at end of parking bays	Complies
Landscape Coverage ERSP 7.5.5.g	Landscape 100% of planter areas	Landscape 100% of planter areas	Complies
Min Parking Lot Shade FMC 17.57.070(G)(3)	Min 40% of uncovered parking areas	32.6% of uncovered parking areas	**Modification Request**
Max Building Height FMC 17.18.130	4 stories, 50 feet	3-4 stories, 50 feet	Complies
Max Area Freestanding Sign FMC 17.59.040(D)(2)(a)	32 SF	32 SF	Complies
Max Height Freestanding Sign 17.59.040(D)(2)(b)	6 feet, 2-foot base	6 feet, 1.5-foot base	Complies
Max Height Fences and Walls FMC 17.58.070(J) ERSP 6.4.8	42 inches along front yard, 6 feet along side and rear yards	6 foot max fence and wall height, some fences and walls on top of retaining walls	**Modification Request**

Notes: FMC = Folsom Municipal Code, ERSP = Empire Ranch Specific Plan, Min = Minimum, Max = Maximum, SF = Square Feet

Parcel Map Waiver and Parcel Conveyance

Per Municipal Code Section 16.24.080, the applicant is also requesting approval of a Parcel Map Waiver, including consideration of whether parkland dedication requirements should not be imposed under the circumstances presented. To accommodate the future Empire Ranch Road/US Highway 50 Interchange, approximately 11.69 acres of land (Parcel B) will be conveyed to the City as provided for under Government Code Section 66428(a)(2) of the Subdivision Map Act, via plat and legal description and subsequent recordation of a certificates of compliance, prior to building permit issuance on the Project. The Applicant will acquire Parcel A for development of the proposed Project and Parcel B will be conveyed to the City, including the land planned for construction of the highway off-ramp. Figure 11, below, shows the proposed parcel conveyance plan.

FIGURE 11: PARCEL CONVEYANCE PLAN (PORTION)



POLICY/RULE

Planned Development Permit

The project site is located within the Empire Ranch Specific Plan. Per Empire Ranch Specific Plan Section 8.16.3 – *Special Project Approvals: Planned Developments (PD),* applicants may seek and obtain PD approval to construct a building or structure with design specifications that do not conform to the site development regulations for the applicable land use designation. Further, PD regulations shall be applied to commercial and multifamily projects.

Folsom Municipal Code Section 17.38.010 states that Planned Development Permits shall be considered by the Planning Commission. Section 17.38.100 states that, in its review of Planned Developments, the Planning Commission shall be governed by the following criteria:

A. The project's compliance with the intent and purposes of this chapter, the applicable ordinances of the city, and the general plan;

B. The project's consistency with the objectives, policies and requirements of the development standards of the city. Minor modifications of such standards shall be permitted to encourage the efficient use of land and the creation of open space, provided the commission determines that such modifications will result in a development that is superior to that obtained by rigid application of the standards. Design considerations shall not result in a reduction in the allowed density of a multifamily residential project or render the development "infeasible" for housing for "very low", "low" and "moderate" income households, unless the commission makes findings as provided in Government Code Section 65589.5. The terms used herein are as defined in Government Code Section 65589.5;

C. The physical, functional and visual compatibility between the proposed development and neighboring uses and neighborhood characteristics. The scope of compatibility for the P.D. permit shall be limited to project design considerations. Land use and density compatibility is evaluated separately, in conjunction with the zoning and general plan land use designation of the site;

D. The availability of necessary public facilities including, but not limited to, water, sewage and drainage and the adequacy of the provision which the development makes for the furnishing of such facilities;

E. The extent to which the proposed development causes adverse environmental impacts which have not been mitigated to an acceptable level;

F. The requirement that the proposed development not cause unacceptable vehicular traffic levels on surrounding streets and that there be adequate internal traffic circulation, including ingress and egress;

G. Adequate provision is made for the furnishing of sanitation services and emergency public safety services to the development;

H. The proposed development will not be detrimental to health, safety and the general welfare of the persons or property within the vicinity of the proposed development and the city as a whole.

Parcel Map Waiver

Folsom Municipal Code (FMC) Section 16.24.080 allows for the Planning Commission to waive all or part of the requirements for a tentative and parcel map for division of real

property resulting from the conveyance of land or any interest therein to or from the city, public entity or public entity for a public purpose, such as school sites, public building sites, or rights-of-way or easements for streets, sewers, utilities, drainage, etc. The Planning Commission shall make a finding that the proposed division of land complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act, FMC Title 16, FMC, the Folsom 2035 General Plan and any applicable specific plan (in this case the Empire Ranch Specific Plan).

Upon the waiver of the parcel map requirement, or the tentative and final map requirement, pursuant to this section, the city engineer shall file with the county recorder a certificate of compliance for the land to be divided, in accordance with FMC Section 16.52.030 and a plat map showing the division. The certificate shall include a certificate by the county tax collector in accordance with FMC Section 16.20.060.

Further, a waiver by the Planning Commission may be conditioned to provide for, among other things, payment by the subdivider of parkland dedication, drainage and other fees that are permitted by law by a method approved by the city council.

Finally, if any waiver is approved or conditionally approved pursuant to this section, the department shall make a written report thereof to the city council. If the city council, by a majority vote, decides to review the waiver and conditions, it shall conduct a public hearing after giving notice pursuant to FMC Section 16.16.070 A. In addition, notice shall be given to the planning commission. The public hearing shall be held within 30 days after the date of the request for review. The city council may add, modify or delete conditions if the city council determines that such changes are necessary to ensure that the waiver conforms to the Subdivision Map Act and this code. The city council may deny the waiver on any of the grounds contained in this title. Within 10 days following the conclusion of the hearing, the city council shall render its decision. If the city council does not act within the time limits set forth in this section, the waiver shall be deemed to have been approved or conditionally approved as last approved or conditionally approved by the planning commission insofar as it complies with all other applicable provisions of the Subdivision Map Act, this title, this code, the general plan and any applicable specific plan.

Housing Element Findings

State Housing Element Law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. Government Code section 65863(b)(2) requires the City to make certain findings anytime it allows development of a parcel with fewer units by income category than identified in the housing element for that parcel. Specifically, the City must present substantial evidence to support a finding as to whether the remaining sites identified in the housing element are adequate to accommodate the City's share of the RHNA. This finding must include a quantification of the remaining

unmet need for the City's share of the RHNA at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

ANALYSIS

State Housing Regulations

Government Code section 65589.5 - Housing Accountability Act

The Housing Accountability Act, codified in Government Code section 65589.5, requires local governments to make specified findings to deny or reduce the density of a housing development project, regardless of whether the project is affordable or market-rate. Pursuant to Gov. Code section 65589.5(j)(1), to deny a market-rate housing project or condition it to develop at a lower density than proposed, the Commission would have to find (1) that the project would have a specific, adverse impact on public health or safety; and (2) there is no feasible method to mitigate or avoid this impact satisfactorily, other than by disapproving the project or requiring a lower density. A "specific adverse effect" is a "significant, quantifiable, direct, and unavoidable impact, based on objective, identified written health or safety standards." Objective means "involving no personal or subjective judgment by a public official and … uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant … and the public official."

Analysis: Staff have not identified significant adverse impacts related to this project or subsequent need to mitigate and are recommending that the Planning Commission approve this application. Additionally, the project is being developed at a density of approximately 24 units per acre, which is permitted under the site's Specific Plan Commercial designation. The City is not recommending imposing a condition that the project be developed at a lower density.

Government Code Section 65589.5 – Objective Design and Development Standards.

Section SB 330 added provisions to the Housing Accountability Act (Government Code section 65589.5, or the "HAA") to ensure only objective standards are used to deny or reduce the density of a housing development project.

At the highest level, the HAA limits the City's discretion with respect to housing development projects to the evaluation of that project's consistency with objective development standards. As amended by SB 330, "objective", as defined by Government Code Section 65589.5(h)(9), means "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official."

Analysis: Staff have limited evaluation of the project to applicable objective standards in

compliance with Government Code Section 65589.5.

Applicable General Plan Goals and Policies

GP GOAL LU 1.1 *(Land Use/Growth and Change)*
Retain and enhance Folsom's quality of life, unique identity, and sense of community while continuing to grow and change.

GP POLICY LU 1.1.12-1 *(Infill Development)*
Respect the local context: New development should improve the character and connectivity of the neighborhood in which it occurs. Physical design should respond to the scale and features of the surrounding community, while improving critical elements such as transparency and permeability.

Analysis for LU 1.1 and LU 1.1.12-1: The proposed project is consistent with these policies in that the project features site and design improvements which will enhance the overall character of the area including introducing new apartment units with a quality residential design intended to compliment the design of approved and constructed residential developments in the vicinity. The project will also include frontage improvement that include pedestrian walkways and improvements to adjacent intersection pedestrian crossings.

GP POLICY LU 1.1.15 *(SACOG Blueprint Principles)*
Strive to adhere to the Sacramento Regional Blueprint Growth Principles.

Analysis for LU 1.1.15: The Project is consistent with this policy in that it has been designed to adhere to the primary SACOG Blueprint Principles including Compact Development, Housing Choice and Diversity, Use of Existing Assets, and Quality Design. Compact Development involves creating environments that are more compactly built and use space in an efficient but attractive manner and helps to encourage more walking, biking, and transit use and shorter auto trips. Housing Choice and Diversity includes providing a variety of places where people can live (apartments, townhomes, condominiums, and single-family detached homes) and also creating opportunities for the variety of people who need them such as families, singles, seniors, and people with special needs. Providing a market-rate multi-family apartment complex provides housing choices in the City of Folsom.

GP GOAL LU 6.1 *(Residential Neighborhoods)*
Allow for a variety of housing types and mix of uses that provide choices for Folsom residents, create complete and livable neighborhoods, and encourage walking and biking.

GP POLICY LU 6.1.3 *(Efficiency through Density)*
Support an overall increase in average residential densities in identified urban centers and mixed-use districts. Encourage new housing types to shift from lower-density, large-lot developments to higher-density, small-lot and multifamily developments, as a means to increase energy efficiency, conserve water, reduce waste, as well as increase access

to services and amenities (e.g., open space) through an emphasis of mixed uses in these higher-density developments.

Analysis for Goal LU 6.1 and Policy LU 6.1.3: The proposed project is consistent with these policies in that the project is providing a modern multi-family residential project developed at a residential density of approximately 24 dwelling units per acre. In addition, as attached high-density housing, the project offers an alternative to traditional detached single-family residential subdivisions and provides housing options for workers that cannot otherwise afford to live in Folsom. The compact form of the project also efficiently utilizes local infrastructure, roads, and services

GP GOAL H-2 *(Removing Barriers to the Production of Housing)*
To minimize governmental constraints on the development of housing for households of all income levels.

Analysis for Goal H-2: The proposed project is consistent with these policies in that the project will result in development of a 180-unit multi-family high density apartment community with a residential density of approximately 24 dwelling units per acre. The project is providing a type of housing (rental apartments) that is needed in Folsom especially for local workers given high home prices.

GP POLICY M 4.1.2 (*Level of Service*)
Level of Service Strive to achieve at least a traffic Level of Service "D" (or better) for local streets and roadways throughout the City. In designing transportation improvements, the City will prioritize use of smart technologies and innovative solutions, including roundabouts, that maximize efficiencies and safety. During the course of Plan buildout it may occur that temporarily higher Levels of Service result where roadway improvements have not been adequately phased as development proceeds. However, these situations will be minimized based on annual traffic studies and monitoring programs. Staff will report to the City Council at regular intervals via the Capital Improvement Program process for the Council to prioritize projects integral to achieving Level of Service D or better.

Analysis: A Local Transportation Analysis (LTA) and Intersection Control Analysis (ICE) were commissioned by the applicant to determine impacts, if any, to the local roadway network from expected project traffic. See the Analysis section of this report for further background and discussion on this issue. The project is consistent with this policy with the conditioned payment towards traffic abatements that would offset its impact to local roadway Level of Service.

GP POLICY SN 6.1.2 (*Noise Mitigation Measures*)
Require effective noise mitigation for new development of residential or other noise sensitive land uses to reduce noise levels as follows:

1. For noise due to traffic on public roadways, railroad line operations, and aircraft: achieve compliance with the performance standards within Table SN-1.
2. For non-transportation-related noise sources: achieve compliance with the

performance standards contained within Table SN-2.

3. If compliance with the adopted standards and policies of the Safety and Noise Element will not be achieved even with feasible mitigation measures, a statement of overriding considerations for the project must be provided.

GP POLICY SN 6.1.3 (*Acoustical Analysis*)
Require an Acoustical Analysis prior to approval of proposed development of residential or other noise-sensitive land uses in a noise-impacted area.

GP POLICY SN 6.1.7 (*Noise Barriers*)
If noise barriers are required to achieve the noise level standards contained within this Element, the City shall encourage the use of these standards:

1. Noise barriers exceeding six feet in height relative to the roadway should incorporate an earth berm so that the total height of the solid portion of the barrier (such as masonry or concrete) does not exceed six feet.
2. The total height of a noise barrier above roadway elevation should normally be limited to 12 feet.
3. The noise barriers should be designed so that their appearance is consistent with other noise barriers in the project vicinity

Analysis for Policy SN 6.1.2, Policy SN 6.1.3, and Policy SN 6.1.7: An Environmental Noise Assessment was completed for the project to support the Section 15183 CEQA Consistency Evaluation. See the Analysis section of this report for findings and project components providing required noise abatement. The project is consistent with these policies with conditioning and the project designs as proposed.

General Plan Designation and Zoning Consistency
The project site's General Plan designation is Regional Commercial Center (RCC). The project site's Specific Plan zoning is C (Commercial). Multifamily residential development between 15-30 units per acre is permitted in the C zone by right.

Analysis: The Specific Plan C zoning is consistent with the General Plan RCC land use designation in that it is commercial in nature. The project is multifamily residential development of approximately 24 units per acre in density, which is consistent with zoning.

Regional Housing Needs Allocation
State Housing Element Law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. In evaluating the proposed development, staff considered the potential impact of the project on the City's Regional Housing Needs Allocation (RHNA) requirement. The City of Folsom Housing Element, which was adopted on August 24, 2021, assesses the city's future housing needs based on the regional "fair share" allocation in the Regional Housing Needs Allocation (RHNA) prepared by the Sacramento County Council of Governments (SACOG). SACOG, in its RHNA, allocated the City of Folsom a total of 6,363 housing units for the period from June 30, 2021, through

August 31, 2029. Table 1, below shows the City's current RHNA compliance progress at Very Low, Low, Moderate, and Above Moderate Levels.

TABLE 2: RHNA PROGRESS

Income Level	RHNA Allocation	Progress to Date	Remaining RHNA
Very Low (0 - 50% AMI)	2,226	225	2,001
Low (51 - 80% AMI)	1,341	347	994
Moderate (81 – 120% AMI)	829	817	12
Above Moderate (> 120% AMI)	1,967	3,473	--
Total	**6,363**	**4,862**	**3,007**

The Housing Element identifies the 19.25-acre project site in the Residential Sites Inventory to accommodate 11.5 acres of affordable housing (maximum 345 units with 217 lower-income units shown as the realistic capacity). The applicant is proposing market-rate housing with no restricted affordable units being proposed on the Emblem Empire Ranch site.

Government Code Section 65863(b)(2) requires the City to make certain findings anytime it allows development of a parcel with fewer units by income category than identified in the housing element for that parcel. Specifically, the City must present substantial evidence to support a finding as to whether the remaining sites identified in the housing element are adequate to accommodate the City's share of the RHNA. This finding must include a quantification of the remaining unmet need for the City's share of the RHNA at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level. Because the housing element identifies the entire 19.25-acre project site in the Sites Inventory, the City has determined that the above-referenced finding must be made in association with this project, even though the project proposes a parcel map waiver that will convey a portion of the property to the City.

The city has determined that if this project is approved as proposed, the remaining sites identified in the housing element are adequate to accommodate the City's share of the RHNA for all income categories. The project does not affect the city's capacity to provide moderate or above-moderate units. As shown in Table 1, the City has already met current RHNA progress expectation for Above-Moderate Unit creation and is close to meeting expectations for Moderate-Income units. Further, because the project is market-rate multifamily residential, staff have a reasonable expectation that the units will be available to moderate income residents, easily meeting the City's remaining RHNA requirement for that income level. Table 2, below, provides an analysis specific to lower-income units, which includes low- and very low- income levels because the City Residential Sites Inventory does not differentiate between the two categories.

TABLE 3: RHNA ANALYSIS

Housing Element (2021)	**Lower-Income Units**	
2021-2029 Lower-Income RHNA	3,567	
Housing Element Lower-Income Capacity	4,057	
Development Activity (2021-2026)	**Change in Lower-Income Units**	**Status/Description**
Vintage Senior Apts Site	+135	BP zone not included in RHNA
Harrington Sites	+52	Building Permit Issued
Creekside Sites	-150	Approved Entitlement
Habitat Persifer Site	+10	Certificate of Occupancy Issued
Kaiser Site	-37	Active Application Reducing Acreage
Elliot Broadstone Site	-270	Approved Entitlement
FPA Specific Plan Amendment	+970	Rezoned Sites to Increase Capacity
Emblem Empire Ranch (Project)	**-217**	
No Net Loss Findings	**Lower-Income Units**	
Current (2024) Lower-Income Capacity	4,550	
Current (2024) Surplus	983	

The data in Table 3 shows that while this project reduces the city's capacity to provide lower-income housing units by 217, the current Residential Sites Inventory available for lower income housing units demonstrates a realistic surplus of 983 units and therefore the project does not impact the City's ability to meet its RHNA obligations for low- and very-low income levels.

Applicable Empire Ranch Specific Plan Policies

Empire Ranch Specific Plan (ERSP) Policies 6.2.2(b) and (c)

- Residential developments shall be separated from arterial and secondary streets by landscaped corridors, berms, and/or walls that conform to the design guidelines included in Chapter Seven of this Specific Plan and other City-adopted guidelines not in conflict with those in this Plan.
- Residential development shall not front on arterial and secondary streets.

Analysis: The project includes a 30-foot-wide landscape and pedestrian walkway area along its Iron Point Road frontage that conforms to the design guidelines of Chapter Seven. While the project is accessed from an arterial road, it is from a single driveway

that serves all units, like a secondary roadway accessing single family residential homes. The project is consistent with these policies.

ERSP Policy 6.2.3(b)
Residential developments shall be planned to allow safe and convenient pedestrian access to parks, schools, and open space.

Analysis: The project includes three pedestrian access gates along Iron Point Road that connect to pedestrian improvements. Further, the project is conditioned to improve the project driveway to include a marked pedestrian crossing. Finally, existing pedestrian improvements exist to the west and north of the site that lead to parks, schools, and open space areas. The project is consistent with this policy.

ERSP Policy 6.2.5(a)
All residential developments within the Plan Area shall include a landscape plan for all public or common areas that specifies water conserving and low fuel volume plan materials.

Analysis: The project includes a preliminary landscape plan that utilizes drought tolerant tree and groundcover species. Conditions of approval are also in place that require all landscape areas to conform to applicable low water use rules. The project is consistent with this policy.

ERSP Policy 6.2.6(b)
All residential developments shall be planned to provide adequate emergency access for vehicles and personnel as determined by the service providers and approved by the Community Development Director and/or the Director of Public Works.

Analysis: The project provides two access points for emergency vehicles, one at the main public entry point and a second emergency vehicle access (EVA) drive, and an additional three pedestrian gates for emergency personnel. The applicant worked with representatives of the Folsom Fire Department and Development Engineering Division to identify access and service needs and site the EVA. The site plan also accounts for necessary emergency vehicle clearances and turning radius. Conditions of approval are in place that require final site plans to be reviewed and approved by the Fire Department and Community Development Director. The project is consistent with this policy.

ERSP Policies 6.2.7(a) and (b)

- All residential development shall be located away from, or screened from, noise generators, as specified by the Noise Element of the City's General Plan.
- Sound attenuation walls, fences, and berms shall be designed to comply with the design guidelines included in Chapter Seven of the Specific Plan.

Analysis: The project is subject to higher volumes of roadway noise generators, including

Iron Point Road and Highway 50. An Environmental Noise Assessment was completed for the project site that identified necessary sound walls and building materials to provide adequate screening from noise generators and comply with the Noise Element of the City's General Plan. The project includes development of the necessary soundwalls and a condition of approval is included requiring use of the identified building materials. The project is consistent with these policies.

Planned Development Permit

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. Finally, in this case, the Planned Development Permit is the vehicle to review the project site and architectural designs in lieu of a separate Design Review process.

Site Plan and Architectural Design

The project site is uniquely situated between arterial roadways and a future freeway interchange. The unique shape of the developable area of the site is driven by the needs of the future Empire Ranch Interchange Project. In responding to the location and shape of the site, the applicant team has worked to site residential areas to the north and west, with residential buildings facing away from the interchange area or buffered by intervening site improvements like carports. The common gathering area of the clubhouse and pool are sited at the far east corner of the site, away from the residential buildings, and protected from noise generating areas with soundwalls. Required on-site bioretention areas are incorporated into the site design.

Parking areas are in the center of the site away from public streets as required by the Empire Ranch Specific Plan. The plan includes 288 parking spaces on site between garages, parking spots in front of garages, carports, and general surface parking. This is more than the 270 spaces required for a multifamily residential project of this size. The applicant states that they prioritized on-site parking due to the lack of on-street parking options surrounding the site.

As stated previously, the applicant is proposing to install a 25-foot landscape corridor with a 4-foot attached sidewalk along the project's Iron Point Road frontage, as required by Section 5.2.4 of the Empire Ranch Specific Plan. This landscape corridor provides continuity with the existing frontage landscaping in the project vicinity along Iron Point Road. The applicant is requesting deviations from on-site landscaping requirements for parking area shading and front yard setback, which will be discussed further in the next section.

As outlined in the Project Description section of this report, the project is designed using Spanish influences and includes plaster finishes, fire-resistant tile roofs, an earth tone color palette, and decorative elements such as corbels and metal railings. All accessory

structures, such as the central mailboxes and solid waste enclosure would engage with this style as well.

The project is subject to the Empire Ranch Specific Plan Design Guidelines (Chapter Seven). However, the Housing Accountability Act restricts review of multifamily residential developments to objective design and development standards. A review of the Design Guidelines shows that they are subjective in nature and therefore cannot be applied to the project. However, the applicant has voluntarily worked to satisfy as many of the policies and development standards of the Specific Plan related to site and architectural design as possible and staff wished to highlight that work. Further, staff reviewed the proposed site and architectural plans and believe that they meet the findings of a Planned Development Permit. Specifically, the plans are consistent with most applicable development standards of the Empire Ranch Specific Plan and the Folsom Municipal Code except for the deviations requested. Further, the site and architectural designs are physically, functionally, and visually compatible with neighboring uses, in particular the use of residential buildings oriented towards the street and internal parking areas and larger landscaping corridors along the public frontage.

Development Standard Deviations

As shown in Table 1 of this report, the applicant is requesting deviations from four development standards. First, the applicant wishes to reduce the front yard area for the project from 20 feet to 10 feet. They state that the 30-foot-wide landscape and sidewalk area along Iron Point Road plus a 10-foot setback for buildings on the project site provides ample setback and landscaping while freeing up valuable development area. Second, the applicant wishes to reduce the parking space dimensions for both standard and compact parking spaces by six inches in width and for standard spaces one foot in length. The applicant states that this will allow for the inclusion of additional on-site parking spaces to make up for the lack of on-street parking in the project vicinity. Third, the applicant proposes shading 32.6% of parking spaces rather than the required 40%. This is due to the limited areas in which to place shade trees that will reach a viable mature size to provide adequate shading. Finally, the applicant is proposing an overall six foot maximum fence and wall heights and allowing the walls and fences to be placed on top of necessary retaining walls. This is to provide greater security for residents than the 42-inch front yard fencing permitted under the Empire Ranch Specific Plan.

Staff reviewed the deviations requested against the findings required for Planned Development Permits. The deviations are all proposed in service of developing a coherent, compatible project on a challenging site. Further, they allow for more efficient use of the site. Staff does not believe that any of the requested deviations would be detrimental to health, safety or the general welfare of persons or property in the project vicinity or the city. Therefore, staff supports the requested Planned Development Permit.

Land Use Compatibility/Site Considerations

The project site is one of the last remaining undeveloped properties in the Empire Ranch Specific Plan. The Specific Plan was developed with a focus on single family residential

neighborhoods, with some outlying areas noted for commercial and higher density residential use. Since adoption, the Specific Plan has built out mostly as anticipated, with some areas rezoned to provide additional higher density residential development opportunities, including the subject site. The Specific Plan area immediately surrounding the site is a mix of single family residential and multifamily residential. In addition, an elementary school is located 300 yards north of the site off of Dry Creek Road. Combined with the existing arterial roadways leading to commercial and employment uses both east and west of the site, the site appears ideal for multifamily residential development. However, some aspects of the site location were flagged for further review to ensure that the project would not result in negative impacts to the surrounding area or be subject to potential unpleasant impacts due to its location. Specifically, the applicant had a Local Transportation Analysis (LTA) completed to review local traffic impacts and an Environmental Noise Assessment completed to assess noise levels on site and necessary attenuation. Each of these areas is discussed further below.

Local Transportation Analysis and Intersection Control Evaluation

At the request of Public Works, the applicant commissioned a Local Transportation Analysis (LTA) and subsequently an Intersection Control Evaluation (ICE) to review the potential additional traffic impact from the proposed project and potential intersection improvement needs. These were completed by Kimley Horn and are included as Appendices to the Section 15183 CEQA Consistency Evaluation. The LTA found that the project is anticipated to generate 1,118 daily vehicle trips, with 56 trips expected from the site at the AM Peak-Hour and 58 trips back into the site at PM Peak-Hour. The additional vehicle trips were found to have impact three intersections that resulted in expected delays that exceed the City's Level of Service (LOS) General Plan Policy.

The ICE then identified intersection improvements that could reduce the expected delays and bring the roadways back into compliance with the LOS policy. These are the development of roundabouts at the intersections of Iron Point Road and Carpenter Hill Road, Iron Point Road and Empire Ranch Road, and Iron Point Road and Dry Creek Road. The project's share of impact to these three intersections was determined to be 3.9%, 2.1%, and 5.1%, respectively. Consistent with fair share methodology, the project has been conditioned to pay these percentages towards the cost of the identified improvements. In the interim, the project will build out all frontage requirements including a pedestrian crossing at their driveway and install a stop sign to convert the existing Iron Point Road and Dry Creek Road three-way stop into a four-way stop with the project access. With the payment of the fair share proportion for future roadway improvements, the project can be considered consistent with the LOS policy. In addition, the Planned Development Permit finding that the proposed development will not cause unacceptable vehicular traffic levels on surrounding streets can be met.

Noise Assessment

As mentioned repeatedly through this report, the project is located adjacent to an arterial roadway (Iron Point Road), Highway 50, and the future Empire Ranch Interchange. To determine existing noise levels on site and identify improvements necessary to address potential excessive environmental noise, the applicant commissioned an Environmental

Noise Assessment completed by Salter and included as Appendices to the Section 15183 CEQA Consistency Evaluation.

The City of Folsom General Plan Noise Element establishes an exterior noise level standard of 65 dBA at outdoor activity areas of multifamily residential land uses exposed to transportation noise sources (i.e. traffic). The intent of this standard is to provide an acceptable exterior noise environment for outdoor activities. The Noise Element also establishes an interior noise level standard of 45 dBA.

The Noise Assessment reviewed both project-generated noise and environmental noise. Project-generated noise (construction noise and HVAC noise) was determined to be less than significant because it would be required to meet all Folsom Municipal Code and General Plan requirements. The existing noise environment in the vicinity of the project site is dominated by vehicular traffic, primarily from Iron Point Road and Highway 50. To quantify the noise environment around the project site, the consultant conducted two continuous long-term noise measurements between August 22nd and 28th of 2024 on both the project site and a site approximately ½ mile west also on Iron Point Road. In addition, while not required, the consultant included anticipated noise from project traffic and the future interchange. The study found that specified building materials would be necessary to reduce interior noise levels to city standards, and that the area around the clubhouse and pool would need soundwalls to reduce exterior noise to city standards. The project plan set reflects the soundwalls as required and both the soundwalls and building materials are included in the Conditions of Approval.

Grading, Drainage, and Utilities

Preliminary grading, drainage, stormwater, and utility plans are provided as Attachments 7-9. The project site will involve grading, including movement of soils (cutting, filling, and leveling) and compaction of said materials. The applicant will be required to provide a complete geotechnical report before the design of building foundations is finalized. Condition No. 19 is included to reflect this requirement.

The project includes proposed new water, sewer and stormwater facilities. Staff have conditioned that the applicant coordinate the planning, development, and completion of this project with the various utility agencies, that new dry (electrical, gas, telephone, etc.) utility lines be undergrounded, and that all necessary easements are provided for both wet and dry utilities. Conditions No. 25 to 30 have been incorporated to reflect these requirements. In addition, the project is conditioned to upgrade offsite sewer manhole covers with electronic monitoring to ensure adequate flows.

Parcel Map Waiver

The applicants have requested approval of a Parcel Map Waiver under FMC Section 16.24.080 to allow conveyance of the 11.69 acres referred to as Parcel ‘B’ to the City as an Irrevocable Offer of Dedication for Right of Way purposes in the development of the Empire Ranch Interchange Project. The Folsom Public Works Director and Consulting Development Engineering Manager reviewed this request and agreed that the Parcel Map

Waiver was an appropriate means of dividing the parcel for conveyance purposes. The applicant has requested that the Planning Commission consider approving the Parcel Map Waiver without requiring payment of parkland dedication fees. The applicant states that the land division is only being pursued due to the need to convey Parcel 'B' for roadway improvements, which is already a benefit to the city. Staff is supportive of the request to forgo parkland dedication fees in this case as there would be no land division necessary for the project but for the city's interchange project.

Staff have reviewed the Parcel Conveyance Exhibit and overall project materials and believe that the Planning Commission can make the required finding that the proposed division of land complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act, FMC Title 16, the FMC, the Folsom 2035 General Plan, and the Empire Ranch Specific Plan.

NOTICE OF PUBLIC HEARING

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Legal advertisement of this hearing was published in the Folsom Times and mailed notice to owners and occupants within 300 feet of the subject lot was sent over 10 days prior to the hearing date.

ENVIRONMENTAL REVIEW

California Public Resources Code (PRC) Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that:

1. Are peculiar to the project or the parcel on which the project would be located and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.
2. Are potentially significant offsite impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action, or
3. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be

substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

A Section 15183 Consistency Analysis was prepared for the project by Stantec Consulting and is included with this report along with supporting Appendices as Attachment 19. The following is a summary of the analysis completed under the Consistency Analysis. Planning staff have reviewed the Analysis and supporting Appendices and found it satisfactory.

Previous Environmental Documents

The project site is located within the Empire Ranch Specific Plan (previously referred to as the Russell Ranch Specific Plan), which was adopted by the City in September 1992 along with the certified program-level EIR (State Clearinghouse No. 89020178). Additionally, in August 2021, the City approved an Addendum (2021 Addendum) to the 2035 General Plan program-level EIR (certified in August 2018; State Clearinghouse No. 2017082054) to incorporate the Housing Element Update for the sixth cycle planning period (2021-2029), as well as related updates to the Safety and Noise Element, Land Use Element, and Implementation Element. The 2021 Addendum also considered amendments to the Empire Ranch Specific Plan to allow multi-family dwellings as a permitted use at the project site under the Regional Commercial (RCC) land use designation and Commercial (C) zoning district. The proposed project is consistent with the use and development density as evaluated under the Empire Ranch Specific Plan EIR, 2035 General Plan EIR, and 2021 Addendum.

Existing Setting and Surrounding Land Uses

The 7.55-acre project site consists of an undeveloped parcel within the Empire Ranch Specific Plan, identified as Assessor's Parcel Number (APN) 072-1170-113 (Figure 1-2). The Empire Ranch Specific Plan is mostly built out and consists of single-family and multi-family developments, the Russell Ranch Elementary School, and parks and open space areas. The project site is heavily disturbed and consists of a combination of rocky soils, bare ground, and areas with some common herbaceous and shrubby vegetation. The proposed project would develop approximately 7.55 acres of the 19.25-acre site. The remaining approximately 11.69 acres would be conveyed to the City and consists of the land to be dedicated to Caltrans for a future US Highway 50 interchange and west-bound off-ramp that would be constructed by others. Additionally, Empire Ranch Road would be located west of the project site and would be developed by others.

Project Specific Effects

Consistent with CEQA Guidelines Sections 15183(b) and 15128, the Section 15183 Consistency Evaluation appropriately focuses on those environmental resource areas with the potential to result in project-specific significant impacts. To that end, the Consistency Analysis evaluated potential project impacts to biological resources, geology and soils, hydrology and water quality, land use and planning, population and housing, public services, recreation, and transportation. The focused analysis was supported by technical assessments prepared for the proposed project, including the Air Quality,

Greenhouse Gas, and Energy Assessment (Appendix A), Water Capacity Assessment (Appendix B), Sewer Capacity Assessment (Appendix C), Phase I Environmental Site Assessment (Appendix D), Environmental Noise Assessment (Appendix E), Environmental Noise Study (Appendix F) Biological Survey Memorandum (Appendix G), Geotechnical Engineering Study (Appendix H), and VMT Assessment (Appendix I). The analysis and these studies confirmed that the proposed project would not result in new significant impacts or a substantial increase in the severity of impacts identified in the previously certified environmental documents. The proposed project would implement all applicable mitigation measures and policies adopted in connection with the previously certified environmental documents.

Determination

Based on this focused analysis, and pursuant to CEQA Guidelines Sections 15162 and 15164, the City of Folsom finds that the proposed project would not result in new significant impacts, nor would it substantially increase the severity of previously identified impacts. Therefore, the previously certified environmental documents adequately address the environmental effects of the proposed project, and no subsequent or supplemental EIR or other CEQA document is required.

STAFF RECOMMENDATION/PLANNING COMMISSION ACTION

Conduct a public hearing and upon conclusion determination that the project is exempt from further environmental review under CEQA Guidelines Section 15183 and approve a Planned Development Permit and Parcel Map Waiver application for the Emblem Empire Ranch Apartments project, based on the findings (Findings A-Q) and subject to the conditions of approval (Conditions 1-81) attached to the staff report.

GENERAL FINDINGS

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE EMPIRE RANCH SPECIFIC PLAN, AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM 2035 GENERAL PLAN IN AUGUST 2018 AND AGAIN CERTIFIED A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR AMENDMENTS TO THE 2035 GENERAL PLAN IN AUGUST 2024.

D. THE CITY HAS DETERMINED THAT THE EMBLEM EMPIRE RANCH APARTMENTS PROJECT IS UNDERTAKEN TO IMPLEMENT AND IS CONSISTENT WITH THE FOLSOM 2035 GENERAL PLAN.

E. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE EMBLEM EMPIRE RANCH PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT AND ALSO THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM 2035 GENERAL PLAN AND ASSOCIATED MITIGATION MEASURES.

F. THE CITY HAS DETERMINED, CONSISTENT WITH SECTION 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING) OF THE CEQA GUIDELINES, THAT THE PROJECT IS CONSISTENT WITH APPLICABLE COMMUNITY PLANS AND ZONING AND FURTHER THAT THE PROJECT HAS NO PARTICULAR ENVIRONMENTAL EFFECTS THAT WERE NOT CONSIDERED IN THE FOLSOM 2035 GENERAL PLAN FEIR AND THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT OR THAT COULD NOT BE ADDRESSED BY UNIFORMLY APPLIED POLICES OR STANDARDS.

G. THE CITY HAS DETERMINED THAT THIS PROJECT IS EXEMPT FROM CEQA IN ACCORDANCE WITH SECTION 15183 OF THE CEQA GUIDELINES.

PLANNED DEVELOPMENT PERMIT FINDINGS

H. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY.

I. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.

J. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

K. THERE ARE AVAILABLE PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL AND THE PROPOSED PROJECT HAS MADE ADEQUATE PROVISION FOR THE FURNISHING OF THOSE FACILITIES.

L. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS THAT HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

M. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS AS IT WILL CONTRIBUTE ITS FAIR SHARE TO THE COST OF NECESSARY TRAFFIC ABATEMENTS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL

CIRCULATION, INCLUDING INGRESS AND EGRESS.

N. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.

O. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

HOUSING ELEMENT FINDINGS

P. THE REDUCTION IS CONSISTENT WITH THE CITY'S ADOPTED GENERAL PLAN AND HOUSING ELEMENT, AND THE REMAINING SITES IDENTIFIED IN THE HOUSING ELEMENT ARE ADEQUATE TO MEET THE REQUIREMENTS OF GOVERNMENT CODE SECTION 65583.2 AND TO ACCOMMODATE THE CITY'S SHARE OF THE RHNA FOR THE PERIOD FROM JUNE 30, 2021, THROUGH AUGUST 31, 2029.

Q. THE REMAINING UNMET NEED FOR THE CITY'S SHARE OF THE RHNA AT THE LOW- AND VERY-LOW INCOME LEVES IS 3,567 UNITS. THE REMAINING CAPACITY OF SITES IDENTIFIED IN THE HOUSING ELEMENT TO ACCOMMODATE THAT NEED IS 4,767 UNITS.

ATTACHMENT 2
BACKGROUND

On December 1, 1992, the City Council certified the Environmental Impact Report and approved the General Plan Amendment, Rezone, Specific Plan and Vesting Tentative Subdivision Map for the Russell Ranch project (now known as Empire Ranch). The approximately 1,700-acre project consisted of: 3,105 single-family, low-density units; 739 single-family, high-density units; 344 multifamily units; a public golf course and private golf course; a regional commercial and neighborhood commercial site; parkland; and natural and improved open space. On December 23, 1993, the City Council approved the Russell Ranch Development Agreement and on May 24, 1994, the City Council approved the East Area Facilities Financing Plan, which included the Empire Ranch development.

The Empire Ranch Specific Plan was amended multiple times over the ensuing decades. The 2021-2029 Housing Element Update included an amendment to the Empire Ranch Specific Plan to allow multi-family dwellings at a density of between 15 to 30 units per acre as a permitted use under the RCC land use designation and C zoning district (i.e., this parcel), rather than require a conditional use permit.

GENERAL PLAN DESIGNATION	RCC (Regional Commercial Center)
ZONING	SP-C (Empire Ranch Specific Plan, Commercial zone)
ADJACENT LAND USES/ZONING	North: Single Family and Multifamily Residential (Specific Plan – Residential, Single Family High Density and Specific Plan - Residential, General Apartment) West: Single Family (Specific Plan – Residential, Single Family High Density) East: El Dorado County South: U.S. Highway 50
SITE CHARACTERISTICS	The project site is vacant and mainly flat.
APPLICABLE CODES	FMC 16.00, Subdivisions FMC 17.18, R-4 (General Apartment District) FMC 17.38, Planned Development FMC 17.57, Parking Subdivision Map Act Empire Ranch Specific Plan

Attachment 3

CITY OF FOLSOM
DISTINCTIVE BY NATURE

DRAFT **PLANNING COMMISSION MINUTES**
April 29, 2026
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION

The Special Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding.

ROLL CALL

Commissioner's Present: Dianna Laney, Commissioner
William Barcellona, Commissioner
Justin Hurst, Commissioner
Mathew Herrera, Commissioner
Daniel West, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Amanda Ross, Commissioner

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

CITIZEN COMMUNICATION: None

MINUTES

COMMISSIONER BARCELLONA MOVED TO APPROVE THE MINUTES OF APRIL 15, 2026

COMMISSIONER HERRERA SECOND THE MOTION

AYES: LANEY, BARCELLONA, HURST, HERRERA, WEST, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: ROSS

MOTION PASSED

NEW BUSINESS

THIS ITEM HAS BEEN CONTINUED TO THE MAY 20, 2026, PLANNING COMMISSION MEETING

1. MSTR25-00084. Toll Brothers at Alder Creek Small Lot Vesting Tentative Subdivision Map, Planned Development Permit, Inclusionary Housing Plan, Minor Administrative Modification, and Determination that No Further CEQA Review is Required Under CEQA Guidelines Section 15162.

COMMISSIONER BARCELLONA MOVED TO FORMALLY CONTINUE ITEM 3 TO THE MAY 20, 2026, PLANNING COMMISSIONS MEETING

COMMISSIONER HERRERA SECONDED THE MOTION

AYES: LANEY, BARCELLONA, HURST, HERRERA, WEST, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: ROSS

MOTION PASSED

2. MSTR25-00256. Emblem Empire Ranch Apartments Planned Development Permit, Parcel Map Waiver, and Determination that the Project is Exempt from CEQA under Section 15183

A Public Hearing to request approval of a Planned Development Permit to approve site and building design for a 180-unit multifamily residential project and to allow deviations from design and development standards applicable to multifamily residential development in the Empire Ranch Specific Plan. The subject parcel is approximately 19.25 acres in size and is located at the southeast corner of Iron Point Road and Empire Ranch Road. The project would be developed on approximately 7.55 acres, with the remaining 11.70 acres conveyed to the city to merge with the already-dedicated Right of Way for the Empire Ranch Interchange Project. Therefore, the applicant is also requesting a Parcel Map Waiver to permit the conveyance of the 11.70-acre area to the city. The proposed project is within the Empire Ranch Specific Plan, East Subarea, and has a Commercial land use designation. The project is categorically exempt under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the California Environmental Quality Act (CEQA) Guidelines.

COMMISSIONER WEST MOVED TO CONFIRM STAFF'S DETERMINATION THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIROMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15183 AND APROVE A PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER APPLICATION FOR THE EMBLEM EMPIRE RANCH APARTMENTS PROJECT, BASED ON THE FINDINGS (FINDINGS A-Q) AND FINDINGS R-S AS SHOWN IN THE GREEN SHEET FOR CHANGES AND MODIFICATIONS TO AGENDA ITEM #1, PROVIDED AT TONIGHT'S HEARING, AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-81) ATTACHED TO THE STAFF REPORT WITH CONDITION OF APPROVAL NO. 36 MODIFIED AS SHOWN IN THE GREEN SHEET FOR CHANGES AND MODFICATIONS TO AGENDA ITEM #1, PROVIDED AT TONIGHT'S HEARING.

COMMISSIONER HURST SECONDED THE MOTION

AYES: LANEY, BARCELLONA, HURST, HERRERA, WEST, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: ROSS

MOTION PASSED

3. USPT24-00096. Folsom Ranch Electronic Readerboard Sign Conditional Use Permit and D that No Further CEQA Review Is Required Under CEQA Guidelines Section 15162(a).

A Public Hearing to consider a request from TK Consulting Group for approval of a Conditional Use Permit for development and operation of a 65-foot-tall freeway-oriented electronic readerboard sign located on Parcel 61A within the Folsom Plan Area. The project has a Specific Plan designation of SP-RC-PD (Regional Commercial-Planned Development) and a General Plan Designation of RC (Regional Commercial). The proposed project implements and is consistent with the Addendum to the Folsom Plan Area Environmental Impact Report for the Folsom Plan Area Specific Plan Amendment for Electronic Readerboard Sign project, and none of the factors set forth in CEQA Guidelines Section 15162 are present or have been identified, pursuant to CEQA Guidelines Section 15162. Therefore, the city finds that the project is exempt from further CEQA compliance. Final hearing body is the Planning Commission.

COMMISSIONER RENYOLDS MOVED TO CONFIRM STAFF'S DETERMINATION THAT THE FOLSOM RANCH ELECTRONIC READERBOARD PROJECT IS EXEMPT FROM CEQA UNDER CEQA GUIDELINES SECTION 15162(A), AND TO APPROVE A CONDITIONAL USE PERMIT APPLICATION FOR THE PROJECT LOCATED ON PARCEL 61A WITHIN THE FOLSOM PLAN AREA (USPT24-00096), BASED ON THE FINDINGS INCLUDED IN THE REPORT (FINDINGS A-I) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-33) WITH CONDITION NO. 1 MODIFIED TO PERMIT BACKLIT STATIC SIGN PANELS, AND ADDITION OF CONDITIONS OF APPROVAL NO. 34 AND NO. 35 AS SHOWN IN THE GREEN SHEET FOR CHANGES AND MODIFICATIONS TO AGENDA ITEM #2, PROVIDED AT TONIGHT'S HEARING.

COMMISSIONER HURST SECONDED THE MOTION.

AYES:	LANEY, BARCELLONA, HURST, HERRERA, WEST, REYNOLDS
NOES:	NONE
RECUSED:	NONE
ABSENT:	ROSS

MOTION PASSED

PLANNING MANAGER REPORT

Principal Planner Jessica Brandt shared the following with the Commission:

- The next meeting is scheduled for May 20th, with one item on the agenda.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:59 p.m.

RESPECTFULLY SUBMITTED,

_____

Bettina Adams, ADMINISTRATIVE ASSISSTANT

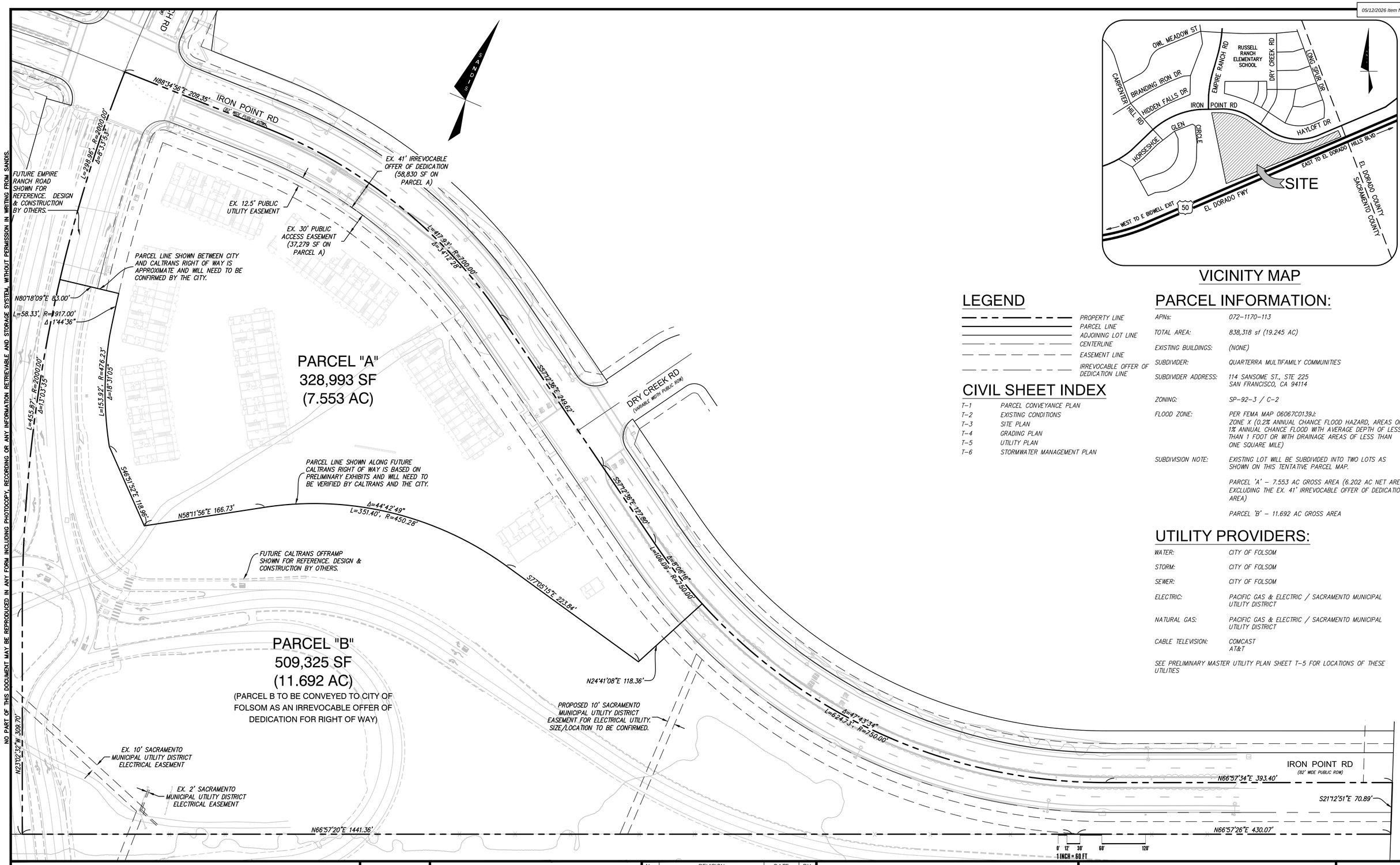
APPROVED:

_____

Eileen Reynolds, CHAIR

Attachment 4

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



VICINITY MAP

LEGEND

- PROPERTY LINE
- PARCEL LINE
- ADJOINING LOT LINE
- CENTERLINE
- EASEMENT LINE
- IRREVOCABLE OFFER OF DEDICATION LINE

CIVIL SHEET INDEX

T-1	PARCEL CONVEYANCE PLAN
T-2	EXISTING CONDITIONS
T-3	SITE PLAN
T-4	GRADING PLAN
T-5	UTILITY PLAN
T-6	STORMWATER MANAGEMENT PLAN

PARCEL INFORMATION:

APNs:	072-1170-113
TOTAL AREA:	838,318 sf (19.245 AC)
EXISTING BUILDINGS:	(NONE)
SUBDIVIDER:	QUARTERRA MULTIFAMILY COMMUNITIES
SUBDIVIDER ADDRESS:	114 SANSOME ST., STE 225 SAN FRANCISCO, CA 94114
ZONING:	SP-92-3 / C-2
FLOOD ZONE:	PER FEMA MAP 06067C0139J: ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE)
SUBDIVISION NOTE:	EXISTING LOT WILL BE SUBDIVIDED INTO TWO LOTS AS SHOWN ON THIS TENTATIVE PARCEL MAP. PARCEL 'A' – 7.553 AC GROSS AREA (6.202 AC NET AREA EXCLUDING THE EX. 41' IRREVOCABLE OFFER OF DEDICATION AREA) PARCEL 'B' – 11.692 AC GROSS AREA

UTILITY PROVIDERS:

WATER:	CITY OF FOLSOM
STORM:	CITY OF FOLSOM
SEWER:	CITY OF FOLSOM
ELECTRIC:	PACIFIC GAS & ELECTRIC / SACRAMENTO MUNICIPAL UTILITY DISTRICT
NATURAL GAS:	PACIFIC GAS & ELECTRIC / SACRAMENTO MUNICIPAL UTILITY DISTRICT
CABLE TELEVISION:	COMCAST AT&T

SEE PRELIMINARY MASTER UTILITY PLAN SHEET T-5 FOR LOCATIONS OF THESE UTILITIES

SANDIS
BUILD ON.
SANDIS.NET

DATE: 11/26/25
SCALE: 1"=60'
PROJECT No.: 624068

DATE _____, 2026

MICHAEL A. KUYKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-27

No.	REVISION	DATE	BY

EMBLEM EMPIRE RANCH
FOLSOM CALIFORNIA

PARCEL CONVEYANCE PLAN

SHEET T-1
OF 6 SHEETS

Copyright ©2015by Sandis

File: x:\P\624068\4_engineering\2_plan sets\3_sheet set\tentative map\T-1 TENTATIVE PARCEL MAP.dwg Date: Mar 20, 2026 - 8:59 AM

Attachment 5

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
		GENERAL REQUIREMENTS		
1.		***Final Development Plan*** The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below: 1. Architectural Site Plan, dated March 23, 2026 2. Parcel Conveyance Plan, dated March 20, 2026 3. Planned Development Permit and Project Data Sheet, dated March 23, 2026 4. Architectural Plans, dated March 23, 2026 5. Monument Sign Elevations, dated March 23, 2026 6. Fire Access Plans, dated March 23, 2026 7. Preliminary Grading Plan, dated March 20, 2026 8. Preliminary Utility Plan, dated March 20, 2026 9. Preliminary Stormwater Management Plan, dated March 20, 2026 10. Preliminary Landscape and Lighting Plans, dated March 13, 2026 11. Color and Materials Board, dated February 2, 2026 The Planned Development Permit and Parcel Map Waiver are approved for the development and operation of a 180-unit multi-family residential project (Emblem Empire Ranch). Implementation of the project shall be consistent with the above-mentioned exhibits and these conditions of approval.	G, I, B	CD (E)(P)
2.		***Community Development Department Subsequent Review*** Building plans, and all civil engineering, improvement, landscape, and irrigation plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025).	G, I, B	CD (P)(E)(B)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
3.		***90-Day Protest Period*** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exactions contained in this notice, complying with all the requirements of Government Code Section 66020, the applicant will be legally barred from later challenging such exactions.	OG	CD (E)(P)
4.		***Validity*** The project approvals granted under this staff report (Planned Development Permit and Parcel Map Waiver) shall remain in effect for two years from the final date of approval (April 29, 2028). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. An extension to the identified time frame may be granted by the Planning Commission. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, building permit, or other construction permit or entitlement required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the development contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approvals shall be tolled during the time that any litigation is pending, including any appeals.	OG	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
5.		***Indemnity for City*** The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur: • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant's obligations under this condition shall apply regardless of whether the site development proceeds.	OG	CD (P)(E)(B) PW, PR, FD, PD, UT
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
6.		***Applicable Taxes, Fees, and Charges*** The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025).	I, B	CD (P)(E)
7.		***Existing Assessments*** If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025).	B	CD (E)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
8.		***Use of Outside Legal Counsel and Consultants*** The City, at its sole discretion, may utilize the services of outside legal counsel and consultants to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel or consultants, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	OG	CD (P)(E)
9.		***Special Study Reimbursement*** If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of mapping documents, building plans, improvement plans, or beginning inspection, whichever is applicable.	G, I, B	CD (P)(E)
10.		***Development Impact Fees*** This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025). These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (April 29, 2026).	B	CD (P) PW, PR

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
11.		***School District Fees*** The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect on the submittal date of the project's SB330 (Housing Crisis Act of 2019) application (August 20, 2025). Specifically, the owner/ applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P) (E)
		PARCEL MAP WAIVER REQUIREMENTS		
12.		***Certificate of Compliance*** The applicant shall apply to the City Engineer for a Certificate of Compliance in conformance with the Parcel Conveyance Plan including the submission of a Plat Map, both of which shall be filed with the County Recorder in accordance with FMC Section 16.52.030. The Certificate of Compliance shall include a certificate by the county tax collector in accordance with FMC Section 16.20.060.	I	CD (E)
13.		***FMC Compliance*** The Plat Map supporting the Certificate of Compliance shall comply with the Folsom Municipal Code and the Subdivision Map Act.	I	CD (E)
14.		***Empire Ranch Interchange Land Dedication*** The owner/applicant shall convey all area shown as Parcel "B" in the Parcel Conveyance Plan (Attachment 7), dated March 13, 2026, to the City of Folsom as an "Irrevocable Offer of Dedication for Right of Way" for merger with already dedicated right of way for the Empire Ranch Interchange Project through the Certificate of Compliance process, prior to approval of Improvement Plans for the project.	I	CD (E), PW

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
15.		***School District*** Upon recordation of the Certificate of Compliance and Plat Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Plat Map. The owner/applicant is required to coordinate with the City of Folsom and the Folsom Cordova School District or subsequent and secondary districts.	OG	CD (E)
16.		***Digital Copy*** Upon recordation of the Certificate of Compliance and Plat Map, the owner/applicant shall provide a digital copy of the recorded Plat Map (in AutoCAD format) to the Community Development Department.	OG	CD (E)
SITE DEVELOPMENT REQUIREMENTS				
17.		***Geotechnical Report*** Prior to the issuance of any grading, improvement permit, and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design. The geotechnical report shall be inclusive of any proposed wall calculations. The report and calculations are subject to review and approval by the Community Development Department.	G, B	CD (E)
18.		***Compliance with Standard Specifications*** Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom *Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards*.	I	CD (P)(E)
19.		***Improvement Plan Review*** The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to issuance of a building permit for the project.	I, B	CD (E)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
20.		***Off-Site Improvements / Rights of Entry*** For any improvements constructed on private property that are not under the ownership or control of the owner/applicant, all rights-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City. All rights of entry, construction easements, either permanent or temporary and other easements shall be fully executed by all affected parties and shall be recorded with the Sacramento County Recorder, where applicable, prior to approval of grading and/or improvement plans.	G, I	CD (E)
21.		***Reimbursement for Public Improvements*** Any reimbursement for public improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
22.		***State and Federal Permits*** The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained or show on the plans why the permit is not required, subject to staff review prior to approval of any grading or improvement plan.	G, I	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
23.		***Required Improvements*** Required public and private improvements, including street and frontage improvements on Iron Point Road, shall be completed to the satisfaction of the City of Folsom prior to the first issuance of a Certificate of Occupancy. These include the following: • The applicant shall design, construct, and place into operation modifications to the existing traffic signal at the intersection of Empire Ranch Road and Iron Point Road to add pedestrian signal phases for the eastern-most crosswalk and add a new crosswalk along the southern-most corners of Iron Point Road. All improvements shall be designed and implemented to the satisfaction of the Public Works Department. The applicant shall coordinate with the Public Works Department throughout design and construction, and all costs associated with the signal modifications shall be the responsibility of the applicant. • The applicant shall install "No Parking" signage along Iron Point Road adjacent to the project frontage, as determined by the Public Works Department. Signage location, spacing, and installation details shall be subject to review and approval by the Public Works Department. All costs associated with the signage installation shall be the responsibility of the applicant. • The applicant shall install landscaping and pedestrian improvements along the parcel's Iron Point Road frontage in compliance with the standards of the Empire Ranch Specific Plan. This shall include a 4-foot-wide monolithic sidewalk as shown in the Specific Plan. The improvements shall extend from the Empire Ranch and Iron Point Road intersection to the eastern edge of proposed Parcel A, where termination safety barriers shall be installed in compliance with City Standard Specifications.	I	CD (E)
24.		***Vertical Curb*** All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical except as approved by the Community Development Department.	I	CD (P)(B)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
25.		***Unknown Contaminated Soils*** Discovery of unknown contaminated soils during construction: If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of Sacramento County Environmental Management Department (SCEMD), Regional Water Quality Control Board (RWQCB), the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.	G, I, B	CD (P)(E)(B)
26.		***Naturally Occurring Asbestos*** This project is located in a geologic unit within the boundaries of the City of Folsom, which is likely to contain naturally occurring asbestos. The owner/applicant shall be required to obtain approval from the Sacramento Metropolitan Air Quality Management District (SMAQMD) prior to approval of any grading and/or construction on the project site. The owner/applicant shall provide to the Community Development Department a copy of the written approval from SMAQMD prior to approval of grading and/or site improvement plans.	G, I, B	CD (P)(E)(B)
27.		***Utility Conflicts*** Utilities shall not be placed or run through landscape areas in such a way as to conflict with applicable landscaping or parking lot shade tree requirements.	I, B	CD (P)(E)
28.		***Replacement of Damaged Facilities*** The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	OG	CD (E)
ARCHITECTURE/SITE DESIGN REQUIREMENTS				

29.		***Architectural Requirements*** The project shall comply with the following architecture and design requirements: 1. This approval is for a 180-unit multifamily residential project. The applicant shall submit building plans that comply with this approval and the attached Architectural Plans, dated March 23, 2026. 2. The design, materials, and colors of the proposed multifamily residential project shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features. 4. Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. The final design of the building-attached lights shall be subject to review and approval by the Community Development Department. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method. 5. Final site fence and wall plans showing location, design, height, materials, and colors shall be submitted for review and approval by the Community Development Department prior to the issuance of any building permits. As allowed under the PD Permit, fencing may extend to six feet in height, sometimes occurring on top of a retaining wall of varying height.	B	CD (P)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
30.		***Sign Permit*** The final location, height, size, and design of monument and wall-mounted signs are subject to review and approval by the Community Development Department through a Sign Permit to ensure consistency with the requirements of the Uniform Sign Criteria, the Folsom Municipal Code (FMC, Section 17.59.040 D), and this approval. In addition, the owner/applicant shall obtain a sign permit prior to installation of any monument signs or wall-mounted signs.	B	CD (P)
31.		***CALGreen*** The project shall comply with California Green Building Standards Code (CALGreen).	B	CD (B)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS				

32.		***Landscaping Plans/MWELO*** Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, and parking lot shading trees proposed within the development. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. Plans shall comply with all State and local rules, regulations, Governor's declarations, and restrictions pertaining to water conservation and outdoor landscaping. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance). For all projects subject to MWELO, the developer/owner shall submit to the City parcel-by-parcel landscape water budgets once subdivision construction is complete. Landscape water budgets shall be prepared in accordance with MWELO requirements and include, but not be limited to, the following: a. Landscape Design Plan (must include landscape area in square feet for each parcel) b. Landscape Irrigation Plan c. Maximum Applied Water Allowance d. Estimated Total Water Use In addition to parcel-by-parcel water budgets, the developer/owner shall also submit to the City a digital shape file, provided on a flash drive, that includes each parcel's landscape budget boundaries and associated landscape area data. To ensure compliance with State nonfunctional turf regulations, all landscape plans and projects shall be designed, installed, and maintained in full accordance with Assembly Bill 1572, as codified in California Water Code Section 10608.14.	I, OG	CD(P)(A), UT

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
		This includes all requirements related to nonfunctional turf, water-efficient landscape design, and irrigation. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate drought conditions on all landscaping in the project.		
33.		***Landscape Maintenance*** The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.	B, OG	CD (P)(E)
34.		***Tree Planting and Maintenance*** The final tree planting design shall incorporate appropriate species selection and placement to avoid infrastructure conflicts and monocultural issues to the satisfaction of the City Arborist. All irrigation and plant material shall be maintained in accordance with the approved as-built plans in perpetuity. Any requests by the property owner or manager to alter the approved landscape installation shall be subject to review and approval by the City Arborist.	I	CD (A)(E)
35.		***Right of Way Landscaping*** Landscaping along all road rights of way shall be installed with the first phase of development if the project is developed in multiple phases to the satisfaction of the Community Development Department.	I, OG	CD (P), PW
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS				

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
36.		***Access and Circulation*** In accordance with the Emblem Empire Ranch Local Transportation Analysis (LTA) and Intersection Control Analysis (ICE), dated April 7, 2026, prepared by Kimley Horne and Associates and based on the recommendations of the City Engineer, the applicant/owner shall be responsible for the following: • Payment of the project fair share contribution to the traffic, access, and circulation abatement measures set forth in the LTA/ICE in an amount not to exceed $585,000, to the satisfaction of the Community Development and Public Works Departments. Payment shall be made prior to issuance of Certificate of Occupancy for the first project residential building. • Dedication of the necessary right of way at the intersection of Dry Creek Road and Iron Point Road at the project entrance for the purposes of future construction of a roundabout as an identified future need related to the project prior to issuance of Civil Improvement Plan approval. The gate access island shall be designed in such a way that allows for the future pedestrian crossing at the proposed future roundabout located at Dry Creek Road and Iron Point Road at the project's primary entrance. • The primary access drive for the project shall be stop-controlled including necessary signage and striping, creating a four-way stop at the intersection of Dry Creek Road and Iron Point Road.	I	CD (E), PW

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
37.		***Prepare Traffic Control Plan*** Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared. The Traffic Control Plan shall designate haul routes and sites and comply with requirements in encroachment permits issued by the City, if applicable. The Traffic Control Plan to be prepared by the project construction contractor(s) shall, at minimum, include the following measures: • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage and minimal disruption to the public. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable avoidance of the immediate construction zone. • A phone number and community contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis.	G, I	PW

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
38.		***Vehicle and Bicycle Parking*** A minimum of 270 on-site vehicle parking spaces shall be provided for the project, as required by FMC Section 17.57.090. As allowed under this PD Permit, dimensions of standard parking spaces may be decreased to 8 feet 6 inches wide and 18 feet long. As allowed under this PD Permit, dimensions of compact parking spaces may be decreased to 8 feet 6 inches wide and 14 feet long. Further, parking spaces may overhang landscaping and sidewalk areas by up to two feet, provided that at least four feet of clear space for passage on sidewalks remains. A minimum of 90 long-term bicycle spaces and 20 short-term bicycle parking spaces shall be provided for the project.	B	CD (E)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
39.		***Low Impact Development Controls*** This project is required to comply with the Sacramento Stormwater Quality Partnership's *2018 Stormwater Quality Design Manual*. The project will need to demonstrate compliance with respect to hydromodification management, peak flow attenuation, low impact development (LID) controls and treatment controls including full trash capture control.	OG	CD (E), PW
40.		***Litter Control*** During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	OG	CD (E), PW, UT
41.		***Best Management Practices*** The storm drain swale or onsite improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board (RWQCB).	G, I	CD (E), PW, UT

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
42.		***Erosion Control*** Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento *Erosion and Sedimentation Control Standards and Specifications* (current edition) and as directed by the Community Development Department.	G, I	CD (E), PW, UT
43.		***Drainage Plans*** Prior to approval of improvement plans, the owner/applicant shall submit detailed drainage plans for evaluation by the City. Approved plans shall be implemented prior to project occupancy. The drainage plans shall include measures to minimize the total amount of additional surface runoff and to limit the flows released to off-site receiving waters to existing pre-development levels in accordance with the requirements of the City of Folsom Public Works Department.	G, I	CD (E), PW, UT
44.		***Storm Water Pollution Prevention Plan*** Prior to issuance of grading permits, the owner/applicant shall obtain coverage under the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific Storm Water Pollution Prevention Plan (SWPPP) at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.	G, I	CD (E), PW, UT
45.		***Modifications for Overland Release*** Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E), PW, UT

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
46.		***Sacramento-Yolo Mosquito & Vector Control District Requirements*** a. All stormwater and drainage features including but not limited to outfalls, catch basins, detention basins, and bioretention areas, shall be designed to be in compliance pursuant to the California Health and Safety Code (HSC 2060) to discourage or eliminate mosquito breeding. b. Ensure that any stormwater drainage features do not hold water for more than 72 hours and emergent vegetation is maintained to prevent mosquito breeding and harborage. (Please refer to the District's BMP manual SW-10). c. Construct shoreline perimeters of the planters as steep as possible to discourage dense plant growth. (Please refer to the District's BMP manual SW-1). Ensure that District staff have complete unobstructed access to conduct mosquito control activities in Emblem Empire Ranch and to all stormwater, bio-retention, and water quality planters.	B, OG	CD (E), PW, UT
		DRY UTILITY REQUIREMENTS		
47.		***Coordination with Utility Agencies*** The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	OG	P (E), PW
48.		***Dry Utility Connections*** Future dry utility connection services (electrical, gas, telephone, etc.) for new buildings shall be placed underground at the project site.	B	CD (E)
49.		***Future Utility Lines*** All future utility lines lower than 69 KV that are to be built within the project, shall be placed underground within and along the perimeter of the project at the developer's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.	I, O	CD (E)

50.		***SMUD Requirements*** The applicant shall comply with the following conditions as applicable on future mapping and entitlements. 1. SMUD has existing overhead 12kV facilities along the west side of the project area that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. 2. SMUD has existing underground 12kV facilities along the north, the west side and on the project area that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. 3. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. 4. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune and remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity. 5. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15-feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area	I, OG	CD (P)(E)

		and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans as a condition of approval. 6. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of 15-feet tall at full maturity. Applicant shall submit landscape improvement plans as a condition of approval. 7. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). 8. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15-feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans as a condition of approval. 9. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. 10. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. 11. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If		

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
		necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. 12. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of 15-feet at full maturity. Applicant shall submit landscape improvement plans as a condition of approval. 13. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.		
UTILITIES REQUIREMENTS				
51.		***Water Conservation*** The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions relative to water usage and conservation including but not limited to: requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the Folsom Municipal Code, (Chapter 13.26 Water Conservation).	I, OG	CD (E), UD

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
52.		***Water Connections*** The following requirements/restrictions apply to private water connections to the City's water main: • A "Hot Tap" connection to the City's water main is not allowed. A cut-in tee with 3 valves will be required to connect to the City's water distribution main. • The water connection shall be a branch service per city standard detail WR-23. A DCDA Backflow Preventor is not allowed. The applicant is required to install an RPDA device for all fire connections and RPPA devices for all domestic and irrigation connections. • The on-site fire system needs to be looped, a single point of connection is not allowed. Contact the City Utilities Department to discuss specific connection points for this project, including existing water service stubs that might be able to be utilized which could eliminate the need for a cut-in tee.	I	UD
53.		***On-Site Water and Sewer*** The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom *Standard Construction Specifications*.	I	CD (E), UD
54.		***Water Meter Fixed Network System*** The owner/applicant shall pay for, furnish and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meters within the project.	I	CD (E), UD
55.		***Sanitary Sewer Manhole*** A Sanitary Sewer Manhole (SSMH) will be required to be installed at the property line/right of way to differentiate public vs private sewer ownership.	I	CD (E), UD

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
56.		***Water Service*** Each parcel shall have an independent water service which does not encroach into any other parcel and connects directly to the right-of-way. Prior to the issuance of building permits, any water service which encroaches into another parcel shall be relocated in accordance with the City of Folsom *Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards*.	I,G,B	CD (E), UD
57.		***Water, Sewer, and Drainage Studies*** The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the City of Folsom *Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards*.	I	CD (E), UD
58.		***Off-Site Wastewater Infrastructure Improvements*** The owner/applicant shall provide off-site sanitary sewer improvements with corresponding easements and quit claims, as necessary, in accordance with required water, sewer, and drainage studies and the current edition of the City of Folsom *Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards.* Specific improvements are limited to the following: • The applicant/owner will be required to purchase and install (2) smart cover lids at the upstream and downstream SSMH associated with the sewer line segment shown in red on the attached exhibit. The smart cover lids will need to connect to the City's remote monitoring system and coordination with the Wastewater Collection System Manager will be required during the Smart Cover installation process. The Smart Cover lids will need to be installed at SSMH B08-8664 and SSMH B08-8668. During the improvement plan process, please incorporate the line segment identified in the project sewer study as an "off-site" sewer improvement as part of the improvement plans for review and approval.	I	CD (E), UD

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
		WASTE MANAGEMENT AND RECYCLING		
59.		***Waste and Recycling Service Requirements*** Each owner of real property within the project site shall be responsible for all municipal service charges and for providing waste enclosures that meet standard specifications to the satisfaction of the City of Folsom Waste and Recycling Division. If a commercial center with multiple property owners has an owner's association or other single entity named in a publicly recorded document to be responsible for common services, then that entity shall be responsible for all municipal service charges including waste and recycling and shall be responsible for all compliance obligations of the owners, and shall be subject to enforcement actions relating to waste and recycling. If a single named entity is responsible for a commercial center, then waste enclosures meeting standard specifications may be shared within the center so long as adequate capacity as determined by the Waste and Recycling Division is provided for the combined properties.	OG	UD
60.		***Trash/Recycling*** The final location, orientation, design, materials, and colors of the trash, recycling, and organics enclosures are subject to review and approval by the Community Development Department and in accordance with FMC 8.32.	B	CD (P), UD
61.		***Enhanced Construction Waste Diversion*** In accordance with the City General Plan GHG Reduction Measure SW-1, the project shall divert to recycle or salvage a minimum 65% of nonhazardous construction and demolition waste generated at the project site in accordance with Appendix A5 (Residential) as outlined in the California Green Building Standards Code (CALGreen 2019).	B	CD (B), UD
		FIRE DEPARTMENT REQUIREMENTS		
62.		***Illuminated Addresses*** The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.	I	FD

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
63.		***Fire Plan Review*** Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD
64.		***Fire Protection*** All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. off-site devices cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be shared with other building utilities. The room shall only be accessible from the exterior.	I, B	FD
65.		***Emergency Access*** All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on site. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30.	I	FD
CALTRANS				

66.		***Hydraulics*** No net increase to 100-year storm event peak discharge may be realized within the State's highway ROW and/or Caltrans drainage facilities because of the project. Any cumulative impacts to Caltrans drainage facilities arising from the effects of development on surface water runoff discharge from the 100-year storm event should be minimized through project drainage mitigation measures. Increases in peak runoff discharge for the 100-year storm event to the State highway ROW and Caltrans' highway drainage facilities must be reduced to at or below the pre-construction levels. The cumulative effects on drainage due to deployment within the region should be considered in the overall development plan of this area. All grading and/or drainage improvements must maintain or improve existing drainage pathways and may not result in adverse hydrologic or hydraulic conditions within the State's highway ROW or to Caltrans drainage facilities. The developer must maintain or improve existing drainage patterns and/or facilities affected by the proposed project to the satisfaction of the State and Caltrans. This may be accomplished by implementing stormwater management Best Management Practices (i.e., detention/retention ponds or basins, sub-surface galleries, on-site storage and/or infiltration ditches, etc.). Once installed, the property owner must adequately maintain these systems. The proponent/developer may be held liable for future damages due to impacts for which adequate mitigation was not undertaken or sustained. Runoff from the proposed project that will enter the State's highway ROW and/or Caltrans drainage facilities must meet all regional water quality control board water quality standards before entering the State's highway ROW or Caltrans drainage facilities. Appropriate stormwater quality Best Management Practices may ensure that runoff from the site meets these standards (i.e., it is free of oils, greases, metals, sand, sediment, etc.). Once installed, the property owner must adequately maintain these systems in perpetuity. All work proposed and performed within the State's highway ROW must be per Caltrans' standards and require a Caltrans Encroachment Permit before commencing construction. For the Encroachment Permit application, provide	I, OG	CD (E)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
		drainage plans and calculations for the pre- and post-100-year peak run-off (quantities and velocities) and water quality treatment for all discharges to the State's highway right-of-way and Caltrans' highway drainage facilities.		
67.		***Encroachment Permit*** Any project or work, including access modification and drainage work, that takes place along or within the State's right of way (ROW) requires an encroachment permit issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State ROW must be submitted to Encroachment Permits Offices as indicated below: California Department of Transportation, District 3, Office of Permits 703 B Street, Marysville, CA 95901 D3encpermit@dot.ca.gov	I	CD (E)
POLICE/SECURITY REQUIREMENT				
68.		***Police Requirements*** The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered during construction: • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.	G, I, B	PD
AIR QUALITY REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
69.		***Air Quality Permit*** In compliance with Rule 201 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall verify with SMAQMD if a permit is required before equipment capable of releasing emissions to the atmosphere are used at the project site. The applicant/developer shall comply with the approved permit or provide evidence that a permit is not required.	G, I, B	CD (P)(E)(B)
70.		***Low VOC Architectural Coatings*** In compliance with Rule 442 of SMAQMD, the applicant/developer of the project shall use architectural coatings that comply with the volatile organic compound content limits specified in the general rule.	G, I, B	CD (P)(E)(B)
71.		***Dust Control*** Dust generated on the project site shall be controlled by selective watering of exposed areas, especially during clearing and grading operations. All unpaved areas of the project site that are being graded, excavated or used as construction haul roadways shall be sprayed with water as often as is necessary to assure that fugitive dust does not impact nearby properties. Stockpiles of soil or other fine materials being left for periods in excess of one day during site construction shall be sprayed and track walked after stockpiling is complete.	G, I, B	CD (P)(E)(B)
72.		***Exposed Surfaces*** Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust.	G, I, B	CD (P)(E)(B)
73.		***Street Sweeping*** Street sweeping shall be conducted to control dust and dirt tracked from the project site onto any of the surrounding roadways. Construction equipment access shall be restricted to defined entry and exit points to control the amount of soil deposition.	G, I, B	CD (P)(E)(B)

74.		***Fugitive Dust Control*** Control of fugitive dust is required by District Rule 403 and enforced by SMAQMD staff. The owner/applicant shall implement the following measures as identified by the SMAQMD: • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.	G, I, B	CD (P)(E)(B)
NOISE REQUIREMENTS				
75.		***Noise Requirements (Construction and Operational)*** Compliance with Noise Control Ordinance and General Plan Noise Element shall be required.	I, B	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
		Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels. The City shall require the following measures shall be implemented and specified on subsequent project building plans for development north of Highway 50 within 560 feet of sensitive land uses to ensure construction noise does not exceed 80 dBAat the nearest receptors: • To the extent feasible, alternative construction processes that generate lower noise levels shall be selected. • Construction equipment staging areas shall be located at the farthest distance feasible from nearby sensitive land uses • For projects with pile driving, with approval and supervision of a qualified structural engineer, pile holes shall be predrilled to minimize the number of pile hammer drives necessary to seat piles, where feasible. Alternative to impact hammers, such as oscillating or rotating pile installation systems shall be used where feasible. • Effective pile driving noise control may be achieved by utilizing pile driving shrouds that acoustically shield the pile hammer point of impact, placing resilient padding on top of the pile, and by reducing exhaust noise with sound absorbing mufflers. • Post visible signs along the perimeter of the construction site that disclose construction times and duration, as well as a contact number for a noise complaint and enforcement manager.		

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
76.		***Noise Requirements (Project Improvements)*** • To achieve the City's goal of DNL 65 dB at outdoor activity areas, a sound wall that breaks line-of-sight to Iron Point Road and the planned US-50 interchange is needed, as shown in Figure 2 of the Environmental Noise Study. The wall should be a minimum 6-feet tall and constructed of solid material having a surface density of 3 psf (e.g., CMU block, glass, or board-on-board wood fencing) with no gaps or cracks. • To achieve the City's goal of DNL 45 dB for indoor noise levels in residential units of multifamily dwellings, residential buildings shall be equipped with windows and exterior doors with STC (Sound Transmission Class) ratings as shown in Figure 2 of the Environmental Noise Study.	I, B	CD (P), (E), (B)
BIOLOGICAL RESOURCES REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
77.		***Pre-Construction Surveys*** As required by the City of Folsom 2035 General Plan Final Environmental Impact Report for properties that may include habitat for specified nesting birds, the project proposes to conduct pre-construction surveys of the site. If ground disturbance or other construction activities are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting bird nests shall be conducted by a qualified biologist within 14 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 250 feet of the construction area. If no active nests are found during the focused survey, no further action will be required. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active non-raptor bird nests are found, a 100-foot no disturbance buffer will be established. If tricolored blackbird nests are found, establish at 500-foot buffer and consult with California Department of Fish and Wildlife (CDFW). These no-disturbance buffers may be reduced based on consultation and approval by the City of Folsom (or CDFW in the case of tricolored blackbird). The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist. If tree removal is necessary, trees containing nests shall be removed during the nonbreeding season (late September to March).	B	CD (P)
TRIBAL AND CULTURAL RESOURCES REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
78.		**Accidental Discovery of Cultural Resources** In the event that cultural resources are exposed during ground-disturbing activities, construction activities shall be halted within 100-feet of the discovery. Cultural resources could consist of but are not limited to stone, bone, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resources cannot be avoided during the remainder of construction, an archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards, shall be retained to assess the resource and provide appropriate management recommendations. If the discovery proves to be CRHR- or NRHP-eligible, additional work, such as data recovery excavation, may be warranted and shall be discussed in consultation with the Lead Agency.	DC	CD (P)(E)

79.		**Accidental Discovery of Human Remains** Although considered highly unlikely, there is always the possibility that ground disturbing activities during construction may uncover previously unknown human remains. In the event of an accidental discovery or recognition of any human remains, Public Resource Code (PRC) Section 5097.98 must be followed. Once project-related earthmoving begins and if there is a discovery or recognition of human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the specific location, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in PRC Section 5097.98, or 2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendent or on the project area in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission; • The descendent identified fails to make a recommendation; or The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.	DC	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE EMBLEM EMPIRE RANCH PROJECT (MSTR25-00256) SOUTHEAST CORNER OF IRON POINT AND EMPIRE RANCH ROADS PLANNED DEVELOPMENT PERMIT AND PARCEL MAP WAIVER				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
80.		**Management of Tribal Cultural Resources** Should any indications of possible tribal cultural resources (TCRs), such as cultural features, unusual amounts of bone or shell, or cultural belongings be encountered during any construction activities, work shall be suspended in the vicinity of the find and the appropriate oversight agency(ies) shall be notified immediately. The appropriate oversight agency(ies) shall retain a tribal representative or Tribal Historic Preservation Officer (THPO) who shall assess the significance of the find by evaluating the resource to determine if it is a TCR as defined in Section 21074 of the Public Resources Code. If the resource is a TCR as defined in state law, and it would be subject to disturbance or destruction, the City shall consult with the THPO or their designee to determine the appropriate treatment before resuming construction activities at the TCR.	DC	CD (P)(E)
		ADVISORIES		
81.		***Building Permit Process*** Prior to submitting building permit applications, please contact epc@folsom.ca.us to set up a pre-application meeting to go through the submittal process to ensure drawings are set up correctly for submittal.	B	CD (B)

CONDITIONS APPLICABILITY LEGEND

RESPONSIBLE DEPARTMENT		**WHEN REQUIRED**	
CD (P) (E) (B) (A)	Community Development Department Planning Division Engineering Division Building Division City Arborist/Urban Forester	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

FD	Fire Department		
UD	Utilities		

Folsom City Council
Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	Old Business
SUBJECT:	Resolution No. 11609– A Resolution of the City Council of the City of Folsom Declaring Results of the Natoma Station Maintenance Assessment District No. 2025-2 Ballot Proceeding, Approving the Final Engineer's Report, Confirming the Diagram and Assessments, and Ordering the Levying of Assessments for the Maintenance and Servicing of Improvements Within Said District
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11609– A Resolution of the City Council of the City of Folsom Declaring Results of the Natoma Station Maintenance Assessment District No. 2025-2 Ballot Proceeding, Approving the Final Engineer's Report, Confirming the Diagram and Assessments, and Ordering the Levying of Assessments for the Maintenance and Servicing of Improvements Within Said District

BACKGROUND / ISSUE

On June 24, 2025, the City Council approved Resolution No. 11403 - A Resolution Initiating Proceedings for the Formation of a Landscaping and Lighting Assessment District to be known as the Natoma Station Maintenance Assessment District No. 2025-2.

On February 10, 2026, the City Council approved Resolution No. 11548 - A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Natoma Station Maintenance Assessment District No. 2025-2, to Levy and Collect Assessments, to Provide Notice of Public Hearing and Direct the Mailing of Assessment Ballots Within the Proposed District in the City of Folsom.

Pursuant to Government Code Section 53753, ballots were mailed to all current property owners within the proposed district.

On April 28, 2026, the City Council held a public hearing under the provisions of Proposition 218. The public hearing on the levy of new assessments must be held at least 45 days after notice of the proposed assessment was mailed to the record owners of each parcel in the new district. The public hearing was set in Resolution No. 11548 on February 10, 2026, and published in the Folsom Telegraph on April 17, 2026. City Council directed staff to tally ballots and return with the results at the May 12, 2026, City Council meeting.

On April 29, 2026, the City Clerk tabulated the ballots at 9 a.m. in the Large Public Works Conference Room at City Hall, 50 Natoma Street, Folsom, CA 95630. This tabulation was open to the public.

As part of the formation process, and in order to levy the annual assessment with the proposed district to be formed, an Engineer's Report must be prepared in accordance with the requirements of Article XIIID, Section 4 of the California Constitution (also known as Proposition 218) and Article 4 of the Landscaping and Lighting Act of 1972 (Sections 22565 through 22574 of the Streets and Highways Code).

The attached Final Engineer's Report for Fiscal Year 2026-2027 (Attachment 2), which is materially unchanged from the previously approved Preliminary Engineer's Report, is submitted for City Council review and approval. Included within the report are the following:

A. Plans and specifications for the maintenance of the improvements.

B. Estimate of the cost of maintaining the improvements.

C. Diagram of the assessment district.

D. Assessment of the estimated costs for maintaining the improvements.

POLICY / RULE

The City Council is required to approve or modify the Engineer's Report as part of the formation process pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22586). The City Council is also required to adopt a resolution declaring the intention to form a new landscaping and lighting district and to levy and collect assessments pursuant to Section 22587 of the Streets and Highways Code.

Pursuant to Section 22605(d) of the Streets and Highways Code, the original Natoma Station Landscaping and Lighting District will be consolidated with the Natoma Station Maintenance Assessment District No. 2025-2.

Pursuant to Section 22611 of the Streets and Highways Code, all assets, liabilities, revenues, expenses, and installments of the original Natoma Station Landscaping and Lighting District shall be transferred to, and assumed by, the Natoma Station Maintenance Assessment District No. 2025-2 for the continued maintenance and servicing of the improvements.

ANALYSIS

The Natoma Station Landscaping and Lighting District was formed by Resolution No. 3024 on June 18, 1990, to maintain improvements within the District. These improvements include landscaping and associated improvements along Iron Point Road, Blue Ravine Road, Turnpike Drive, Black Diamond Drive, and Natoma Station Drive, as well as the subdivision's streetlights, landscape lighting, irrigation systems, open space, monument entry signage, soundwalls, mini-parks, and art monuments. This District was formed prior to Proposition 218 and, therefore, does not have an escalator built into the annual rate.

There are approximately 1,272 single-family dwelling units in the District, and it is one of the city's older Districts. In early 2025, the District pursued the Proposition 218 reassessment process; however, the resulting ballot measure did not receive sufficient support, with voters opposing the assessment. The District is increasingly unable to keep pace with rising operational and maintenance costs, which have placed significant strain on its financial resources. The District maintains the aforementioned improvements along the frontages and medians of Iron Point Road, Blue Ravine Road, Turnpike Drive, Black Diamond Drive, and Natoma Station Drive. In addition to maintaining these areas, the District is responsible for servicing costs for irrigation, water, and electricity to the street and landscape lights.

Revenue from the existing assessment (approximately $170,000 annually) is allocated yearly to maintain the District's features. The existing per-unit rate of $91.70 has not been increased since it was established over 36 years ago. Approximately 37% of the budget currently covers scheduled and unscheduled landscape maintenance; 9% to streetlight maintenance and supplies; 23% to water and electricity; and 31% to incidental cost (non-landscape contract services, electrical repairs, vandalism response/repairs, hazard tree removal, sidewalk repair, yearly backflow testing, preparation of Engineer's Reports, publications/mailings, staff, overhead, county auditor fee). The existing revenue from collected assessments has been unable to fund the expected day-to-day unscheduled costs, such as irrigation repairs and plant/tree replacements, as well as not being able to set aside funds for life-cycle costs in the District.

The primary objective of forming a new District to replace the existing District is to specifically provide the level of service originally intended, address deferred maintenance of the improvements within the District, plan for life-cycle replacements and repairs for years into the future, and provide for an annual inflationary adjustment as needed. Such deferred items include outdated and un-centralized irrigation systems, replacement of missing landscaping, addressing tree care, and implementing water conservation measures such as replacing dead/dying trees and shrubs with water-wise plantings and LED streetlight retrofits. Should the new Landscaping and Lighting District be formed, it is proposed to complete many of the deferred maintenance improvements over the first few years, as well as embark on the phased replacement plan for the older landscape areas.

Staff conducted community outreach meetings on May 20, 2025, and May 28, 2025, to inform property owners of the results of the failed assessment and to solicit input regarding potential next steps, including interest in initiating a subsequent reassessment in accordance with Proposition 218. Based on feedback from community outreach meetings and subsequent communications, a

majority of participating property owners supported pursuing another assessment effort. In response to this demonstrated interest, staff initiated a reassessment process in accordance with the requirements of Proposition 218 and applicable state law. As part of the process to form a new assessment District, staff initiated a public outreach program for the Natoma Station community, including two public meetings held on January 22, 2026, and January 29, 2026. The intent of the meetings was to discuss the option proposed to address the District's financial condition and develop a viable option that will ultimately be voted on and approved (or denied) by the property owners within the District. Staff presented an option for the District utilizing the trips method of apportionment. This proposal would create a new District that consolidates and replaces the existing District. This new District would cover the regular maintenance and servicing of the District assets, cover the deficit, address all deferred maintenance, and provide some enhancements. There was a thoughtful discussion to ensure those in attendance had their questions answered. As a result of these two public meetings, those in attendance were supportive of the proposed option for the District; as such, it was the option that appeared on the ballot for the entire community to vote on.

The property owners within the Natoma Station Landscaping and Lighting District were mailed assessment ballots in the middle of February 2026, satisfying the minimum 45-day notice and balloting period under Proposition 218. At the duly noticed public hearing held on April 28, 2026, all ballots submitted prior to the close of the hearing were received and accepted.

Consistent with Proposition 218 procedures, the City Clerk conducted a public ballot tabulation on Wednesday, April 29, 2026. Ballots were weighted according to the proportional financial obligation of each affected property. Based on the tabulated results, the protest rate was 28.16%, with an approval rate of 71.84%. The tabulation results are provided in the table (Table A) below, demonstrating that a majority protest does not exist.

Following completion and verification of the tabulation, the results were publicly disclosed in accordance with Proposition 218 requirements. The results were also posted on the City's website (www.folsom.ca.us) on the afternoon of April 29, 2026.

Table A - Assessment Ballot Results

Natoma Station Maintenance Assessment District 2025-2	
Date: April 29, 2026	
Total Assessment Ballots Distributed:	**1382**
Total Valid Ballots:	**655**
Ballots in Favor:	**467**
Weighted value of assessment ballots	**$158,976.51**
Received in Favor	**71.84%**
Ballots in Opposition:	**188**
Weighted value of assessment ballots	**$62,301.16**
Received in Opposition	**28.16%**
Assessment Results (needed 50% +1)	**PASSED**

As no majority protest exists, and the new assessment district is formed pursuant to the aforementioned procedure, the original Natoma Station Landscaping and Lighting District will be consolidated with the newly formed Natoma Station Maintenance Assessment District No. 2025-2. Pursuant to Section 22611 of the Streets and Highways Code, all assets, liabilities, revenues, expenses, and installments of the original Natoma Station Landscaping and Lighting District will be transferred to, and assumed by, the Natoma Station Maintenance Assessment District No. 2025-2 for the continued maintenance and servicing of the improvements.

FINANCIAL IMPACT

The maximum assessment amount is calculated as the total cost of improvements, less the portion attributable to general benefit in accordance with Proposition 218. The general benefit of $53,617.44, determined to be 15.095% of total improvement costs, includes benefits to the broader community, including Sheldon Park and Mann Park. In addition to the funding for this general benefit portion, the City will contribute an additional $30,492.10 annually from the General Fund (Fund 010) to further offset costs associated with Sheldon Park and Mann Park. The total maximum amount to be assessed in Fiscal Year 2026-2027 is $527,371.40. The remaining District costs will be funded through the assessment and will directly benefit properties within the District's boundaries.

ENVIRONMENTAL REVIEW

The formation of a financing District, maintaining and servicing existing landscaping and lighting improvements, is not a project under the California Environmental Quality Act. No environmental review is required.

ATTACHMENTS

1. Resolution No. 11609– A Resolution of the City Council of the City of Folsom Declaring Results of the Natoma Station Maintenance Assessment District No. 2025-2 Ballot Proceeding, Approving the Final Engineer's Report, Confirming the Diagram and Assessments, and Ordering the Levying of Assessments for the Maintenance and Servicing of Improvements Within Said District
2. Final Engineer's Report, Natoma Station Maintenance Assessment District No 2025-2

Submitted,

Kelly Gonzalez, Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11609

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM DECLARING RESULTS OF THE NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-2 BALLOT PROCEEDING, APPROVING THE FINAL ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENTS, AND ORDERING THE LEVYING OF ASSESSMENTS FOR THE MAINTENANCE AND SERVICING OF IMPROVEMENTS WITHIN SAID DISTRICT

WHEREAS, City Council, on June 24, 2025, initiated the proceeding to form the proposed "Natoma Station Maintenance Assessment District No. 2025-2" (the "District") by adopting Resolution No. 11403, to which resolution reference is made for further particulars; and

WHEREAS, City Council, on February 10, 2026, declared its intention to order the formation of the District by adopting Resolution No. 11548, to which resolution reference is made for further particulars; and

WHEREAS, notices of such hearing accompanied by assessment ballot materials were mailed to each record property owner in the time, form and manner required by the Assessment Law, a full hearing has been given, and at this time all assessment ballots submitted pursuant to the Assessment Law have been tabulated by the City Clerk pursuant to the terms and provisions of the Landscaping and Lighting Act of 1972 (Streets & Highways Code Section 22500 and following) (the "1972 Act"), Article XIIID of the Constitution of the State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) ("Proposition 218" and, together with the 1972 Act and Article XIIID, the "Assessment Law"); and

WHEREAS, the City Clerk has prepared and submitted to this legislative body a Certificate of Tabulation Official and Statement of Assessment Ballots Submitted (the "Certificate of the Tabulation Official"), a copy of which is attached as Exhibit A hereto and incorporated herein by this reference, which reflects the results of the tabulation of the assessment ballots; and

WHEREAS, the City of Folsom is now satisfied with the assessment and all matters contained in the Engineer's Report as submitted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOLSOM that:

1. The Final Engineer's Report for the Natoma Station Maintenance Assessment District No. 2025-2 is hereby approved.

2. The canvassing of the ballots cast at the assessment ballot proceeding held on April 28, 2026, is hereby approved and confirmed.

3. The Natoma Station Maintenance Assessment District No. 2025-2 is hereby formed

and established with the following findings:

A. The assessment ballots were mailed, as required by the Assessment Law, to the record owners of all properties proposed to be assessed within the District.

B. The assessment ballots were received by the City Clerk until the close of the Public Hearing conducted on April 28, 2026.

C. The assessment ballots that were completed and received by the City Clerk, prior to the close of the Public Hearing, have been tabulated in accordance with the procedures established under the Assessment Law, and the results of such tabulation have been submitted to this City Council.

D. The assessment ballots submitted in favor of the levy of assessments exceed the assessment ballots submitted in opposition to such levy, as weighted by assessment amount in accordance with the Assessment Law.

E. Majority protest does not exist to the levy of assessments within the District.

4. The diagram and assessments as set forth in the Final Engineer's Report for the Natoma Station Maintenance Assessment District No. 2025-2 are hereby confirmed and approved.

5. The maintenance and servicing of improvements as set forth in the Final Engineer's Report for the Natoma Station Maintenance Assessment District No. 2025-2 are hereby approved and ordered.

6. The assessments set forth in the Final Engineer's Report shall now constitute liens upon the lots or parcels of land described in said Report.

7. Pursuant to Section 22605(d) of the Streets and Highways Code, the original Natoma Station Landscaping and Lighting District is hereby consolidated with the Natoma Station Maintenance Assessment District No. 2025-2.

8. Pursuant to Section 22611 of the Streets and Highways Code, all assets, liabilities, revenues, expenses, and installments of the original Natoma Station Landscaping and Lighting District shall be transferred to, and assumed by, the Natoma Station Maintenance Assessment District No. 2025-2 for the continued maintenance and servicing of the improvements.

9. The City Clerk shall file a certified copy of the diagram and assessments with the Auditor of Sacramento County no later than the second Monday in August 2026.

10. The Auditor of Sacramento County is requested to enter on the Sacramento County Assessment Roll the assessment for each lot or parcel of land in the amount indicated

in the Final Engineer's Report.

PASSED AND ADOPTED this 12th day of May 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Justin Raithel, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Exhibit A

Certificate of the Tabulation Official

City of Folsom
Natoma Station Maintenance Assessment District No. 2025-2

Total Assessment Ballots Distributed:	**1382**			
Total Assessment Ballots Counted by Hand:	**681**	**Hand Counted by:**	**Second Count by:**	**If needed, third Count by:**
		Amanda Welker	**Derik Perez**	
		Printed Name	Printed Name	Printed Name
		Signature	Signature	Signature
Total Assessment Ballots Invalidated:	**0**			
Total Assessment Ballot Duplicates not Counted	**26**			
Total Valid Ballots Counted:	**655**	**Verified in system by:**	**2nd verification by:**	**If needed, third Verification by:**
		Amanda Welker	**Derik Perez**	
		Printed Name	Printed Name	Printed Name
		Signature	Signature	Signature
Assessment Ballots In Favor:	**467**			
Weighted Value of assessment ballots received In Favor of the proposed	**$158,976.51**	**71.84%**		
Assessment Ballots In Opposition:	**188**			
Weighted Value of assessment ballots received In Opposition of the proposed	**$62,301.16**	**28.16%**		
		Physical Ballots Released to:	**2nd verification by:**	**If needed, third verification by:**
		Christa Freemantle		
		Printed Name	Printed Name	Printed Name
PASS/FAIL:	**APPROVED**	Signature 4/29/26	Signature	Signature

Attachment 2

CITY OF FOLSOM

Final Formation and Annual Engineer's Report For:

Natoma Station Maintenance Assessment District No 2025-2

Fiscal Year 2026/27

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1. Introduction

1.1 District History

The property owners of Natoma Station in the City of Folsom ("City") desire to fund the operation, enhanced service levels of maintenance and servicing of certain landscaping, street lighting, parks and public art as described in Section 2 of this Report through an annual assessment. The proposed assessment is subject to the substantive and procedural requirements described in Section 4, Article XIII D of the California Constitution ("Article XIII D"). The assessment is authorized pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code Section 22500, *et seq.*) ("the "Act").

The Natoma Station area currently has an assessment district which was established in 1990 to provide a source of funding for the ongoing operation, maintenance, and servicing of landscaping, street lighting, parks, public art, and other improvements within the district. However, while costs have continued to increase and the district has continued to build out and add additional trees, landscaping and street lighting, there has not been an increase in the assessment rate as there is no inflator.

As the existing assessment district revenue does not provide sufficient funding for the services and improvements, the City proposes to form a new assessment district that is intended to fund ongoing annual maintenance, operation, and servicing of the landscaping, street lighting, public art, and other improvements; reserve funds for replacement and repair of the improvements; administrative expenses; and an allowance for an annual inflator so the assessment rate may be increased over time as costs increase, without conducting a new ballot proceeding. The proposed assessment district is the Natoma Station Maintenance Assessment District No. 2025-2 ("District"). If approved, the District will replace the existing assessment district beginning in Fiscal Year 2026/27.

1.2 Legislative Context

In 1996, California voters adopted Proposition 218, known as the "Right to Vote on Taxes Act," which added Articles XIII C and XIII D to the California Constitution. Article XIII D established new substantive and procedural requirements on agencies for levying assessments, being levies on real property by an agency for a special benefit conferred upon the real property. "Special benefit" is defined in Article XIII D as "a particular and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large."

Article XIII D imposes five basic substantive requirements on assessments:

(1) All parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed must be identified;
(2) The general benefits must be distinguished from the special benefits conferred on the parcels;
(3) The proportionate special benefit derived by each identified parcel must be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property-related service being provided;

(4) The amount assessed to a parcel must not exceed the reasonable cost of the proportional special benefit conferred on that parcel and must not include any costs attributable to the general benefit; and

(5) Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.

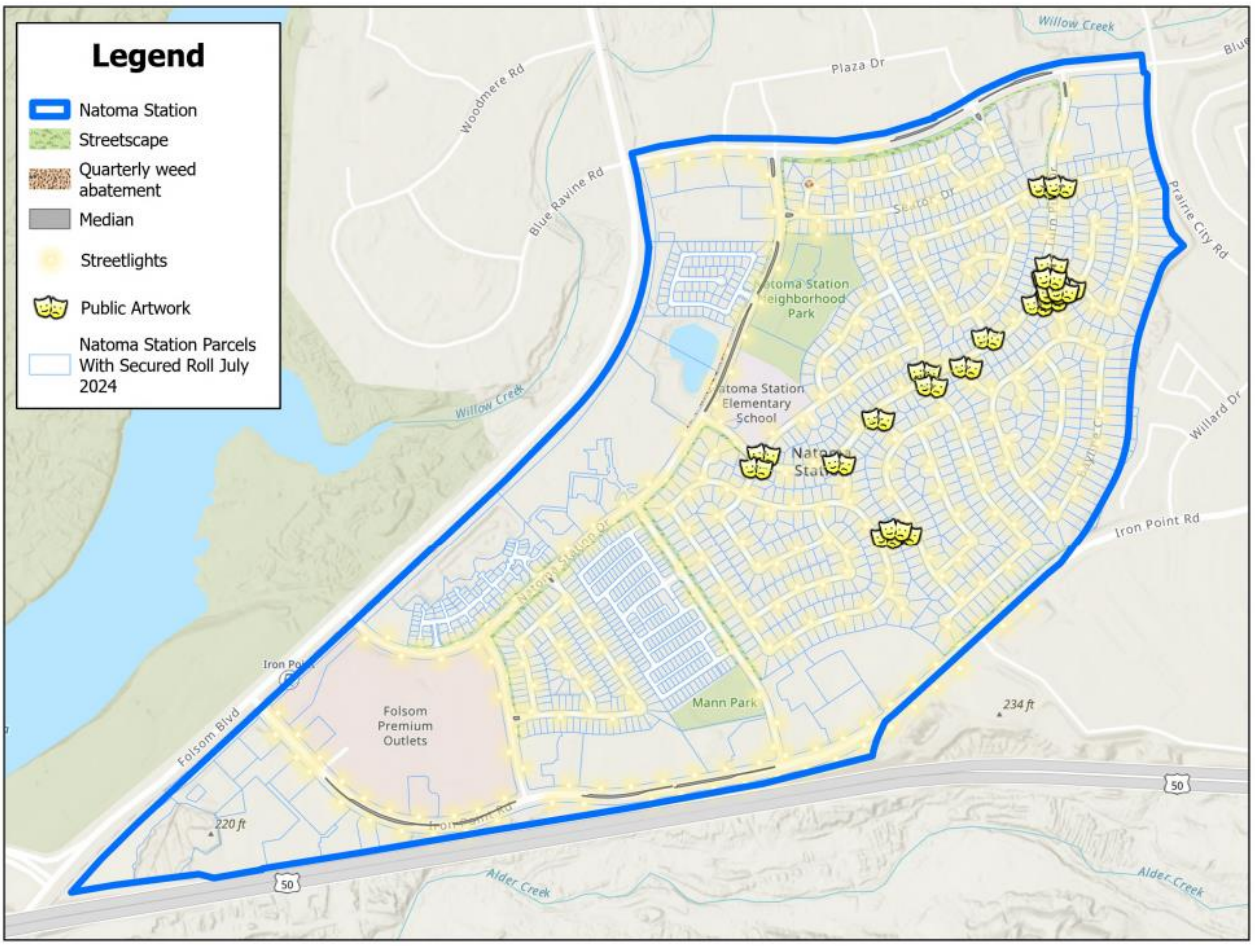
Article XIII D also imposes procedural requirements on assessments, which include preparing an engineer's report, providing written notice of the proposed assessment and public hearing to property owners, holding a public hearing, and providing for a protest ballot proceeding.

2. Improvements

The assessments will fund the following maintenance, operation, and servicing activities related to the following improvements:

- Landscaping
- Street Lighting
- Park Maintenance
- Public Art

The maintenance, operation, and servicing activities listed above are collectively referred to as the "Improvements." A general illustration of the location of the Improvements is shown below, and the Assessment Diagram can be found in Section 8.



For illustration purposes only, not an official map.

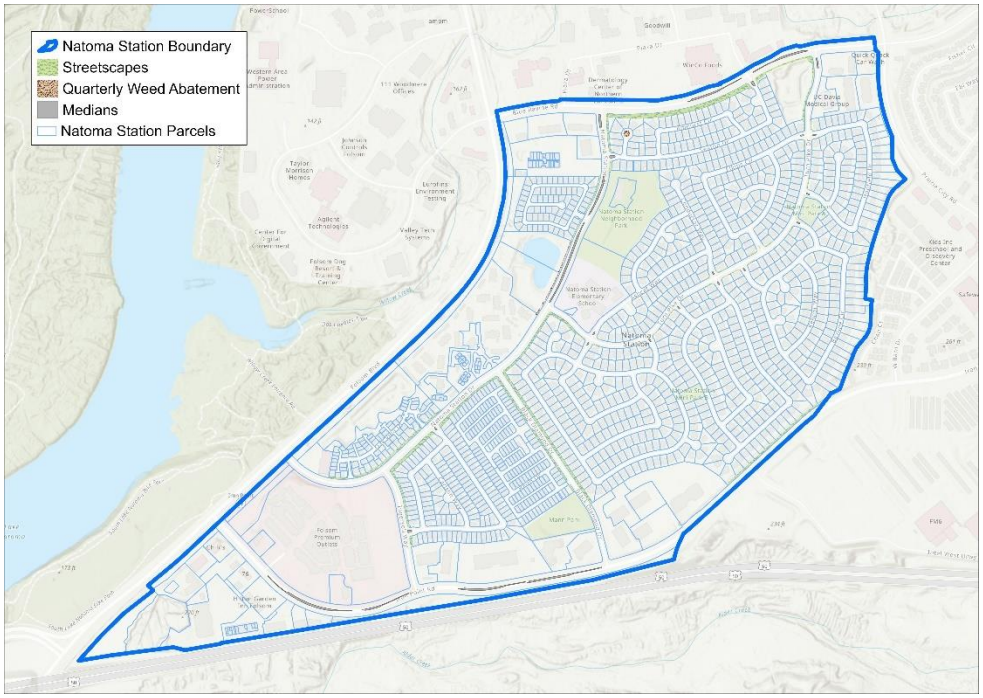
2.1 Landscaping and Park Maintenance

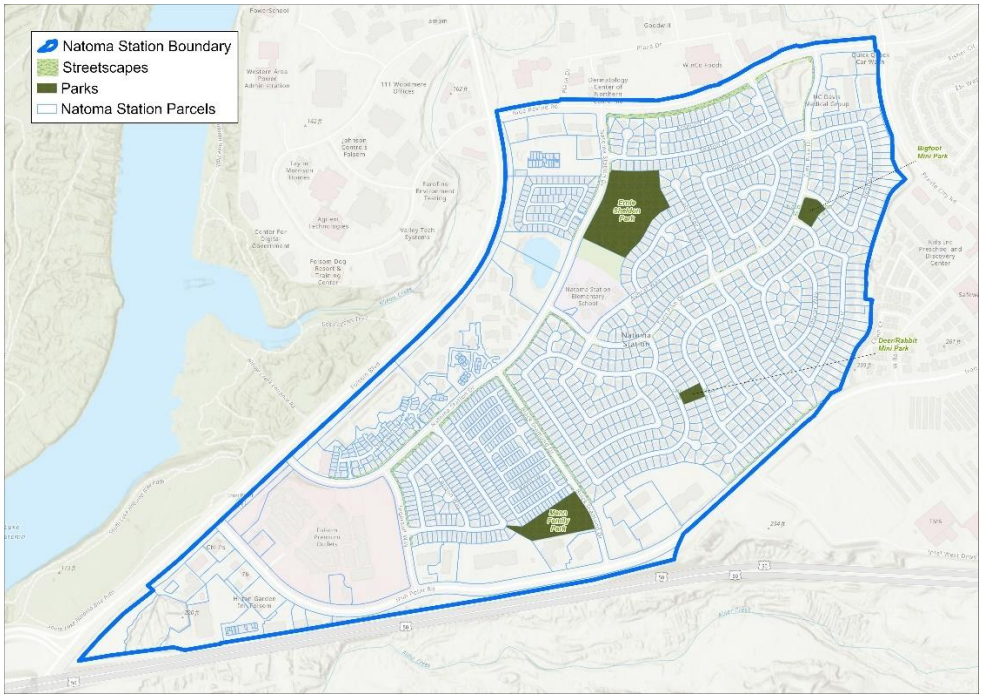
The Improvements include the maintenance, operation, and servicing of street trees and other landscaping throughout the boundary of the District including but not limited to: groundcover, turf, trees, weed and

pest management; shrubs, planters, street medians in the public right of way as well as open space, trails and green belt areas dispersed throughout the District; and may also include sidewalk and hardscape improvements, entry monuments and associated appurtenant facilities. Eligible District costs may include, but are not limited to personnel, furnishing electrical energy, utilities such as water, refuse and gas, materials, contracting services, and other items necessary for the satisfactory operation of these services.

The general location of the Improvements within the District is shown in the illustration above. The maintenance, operation and servicing of the landscaping generally includes the following:

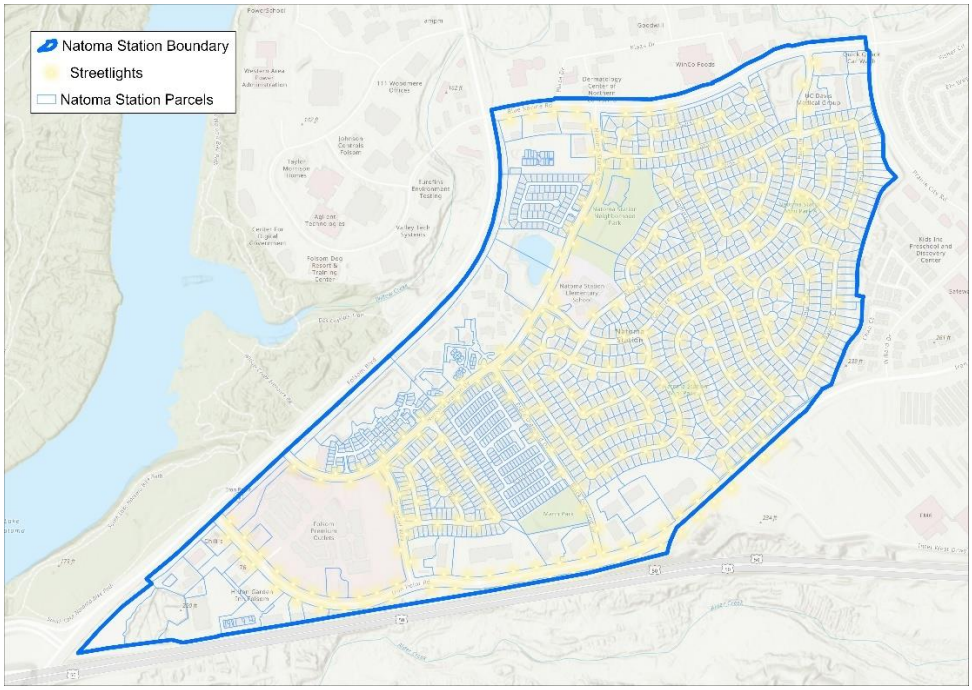
1. 9.37 acres of streetscapes
2. 7 large entry monument signs
3. 10,200 linear feet of 6' sound wall
4. 1,045 linear feet of iron fencing
5. 9.1 acres of open space
6. 2 mini parks
7. 2 community parks
8. 16 irrigation controllers
9. 37 backflows
10. 27 corner pillars (between fences)
11. Redwoods on Black Diamond Drive
12. Open space/basin maintenance
13. Overall maintenance of sidewalks (pressure washing, crack filling, etc.)
14. Tree maintenance
15. Painting, replacing park light poles
16. Replacing obsolete, inefficient, and aging infrastructure with new industry-standard equipment
17. Sufficient funding for current and future maintenance and replacement costs





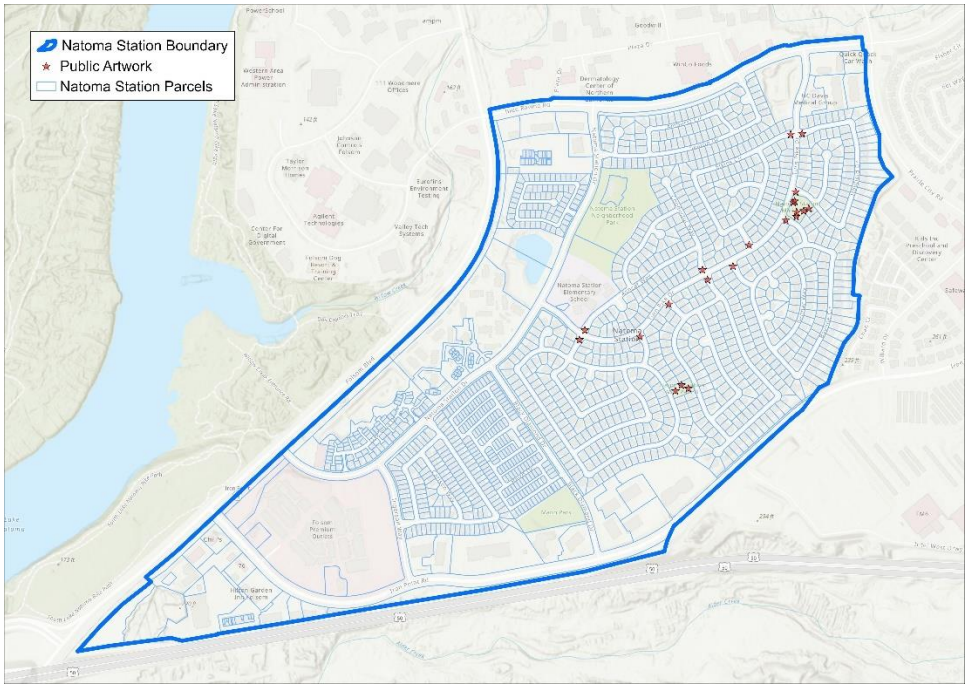
2.2 Street Lighting

The Improvements include the maintenance, operation, and servicing of street lighting, including theme light poles, ornamental lighting and other appurtenant facilities in the public right of way areas throughout the boundary of the District. The Improvements are generally described as: maintenance, operation, and servicing of public street lighting facilities, including all works or improvements used or useful for the lighting of any public places, including ornamental standards, luminaires, poles, supports, tunnels, manholes, vaults, conduits, pipes, wires, conductors, guys, stubs, platforms, braces, transformers, insulators, contacts, switches, capacitors, meters, communication circuits, appliances, attachments, and appurtenances. Maintenance, operation, and servicing includes, but is not limited to, personnel, furnishing utilities, electrical energy and timing/switching, lamp changing, emergency services, pole painting, fixture cleaning, glassware replacement, and rehabilitation, which includes modernization and replacement of systems; repairs including poles, conduit, wiring and fusing, and fixtures repair and replacement; contracting services and other items necessary for the satisfactory operation of these services. Currently, there are 296 total streetlights within the District.



2.3 Public Art

The Improvements include the maintenance of public art pieces found in the boundary of the District. The City has 28 public art pieces, 21 of which are located within the District. The District will fund costs in connection with the maintenance of the public art pieces including, but not limited to, personnel, supplies, contracting services, and other expenses necessary for the satisfactory maintenance of these art pieces located at village entries and mini parks.



3. Special Benefits

The Improvements will confer special benefits upon certain parcels within the proposed District based upon the parcel characteristics described in Section 5. This section provides a description of those special benefits.

Improvement	Benefit(s)
Landscaping, Parks, Public Art, and Street Lighting	Improved Aesthetics and Livability and Improved Safety Improved Safety and Accessibility

3.1 Improved Aesthetics and Livability

The aesthetic benefit relates to the increase in the overall aesthetics as a result of the ongoing maintenance, operation, and servicing of the Improvements within the District. Specifically, landscaping, parks and public art are believed to create a more beautiful, aesthetically pleasing environment within a community, and they enhance the overall image and desirability of the properties within the area. A study by the University of Georgia found "People's preferences for locating areas of social interactions in calming, beautiful, and nature-dominated areas revolve around the presence of community trees and forests" (Coder, 1996). The same study noted "Large old street trees were found to be the most important indicator of attractiveness in a community" (Coder).

Conversely, "appeal decreases when Improvements are not well maintained, unsafe, or destroyed by vandalism" (The Victoria Transportation Institute, 2011). Streetscapes and public art have a significant effect on how people view and interact with their community. With streetscapes that are safe and inviting, and public art that is well maintained, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity, and attract residents and visitors to the community. Therefore, the landscaping and public art Improvements will confer aesthetic benefits to properties in close proximity.

Livability is a measurement of the factors that add up to a community's quality of life, including but not limited to the built and natural environments, economic prosperity, social stability and equity, cultural, entertainment and recreation possibilities. The Victoria Transport Policy Institute explains that "Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community..." In addition, the presence of natural areas and green landscapes are positively related to neighborhood satisfaction (Kearney, 2006). The presence of street trees has been shown to encourage increased physical activity and increased social cohesion in the urban environment (VanDillen et al., 2011). Therefore, the street trees and other landscaping will confer livability benefits to property within the District.

Additionally, street lighting contributes to the aesthetic appeal of neighborhoods and supports local economies by making non-residential areas more inviting. In fact, the streetlights themselves can contribute to the overall aesthetic of an area. According to an American Gas Lamp Works article titled Replacing Street Lights for Brighter and Safer Communities, "Well-lit streets aren't just a convenience – they're essential for a thriving community. Streetlights create a welcoming ambiance that invites people to linger in public

spaces, supporting businesses and creating a cozy sense of belonging. Even the look of the streetlights themselves contributes to the overall aesthetic of a neighborhood."

3.2 Improved Safety and Accessibility

The Improvements will provide a measure of safety for pedestrian and vehicular traffic within the District. "Published studies having different methodologies tend to converge on an overall average reported 20% to 30% reduction in nighttime crash risk from lighting" (Rea et al., 2009). This is of particular importance in a residential area where pedestrians are likely to be present during nighttime hours. The same report also states, "… lighting has a positive effect on reducing crime ..." The increased level of visibility, during these darker periods of the day, will reduce opportunities for potential vandalism and other property-related crimes. As further detailed, "Lighting has a positive effect on reducing crime and the positive benefits are similar to those observed for roadway lighting reducing crashes." The creation of a cohesive neighborhood is also accomplished by lighting in that "lighting may send a message that goes beyond visibility as a means for providing a community with crime-reducing benefit" (Rea et al., 2009).

Additionally, landscaping can improve safety in a community. Well-kept areas can help mitigate crime, including vandalism and speeding, enhancing pedestrian and vehicle safety. Proper drainage can prevent roadway flooding, helping to reduce accidents during weather events. According to Comparison of Safety Performance of Urban Streets Before and After Landscaping Improvements, "appropriately landscaped roadside scenes may have influence on travel-related stress recovery. In addition, it was revealed that landscaped center strips or median planting appears to reduce perceived land width and therefore, discourage speeding. Generally, the discouraged speed is one of the contributing factors of decreases in crash rates or pedestrian accidents on streets" (Mok et al., 2003). Therefore, the landscaping Improvements will confer safety benefits.

The Improvements will also provide improved accessibility benefits to assessable parcels where street lighting is provided along the access route. The usefulness of a parcel cannot be realized unless it is accessible. Thus, improving the accessibility of a parcel through proper street lighting can improve its utilization. The street lighting improvements will help improve access for emergency response vehicles as well. Efficient and timely response to emergencies is a critical component to the effectiveness of emergency response. It is reasonable to conclude that the maintenance, operation and servicing of street lighting will improve emergency response efficiency in the District. Therefore, the operation, maintenance and servicing of the street lighting improvements will confer accessibility benefits to property within the District.

4. Separation and Quantification of General Benefits

As described above, only special benefits are assessable; therefore, to assess only special benefits, the general benefits resulting from the Improvements must be separated and quantified. This section describes the process used to separate and quantify the general benefits.

4.1 General Benefit Analysis

As detailed below, it is estimated the Improvements will confer an Overall General Benefit of 15.095%. The amount of general benefit that is provided by the District's maintenance activities cannot be funded via property owners' assessments.

GENERAL BENEFIT: VEHICLES PASSING THROUGH THE DISTRICT

Traffic volume is utilized to help determine special benefits accruing to the District as opposed to the general benefits received by the public at large from the Improvements. As a result of the Improvements, there will be a level of general benefit conferred to pass-through vehicle traffic related to properties outside of the District whose occupants do not intend to access property within the District. As such, the benefit derived by pass-through vehicle traffic needs to be quantified. The percentage of pass-through vehicle traffic is calculated by comparing the estimated daily District generated vehicle trips to the total roadway design capacity, as detailed below.

In order to determine the average daily trips generated by parcels located within the District, the Institute of Transportation Engineer's (ITE) Trip Generation Handbook was utilized to estimate the average daily trip ("ADT") counts by land use classification for each parcel. Per the ITE Trip Generation User's Guide, a "Trip" is defined as a "single or one-direction vehicle movement with either the origin or the destination (exiting and entering) inside a study site. For trip generation purposes, the total trips for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period." The ADT rates used in this analysis are shown in the table on the following page and came from ITE Trip Generation Manual (11th Edition). Any future changes to a parcel's land use classification resulting in changes to the parcel's ADT rates will be based on the values found in the 11th Edition of the ITE Trip Generation Manual or the current edition as may be released from time to time, or similar manual in the event the ITE Manual is no longer published at the time of calculation. It should be noted that while Undeveloped/Utility Land Use Classifications may potentially utilize the Improvements on a limited basis, the ITE Manual does not provide ADT rates for these land uses. Therefore, the trip generation for these Land Use Classifications is zero.

TABLE 1. AVERAGE DAILY TRIP GENERATION WITHIN THE DISTRICT

Institute of Transportation Engineer's (ITE) Value(s)	Average Daily Trip Rate	Rate Per	Estimated Daily District Vehicle Trips
210 – SFR Detached Housing	9.43	Dwelling Unit	11,985.53
220 – MF Housing (Low Rise)	6.74	Dwelling Unit	2,183.76
310 – Hotel	7.99	Rooms	799.00
311 – All Suites Hotel	4.40	Rooms	369.60
445 – Movie Theater	28.00	1,000 bldg. sq. ft. GFA	1,501.05
520 – Elementary School	2.27	Student	1,041.93
565 – Day Care	47.62	1,000 bldg. sq. ft. GFA	483.06
710 – General Office Building	10.84	1,000 bldg. sq. ft. GFA	925.27
720 – Medical-Dental Office Building	36.00	1,000 bldg. sq. ft. GFA	580.97
750 – Office Park	11.07	1,000 bldg. sq. ft. GFA	5,007.15
822 – Strip Retail Plaza (<40k)	54.45	1,000 bldg. sq. ft. GFA	4,617.75
823 – Factory Outlet Center	26.59	1,000 bldg. sq. ft. GFA	7,634.81
930 – Fast Casual Restaurant	97.14	1,000 bldg. sq. ft. GFA	1,404.83
932 – High Turnover (Sit Down) Restaurant	107.20	1,000 bldg. sq. ft. GFA	598.82
934 – Fast Food Rest w/ Drive Thru	467.48	1,000 bldg. sq. ft. GFA	3,316.30
945 – Convenience Store/Gas Stations	265.12	Vehicle Fueling Positions	4,241.92
948 – Automated Car Wash	77.50	Car Wash Tunnel	77.5
			46,769.25

Therefore, the number of estimated daily trips generated by the District is 46,769.25. The next step is to estimate the number of pass-through vehicle trips passing through the District.

Roadway design capacity is a critical element that affects trip distribution and was utilized in this analysis to estimate the number of daily vehicle trips passing through the District. From a visual inspection of the District, the primary higher functional classification roadways serving the District parcels are Folsom Blvd, Iron Point Rd and Blue Ravine Rd. Roadway design capacities were estimated based on the functional classification of the roadway, the number of lanes, and consultation with City staff. Roadway design capacity was calculated for the higher functional classification roadways (henceforth referred to as the "Major Roads") identified below in order to estimate the total daily traffic flow through the District.

TABLE 2. ROADWAY DESIGN CAPACITY THROUGH DISTRICT

Street	Roadway Classification	Roadway Design Capacity Through District (1)
Folsom Blvd.	Arterial	57,600
Iron Point Rd.	Arterial	50,400
Blue Ravine Rd.	Arterial	50,400
Total:		**158,400**

(1) Equals the design capacity of each roadway, reduced by 25% to recognize the City's "C" Level of Service. Breakdown by street name above.

Therefore, the estimated number of pass-through vehicle traffic related to properties outside of the District is 111,630.75 of the vehicle trips through the District.

TABLE 3. ESTIMATED PASS THROUGH VEHICLE TRIPS

Roadway Design Capacity Through District		Estimated District-Generated Vehicle Trips		Estimated Pass-Through Vehicle Trips
158,400.00 (1)	-	46,769.25	=	111,630.75

(1) Sum of streets in Table 2 above.

However, simply estimating the number of pass-through vehicle trips alone is not an accurate indication of the level of benefit accruing to these vehicles. Estimating the total amount of time these pass-through vehicles spend within the District, as compared to the actual properties permanently within the District, is a better indicator of the temporary benefits accruing to the pass-through vehicles.

To estimate the total time these pass-through vehicles spend within the District on a daily basis, we must take into account the total length of the District along major streets and the average speed limit of these streets (using the local speed limit):

TABLE 4. ESTIMATED TRAVEL TIME THROUGH DISTRICT

Street	Length (in Miles) Within District	Average Speed (MPH)	Travel Time (in Hours) Through District per Vehicle
Folsom Blvd.	1.282	55	0.023
Iron Point Rd	1.087	45	0.024
Blue Ravine Rd.	0.702	45	0.016
Total:	**3.071**		**0.063**

Applying the travel time through the District per vehicle of 0.063 hours to each of the pass-through vehicle trips results in a total pass-through time of 7,032.73 hours per day, in which vehicles passing through the District spend time in proximity to the Improvements:

TABLE 5.TOTAL PASS-THROUGH TIME

Travel Time (in Hours) Through District per Vehicle		Estimated Pass-through Vehicle Trips		Total Pass-through Time (in Hours)
0.063	x	111,630.75	=	7,032.73

The comparison of total daily pass-through time to the total time the District properties spend in permanent proximity to the Improvements provided through the District is shown below:

TABLE 6. TOTAL PASS-THROUGH PERCENTAGE

Time Class	Hours	Percentage
Total Pass-Through Time	7,032.73	17.46%
Total District Property Time(1)	33,240.00	82.54%
Totals	**40,272.73**	**100.00%**

(1) Equals the number of assessable properties within the District (1,385) multiplied by 24 (hours).

The percentage of time spent by pass-through vehicles driving through the District is 17.46%. However, this is not yet the percentage of general benefit accruing to occupants of pass-through vehicles. Not all pass-through vehicles will travel the full length of the District. Some may only travel within a portion of the District, while some may travel its full length. Furthermore, Mann Park and Ernie Sheldon Park are designed to accommodate visitors from a larger portion of the City than the Natoma Station neighborhood area. With sports fields and larger facilities, visitors travel from other areas to participate in activities and utilize the facilities for weekend sports games and similar activities that are generally at limited times. Therefore, a reduction factor of 25% is applied, or said conversely the total pass through percentage is multiplied by 75%. To recognize these reduced pass-through benefits and park usage benefits, the adjusted total pass-through percentage is calculated as follows:

TABLE 7. ADJUSTED TOTAL PASS-THROUGH PERCENTAGE

ITE Property Type	Estimated Daily Vehicle Trips
Total Pass-Through Percentage	17.46%
Reduction Factor for Length of Travel and Park Use	75.000%
Adjusted Total Pass-through Percentage	**13.095%**

The 13.095% adjusted total pass-through percentage is considered the general benefit accruing to vehicles passing through the District, as a result of the Improvements.

GENERAL BENEFIT: BICYCLE AND PEDESTRIAN TRAFFIC

According to the National Household Travel Surveys, an estimated 1% of all US trips are made by bicycle. According to Walk Score, the community received a bikeable rating of 64 out of 100 and there are several bike lanes scattered throughout the District. Additionally, 49% of bike trips are for recreation, exercise, and sports. As a result of the District maintenance Improvements, there will be a level of general benefit to bicycle traffic that is not associated with property in the District.

The commonly accepted distance people will walk for public transportation, goods and services is one-quarter mile. As a result of the District maintenance Improvements, there will be a level of general benefit to pedestrian traffic that is not associated with property in the District. According to Walk Score, the community is mostly dependent upon vehicles to navigate, with a low walk score of 36 out of 100. However, there are multiple forms of public transportation available throughout the District. A person living within proximity of the District boundary may decide to walk to a bus stop for public transportation.

As such the portion of general benefits resulting from the Improvements is estimated to be 1% from pass-through pedestrian and bicycle traffic.

GENERAL BENEFIT: LIGHT RAIL TRAFFIC

According to the United States Census Bureau, approximately 1% of workers in Sacramento County use public transportation as their means of transportation to work. Riders may also ride the light rails system for reasons other than work, however, according to Sacramento Regional Transit, more than 60% of trips occur during commute hours. As such the portion of general benefits resulting from the Improvements is estimated to be 1% from passthrough light rail traffic.

OVERALL GENERAL BENEFIT

To determine an Overall General Benefit percentage to apply to the District, it is necessary to combine the separately analyzed components of each of the general benefits described above. As the benefits conferred by the Improvements are independent of each other, it is appropriate to combine the individual general benefit percentages to determine a cumulative Overall General Benefit. The table below summarizes the Overall General Benefit for the District.

TABLE 8. OVERALL GENERAL BENEFIT

General Benefit Category	General Benefit %
General Benefit: Pass-Through Vehicle Traffic	13.095%
General Benefit: Pedestrians and Bicycles	1.000%
General Benefit: Light Rail	1.000%
Overall District General Benefit	**15.095%**

The general benefit, which is the percentage of the total budget that must be funded through sources other than assessments, is 15.095%. The special benefit, which is the percentage of the total budget that may be funded by assessments, is 84.905%.

5. Special Benefit Distribution

Once special benefits are identified, the cost of providing those special benefits must then be assigned, based on the estimated proportionate special benefit conferred to each parcel. The proportionate special benefit that each parcel derives from the District's Improvements is calculated based on an analysis of each parcel's physical characteristics and land use classification. This section describes the assignment of special benefit to each parcel.

5.1 Parcel Characteristics

The method of apportioning benefit to parcels within the District reflects the proportional special benefit assigned to each property as a result of the Improvements, based upon the various property characteristics for each parcel as compared to other properties within the District. As part of the special benefit analysis, various property characteristics were analyzed including lot size, building square footage, land use and trips generated. Given that the special benefits provided by the Improvements focus on livability, safety, and aesthetics, it was determined that land use and trip generation, which account for lot or building size as appropriate to the land use, are the most appropriate parcel factors. Each parcel's land use classification and average daily trips, as further detailed below, have been used as the primary assessment variables for the calculation and assignment of parcel factors.

5.2 Land Use Classifications

A parcel's land use will affect the special benefits received. Following the calculation of each parcel's characteristic factors above, Land Use Benefit Points were assigned. The benefit points correspond to the special benefits described in Section 3.

Each parcel within the proposed District boundary is assigned a land use classification to determine the special benefits received. Below is a description of the land use classifications to be assessed within the District.

- **Single-Family Residential Property** consists of parcels that have stand-alone residential dwelling units with their own lots intended for one family.
- **Non-Residential Property** consists of parcels used for non-profit or for-profit purposes, including but not limited to:
    - Commercial or industrial including, but not limited to retail, restaurants, commercial garages, private schools, churches, day care centers, gas stations, fast food restaurants, shopping plazas, hotels/motels, and parcels where goods are manufactured, warehoused, or distributed.
    - Office including government and public (excluding schools), medical, dental, and business parks.
- **Multi-Family Residential** consisting of a single parcel or group of parcels offered for rent or ownership, containing apartments, units of 5 or more, exclusively for residential purposes.
- **School Property** consists of parcels that have public schools and associated parking lots, recreational facilities, parks, and undeveloped and open space lands.

- **Undeveloped/Utility Property** consists of parcels with utility towers, communications lines, gas and electric lines and easements, water, sanitation and irrigation lines and towers, and other apparatus related to the operation of utility parcels as well as public parking lots.

There are currently a total of 1,458 parcels in the District. Of those parcels, 1,385 parcels have been identified as assessable parcels. Those 73 parcels in the District deemed to receive no benefit from the Improvements that are non-assessable include easements, dedicated open space, roads, common areas, parcels containing the Improvements themselves, and sliver parcels.

LAND USE BENEFIT POINTS

The table below summarizes the Land Use Benefit Points assigned to the various assessable land use classifications within the District:

TABLE 9. LAND USE BENEFIT POINTS

	Landscaping, Street Lighting, Parks and Public Art		
Land Use Classification	**Aesthetics/ Livability**	**Safety/ Accessibility**	**Total Land Use Benefit Points**
Residential (Single-Family & Multi Family)(1)	1.0	1.0	2.0
Non-Residential	0.8	0.8	1.6
School	0.50	0.50	1.0
Undeveloped/Utility	0.25	0.25	0.50

(1) Land Use Benefit Points per Equivalent Dwelling Unit.

Aesthetics & Livability: The Aesthetic and Livability Benefits conferred by the Improvements are universal benefits for all land use classifications. The benefit of visual appeal is not restricted to a particular land use. A more attractive public environment benefits all parcels irrespective of land use classification. As noted in Section 3.1, the Improvements are believed to create a more beautiful, aesthetically pleasing and more livable environment within the District, and they enhance the overall image and desirability of the properties within the District. Accordingly, each assessable Residential parcel will be assigned 1.0 Aesthetic/Livability Benefit Point and each assessable Non-Residential parcel will be assigned 0.8 Aesthetic/Livability Benefit Points. School parcels are assigned 0.50 Aesthetic/Livability Benefit Points and Undeveloped/Utility parcels are assigned 0.25 Aesthetic/Livability Benefit Points.

Safety & Accessibility: The Safety and Accessibility Benefits conferred by the Improvements are common benefits for all land use classifications within the District. Safety and accessibility can be thought of as an essential need for the use and enjoyment of property. As noted in Section 3.2 the Improvements will provide a measure of safety and accessibility for pedestrian and vehicular traffic within the District. Accordingly, each assessable Residential parcel will be assigned 1.0 Aesthetic/Livability Benefit Point and each assessable Non-Residential parcel will be assigned 0.8 Aesthetic/Livability Benefit Points. School parcels are assigned 0.50 Aesthetic/Livability Benefit Points and Undeveloped/Utility parcels are assigned 0.25 Aesthetic/Livability Benefit Points.

5.3 Trip Factor

The use of a Trip Factor provides a way of relating each parcel that receives special benefits from the Improvements to the other parcels in the District, proportionally. Using Single-Family Residential property as the basic unit, other Land Use Classifications are then compared to a Single-Family Residential property. The basic calculation for each parcel's Trip Factor is shown below:

Parcel's Assigned Average Daily Trips	/	Single Family Residential Average Daily Trips (9.43)	=	Parcel's **Trip Factor**

As discussed in Section 4.1, Average Daily Trips are assigned to each parcel according to the Institute of Transportation Engineer's (ITE) Trip Generation Handbook. The Trip Factor for each parcel is then calculated according to the above formula. For the Non-Residential Land Use Classification, the Trip Factor is then adjusted to reflect the fact that those Non-Residential parcels are destinations in and of themselves that are located on the exterior of the District with primarily lighting improvements fronting the parcels. The Non-Residential parcel Trip Factor is multiplied by 5%.

5.4 Total Benefit Points

The calculation of Total Benefit Points for each parcel considers each component analyzed and described above: Trip Factor and Land Use. The formula for determining each parcel's Total Benefit Points is as follows:

(	Trip Factor	)	X	Total Land Use Benefit Points	=	Special Benefit Points

The Total Special Benefit Points are computed for each parcel in the District and summed. The Total District Special Benefit Points are 3,278.44. These Total Special Benefit Points are used to determine the proposed assessment amounts on each parcel.

6. Budget

The following table summarizes the estimated annual costs to fund the Improvements for Fiscal Year 2026/27:

TABLE 10. FISCAL YEAR 2026/27 ESTIMATED BUDGET

Description	Amount
GENERAL MAINTENANCE COSTS	
Scheduled	$126,000.00
Unscheduled	28,710.00
Parks	84,110.00
Streetlights	16,500.00
Irrigation	19,250.00
SERVICE COSTS	
Electrical	$25,630.00
Water	55,000.00
Subtotal	**$355,200.00**
INCIDENTAL COSTS	
Professional Services (ER & IP)	$1,000.00
Contract Services (all other)	63,000.00
Staff	39,126.39
Overhead	3,805.00
County Auditor Fee	807.04
INSTALLMENT COSTS	
Short-Term Installment Plan	$72,533.33
Long-Term Installment Plan	76,014.99
Subtotal	**$256,286.75**
Total Cost of Improvements	**$611,486.75**

6.1 Maximum Amount to be Assessed

The total maximum amount to be assessed upon the specially benefitting assessable parcels is the total cost of the Improvements, as detailed above, less the portion of costs attributable to General Benefit as detailed in the Separation and Quantification of General Benefits section. The calculation of the balance to be assessed is shown on the following page:

TABLE 11. BREAKDOWN OF MAXIMUM TO BE ASSESSED

Description	Amount
Total Cost of Improvements	$355,200.00
Less General Benefit Portion (15.095%)	(53,617.44)

Description	Amount
Plus District Administrative & Incidental Costs	$256,286.75
Less Additional City Contribution	(30,492.10)
Less Rounding [1]	(5.81)
Total Amount to Be Assessed in FY 2026/27	**$527,371.40**

(1) The final assessment rates in Section 9 have been truncated to two decimal places.

Each year the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 15.095% in future years.

6.2 FY 2026/27 Maximum Assessment Rate

The Maximum Assessment Rate per Special Benefit Point is calculated by dividing the total costs to be Assessed by the total Special Benefit Points assigned to the parcels within the District for the Improvements. The following formula provides the assessment rate per Special Benefit Point for the Improvements.

Total Improvement Costs to be Assessed	/	Total Special Benefit Points	=	**Maximum Assessment Rate per Special Benefit Point**
$527,377.21		3,278.44		**$160.8622**

The Maximum Assessment Rate per Special Benefit Point for the Improvements is then multiplied by each parcel's total special benefit points to determine the maximum assessment amount per parcel.

6.3 Annual Maximum Assessment Rate Inflation

Each parcel's maximum assessment is determined by multiplying the maximum assessment rate per special benefit point by the parcel's total special benefit points. If the total special benefit points for all assessable parcels in the District change in future years, the maximum allowable annual assessment rate per special benefit point will not be recalculated. The maximum allowable annual assessment rate per special benefit point, plus the annual cost of living inflator, will remain fixed. The actual annual assessment rate per special benefit point will be calculated by dividing the fiscal year's total cost of Improvements to be assessed by the total special benefit points, not to exceed the maximum allowable annual assessment rate per special benefit point for that fiscal year. The maximum allowable assessment rate per special benefit point is escalated each year on July 1 by the annual change in the February-to-February Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-Hayward CA area ("CPI"), not to exceed 4% annually, beginning July 1, 2027.

In any given year, the assessments may be at any rate sufficient to meet the estimated budget and levied without undertaking an assessment ballot proceeding, as long as the actual assessment rate per special benefit point does not exceed the Maximum Assessment Rate per special benefit point as described above for that fiscal year. If the change in CPI effective for any fiscal year is determined to be negative, the maximum assessment rate will remain unchanged from the previous fiscal year. The actual assessment rate may vary from year to year but will be no higher than the maximum rate.

6.4 Future Changes to Parcel Characteristics

Future changes to any of the parcel characteristics detailed in Section 5 will cause possible changes in the total assessment revenue. The assessment revenue for any given year will be the product of the District's parcel characteristics, special benefit points and the budget in effect for such fiscal year. Development within the District that increases the overall lot acreage, for example, will lead to possible increased assessment revenue, even if the assessment rate per special benefit point is not increased. By way of example, when a previously undeveloped parcel develops into a single-family residential land use classification, the parcel will no longer be assessed as an undeveloped land use, but rather as a single-family residential parcel with the updated parcel characteristics.

6.5 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the City or its designated consultant shall determine the land use and lot size for each parcel based on the County Assessor's use code or other supplementary information made available and deemed reliable. In the event the County Assessor's data is deemed to be unreliable, the City or its designated consultant shall utilize other sources of data including but not limited to City records, County Assessor's parcel maps, GIS data, and online research. Assessment amounts for each parcel may change over time in accordance with changes to parcel characteristics including land use classification and lot size.

6.6 Appeals

If any property owner believes the data used to calculate the assessment is inaccurate for any reason, the property owner shall submit, in writing, a request for review to the City. The property owner shall provide documentation to support the request for review. The City or its designated consultant shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review and must remain current during the review process.

If the review conducted by the City or its designated consultant results in the approval for changes to any parcel characteristics used to compute the assessment, the City or its designated consultant shall recalculate the assessment. When recalculating the assessment, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment for the parcel or parcels being reviewed is less than the amount submitted to the County on the secured property tax roll, the difference shall be credited back to the property owner in a manner approved by the City. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The "fiscal year" shall follow the County's fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the City.

The credit may be provided in the form of a check issued to the property owner, an adjustment to the current year's property tax roll (if possible), or a credit to the succeeding year's assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the County on the secured property tax roll, the City or its designated consultant shall apply the recalculated assessment to the succeeding year's property tax roll and no adjustments shall be made to the prior or current fiscal years' assessments.

In any dispute over parcel characteristic data used to compute assessments, the City or its designated consultant shall make a conclusive determination and its decision shall be final.

6.7 Method of Collection

The assessments will be collected annually on the Sacramento County secured property tax roll. The assessments will be subject to the County's assigned due dates and late penalties. However, the City or its designated consultant may choose to collect the assessments in an alternate manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City or as allowed by law.

7. Engineer's Statement

The City of Folsom Natoma Station Maintenance Assessment District No. 2025-2 assessments described in this Report have been prepared pursuant to Article XIII D of the California Constitution. In preparing these assessments:

1. I have identified all parcels that will have a special benefit conferred upon them by the Improvements described in Section 2 of this Report (the "Specially Benefited Parcels").
    a. For particulars as to the identification of these parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 8 of this Report.
2. I have assessed the estimated costs and expenses of the Improvements upon the Specially Benefited Parcels. In making such assessment:
    a. The proportionate special benefit derived from the Improvements by each Specially Benefited Parcel was determined in relationship to the entirety of the cost of the Improvements;
    b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel by the Improvements; and
    c. The general benefits have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, this Engineer's Report, Assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the Assessment Law.

By: John G Egan 7/29/2026

John G. Egan
Assessment Engineer
R.C.E. 14853

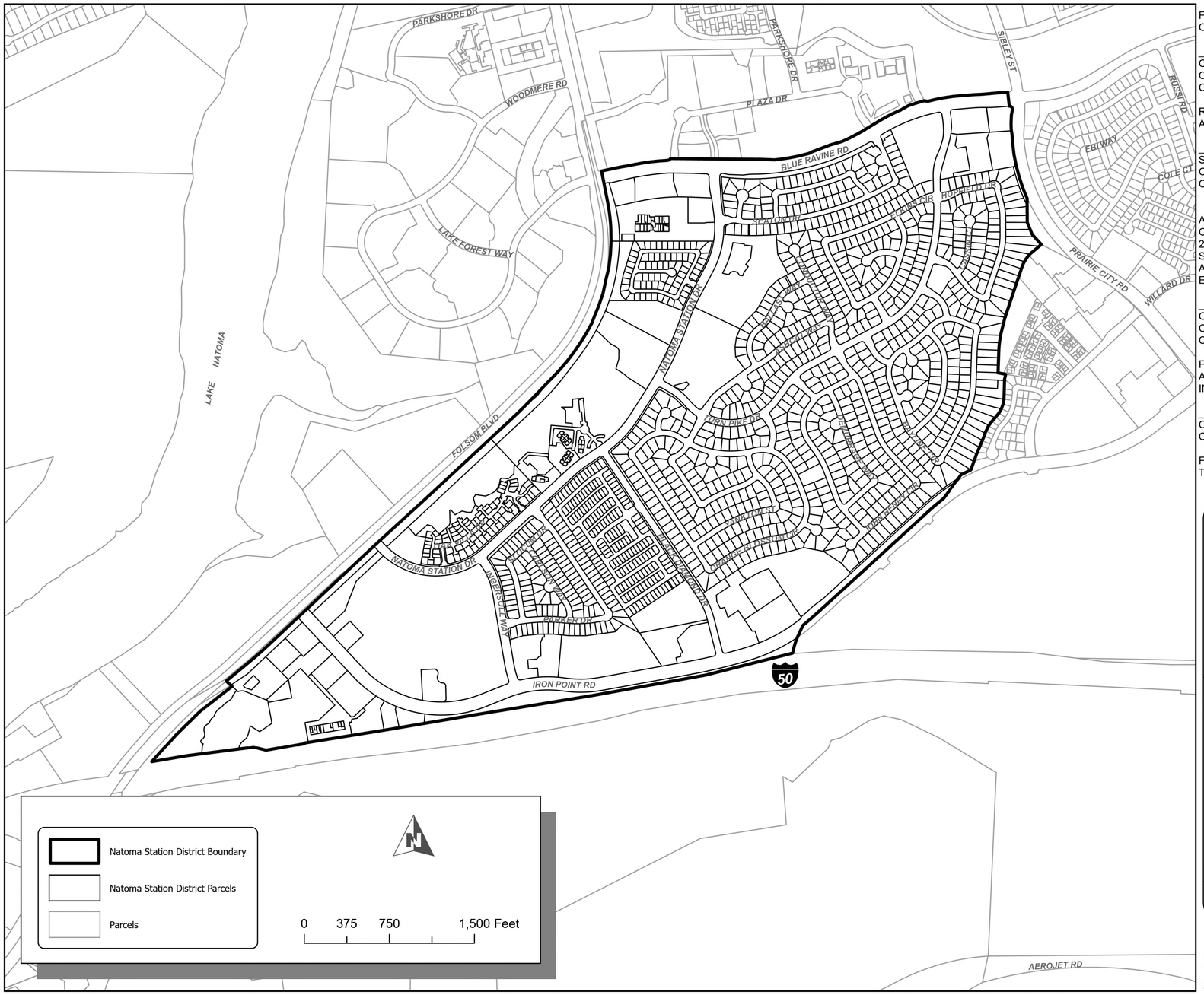


8. Assessment Diagram

The following pages contain the assessment diagram for the District.

ASSESSMENT DIAGRAM
CITY OF FOLSOM
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-2

CITY OF FOLSOM
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 2026.

_____
CITY CLERK
CITY OF FOLSOM
COUNTY OF SACRAMENTO

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF FOLSOM ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE ____ DAY OF _____, 2026.

_____
SUPERINTENDENT OF STREETS
CITY OF FOLSOM
COUNTY OF SACRAMENTO

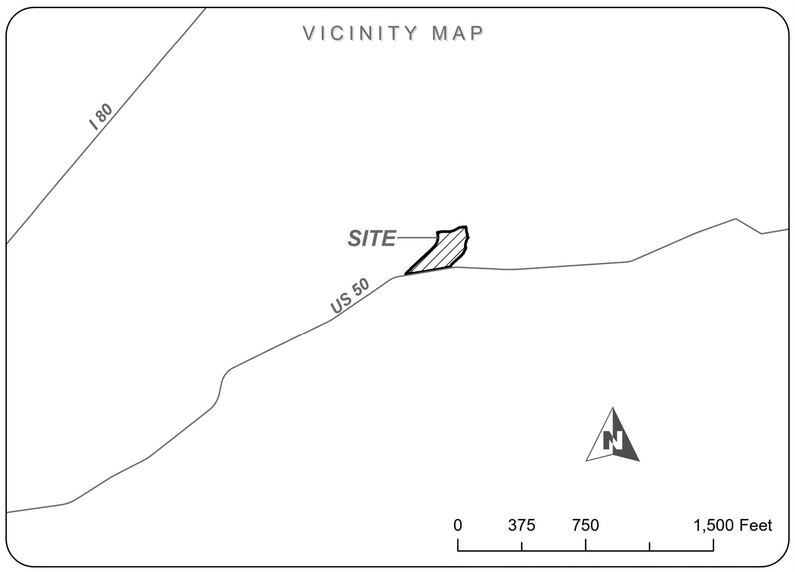
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF FOLSOM ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE ____ DAY OF _____, 20__; THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 20___. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK
CITY OF FOLSOM
COUNTY OF SACRAMENTO

FILED THIS ____ DAY OF _____, 20__, AT THE HOUR OF __ O'CLOCK _M, IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
COUNTY OF SACRAMENTO

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.



Source: Sacramento County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California II FIPS 0402 Feet

NBS

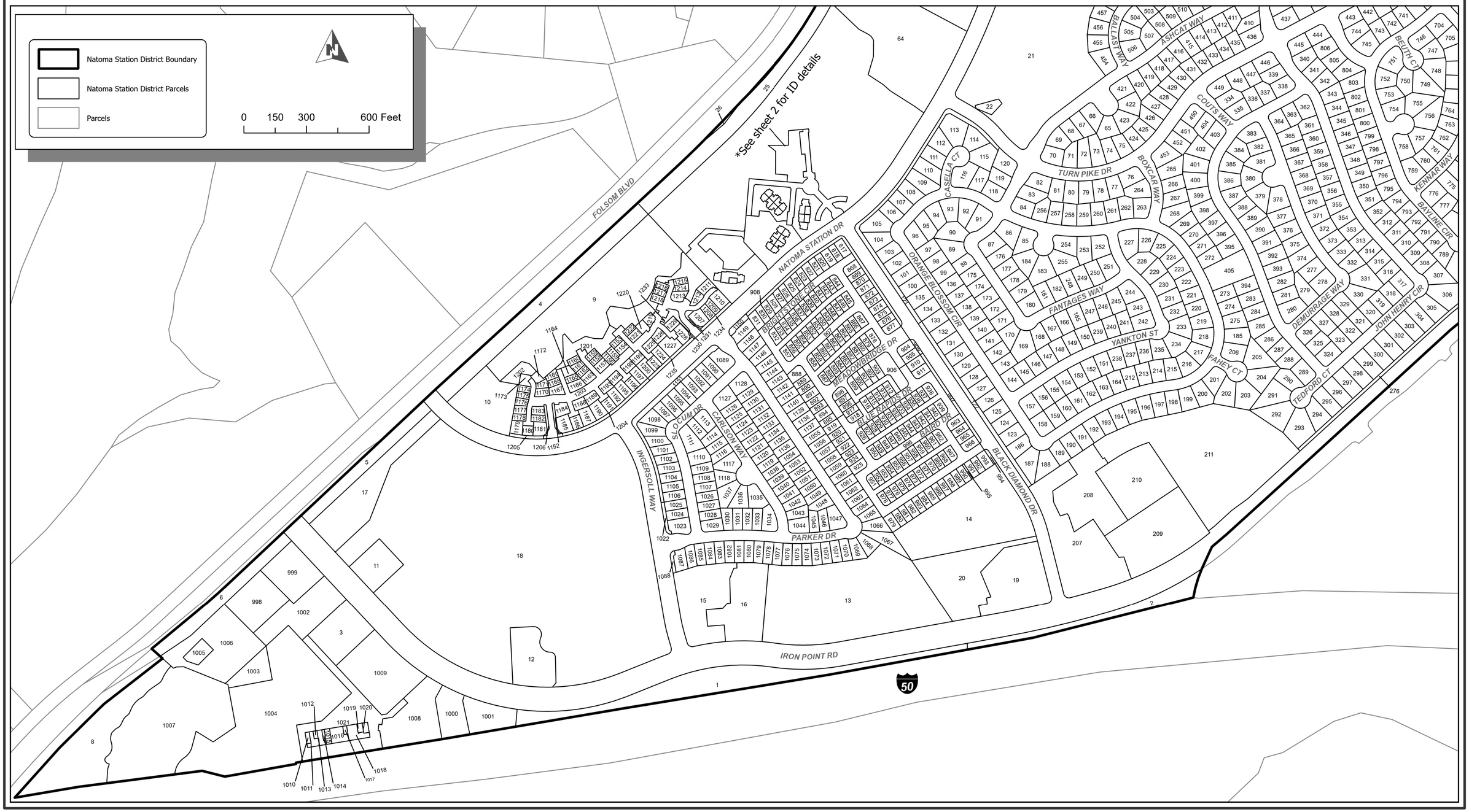
ASSESSMENT DIAGRAM
CITY OF FOLSOM
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-2

CITY OF FOLSOM
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



ASSESSMENT DIAGRAM
CITY OF FOLSOM
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-2

CITY OF FOLSOM
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



ASSESSMENT DIAGRAM
CITY OF FOLSOM
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-2

CITY OF FOLSOM
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA

ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN	ID	APN
1	072-0840-011-0000	86	072-0860-022-0000	171	072-0870-050-0000	256	072-0890-045-0000	341	072-0910-008-0000	426	072-0920-021-0000	511	072-0930-058-0000	596	072-0940-084-0000	681	072-0950-071-0000	766	072-0970-026-0000	851	072-1150-035-0000	936	072-1160-027-0000	1021	072-1220-031-0012	1106	072-1240-018-0000	1191	072-1290-040-0000	1276	072-1320-041-0000	1361	072-1360-028-0000	1446	072-2800-005-0014
2	072-0840-012-0000	87	072-0860-023-0000	172	072-0870-051-0000	257	072-0890-046-0000	342	072-0910-009-0000	427	072-0920-022-0000	512	072-0930-059-0000	597	072-0940-085-0000	682	072-0950-072-0000	767	072-0970-027-0000	852	072-1150-036-0000	937	072-1160-028-0000	1022	072-1230-001-0000	1107	072-1240-019-0000	1192	072-1290-041-0000	1277	072-1320-042-0000	1362	072-1360-029-0000	1447	072-2800-005-0015
3	072-0840-017-0000	88	072-0860-024-0000	173	072-0870-052-0000	258	072-0890-047-0000	343	072-0910-010-0000	428	072-0920-023-0000	513	072-0940-001-0000	598	072-0940-086-0000	683	072-0960-001-0000	768	072-0970-028-0000	853	072-1150-037-0000	938	072-1160-029-0000	1023	072-1230-002-0000	1108	072-1240-020-0000	1193	072-1290-042-0000	1278	072-1320-043-0000	1363	072-1360-030-0000	1448	072-2800-005-0016
4	072-0840-020-0000	89	072-0860-025-0000	174	072-0870-053-0000	259	072-0890-048-0000	344	072-0910-011-0000	429	072-0920-024-0000	514	072-0940-002-0000	599	072-0940-087-0000	684	072-0960-002-0000	769	072-0970-029-0000	854	072-1150-038-0000	939	072-1160-030-0000	1024	072-1230-003-0000	1109	072-1240-021-0000	1194	072-1290-043-0000	1279	072-1320-044-0000	1364	072-1360-031-0000	1449	072-2800-005-0017
5	072-0840-021-0000	90	072-0860-026-0000	175	072-0870-054-0000	260	072-0890-049-0000	345	072-0910-012-0000	430	072-0920-025-0000	515	072-0940-003-0000	600	072-0940-088-0000	685	072-0960-003-0000	770	072-0970-030-0000	855	072-1150-039-0000	940	072-1160-031-0000	1025	072-1230-004-0000	1110	072-1240-022-0000	1195	072-1290-044-0000	1280	072-1320-045-0000	1365	072-1360-032-0000	1450	072-2800-005-0018
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7	072-0840-026-0000	92	072-0860-028-0000	177	072-0870-056-0000	262	072-0890-051-0000	347	072-0910-014-0000	432	072-0920-027-0000	517	072-0940-005-0000	602	072-0940-090-0000	687	072-0960-005-0000	772	072-0970-032-0000	857	072-1150-041-0000	942	072-1160-033-0000	1027	072-1230-006-0000	1112	072-1240-024-0000	1197	072-1290-046-0000	1282	072-1320-047-0000	1367	072-1360-034-0000	1452	072-2800-006-0008
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54	072-0850-035-0018	139	072-0870-018-0000	224	072-0890-013-0000	309	072-0900-034-0000	394	072-0910-061-0000	479	072-0930-026-0000	564	072-0940-052-0000	649	072-0950-039-0000	734	072-0960-055-0000	819	072-1150-003-0000	904	072-1150-088-0000	989	072-1160-080-0000	1074	072-1230-053-0000	1159	072-1290-008-0000	1244	072-1320-009-0000	1329	072-1330-013-0000	1414	072-2800-003-0002		
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56	072-0850-035-0020	141	072-0870-020-0000	226	072-0890-015-0000	311	072-0900-036-0000	396	072-0910-063-0000	481	072-0930-028-0000	566	072-0940-054-0000	651	072-0950-041-0000	736	072-0960-057-0000	821	072-1150-005-0000	906	072-1150-090-0000	991	072-1160-082-0000	1076	072-1230-055-0000	1161	072-1290-010-0000	1246	072-1320-011-0000	1331	072-1330-015-0000	1416	072-2800-003-0004		
57	072-0850-035-0021	142	072-0870-021-0000	227	072-0890-016-0000	312	072-0900-037-0000	397	072-0910-064-0000	482	072-0930-029-0000	567	072-0940-055-0000	652	072-0950-042-0000	737	072-0960-058-0000	822	072-1150-006-0000	907	072-1150-091-0000	992	072-1160-083-0000	1077	072-1230-056-0000	1162	072-1290-011-0000	1247	072-1320-012-0000	1332	072-1330-016-0000	1417	072-2800-003-0005		
58	072-0850-035-0022	143	072-0870-022-0000	228	072-0890-017-0000	313	072-0900-038-0000	398	072-0910-065-0000	483	072-0930-030-0000	568	072-0940-056-0000	653	072-0950-043-0000	738	072-0960-059-0000	823	072-1150-007-0000	908	072-1150-092-0000	993	072-1160-084-0000	1078	072-1230-057-0000	1163	072-1290-012-0000	1248	072-1320-013-0000	1333	072-1330-017-0000	1418	072-2800-003-0008		
59	072-0850-035-0023	144	072-0870-023-0000	229	072-0890-018-0000	314	072-0900-039-0000	399	072-0910-066-0000	484	072-0930-031-0000	569	072-0940-057-0000	654	072-0950-044-0000	739	072-0960-060-0000	824	072-1150-008-0000	909	072-1150-093-0000	994	072-1160-085-0000	1079	072-1230-058-0000	1164	072-1290-013-0000	1249	072-1320-014-0000	1334	072-1360-001-0000	1419	072-2800-003-0009		
60	072-0850-035-0024	145	072-0870-024-0000	230	072-0890-019-0000	315	072-0900-040-0000	400	072-0910-067-0000	485	072-0930-032-0000	570	072-0940-058-0000	655	072-0950-045-0000	740	072-0960-061-0000	825	072-1150-009-0000	910	072-1160-001-0000	995	072-1160-086-0000	1080	072-1230-059-0000	1165	072-1290-014-0000	1250	072-1320-015-0000	1335	072-1360-002-0000	1420	072-2800-003-0011		
61	072-0850-035-0025	146	072-0870-025-0000	231	072-0890-020-0000	316	072-0900-041-0000	401	072-0910-068-0000	486	072-0930-033-0000	571	072-0940-059-0000	656	072-0950-046-0000	741	072-0970-001-0000	826	072-1150-010-0000	911	072-1160-002-0000	996	072-1160-087-0000	1081	072-1230-060-0000	1166	072-1290-015-0000	1251	072-1320-016-0000	1336	072-1360-003-0000	1421	072-2800-003-0013		
62	072-0850-035-0026	147	072-0870-026-0000	232	072-0890-021-0000	317	072-0900-042-0000	402	072-0910-069-0000	487	072-0930-034-0000	572	072-0940-060-0000	657	072-0950-047-0000	742	072-0970-002-0000	827	072-1150-011-0000	912	072-1160-003-0000	997	072-1160-088-0000	1082	072-1230-061-0000	1167	072-1290-016-0000	1252	072-1320-017-0000	1337	072-1360-004-0000	1422	072-2800-003-0014		
63	072-0850-035-0027	148	072-0870-027-0000	233	072-0890-022-0000	318	072-0900-043-0000	403	072-0910-070-0000	488	072-0930-035-0000	573	072-0940-061-0000	658	072-0950-048-0000	743	072-0970-003-0000	828	072-1150-012-0000	913	072-1160-004-0000	998	072-1220-004-0000	1083	072-1230-062-0000	1168	072-1290-017-0000	1253	072-1320-018-0000	1338	072-1360-005-0000	1423	072-2800-004-0001		
64	072-0850-037-0000	149	072-0870-028-0000	234	072-0890-023-0000	319	072-0900-044-0000	404	072-0910-071-0000	489	072-0930-036-0000	574	072-0940-062-0000	659	072-0950-049-0000	744	072-0970-004-0000	829	072-1150-013-0000	914	072-1160-005-0000	999	072-1220-005-0000	1084	072-1230-063-0000	1169	072-1290-018-0000	1254	072-1320-019-0000	1339	072-1360-006-0000	1424	072-2800-004-0002		
65	072-0860-001-0000	150	072-0870-029-0000	235	072-0890-024-0000	320	072-0900-045-0000	405	072-0910-072-0000	490	072-0930-037-0000	575	072-0940-063-0000	660	072-0950-050-0000	745	072-0970-005-0000	830	072-1150-014-0000	915	072-1160-006-0000	1000	072-1220-008-0000	1085	072-1230-064-0000	1170	072-1290-019-0000	1255	072-1320-020-0000	1340	072-1360-007-0000	1425	072-2800-004-0003		
66	072-0860-002-0000	151	072-0870-030-0000	236	072-0890-025-0000	321	072-0900-046-0000	406	072-0920-001-0000	491	072-0930-038-0000	576	072-0940-064-0000	661	072-0950-051-0000	746	072-0970-006-0000	831	072-1150-015-0000	916	072-1160-007-0000	1001	072-1220-009-0000	1086	072-1230-065-0000	1171	072-1290-020-0000	1256	072-1320-021-0000	1341	072-1360-008-0000	1426	072-2800-004-0005		
67	072-0860-003-0000	152	072-0870-031-0000	237	072-0890-026-0000	322	072-0900-047-0000	407	072-0920-002-0000	492	072-0930-039-0000	577	072-0940-065-0000	662	072-0950-052-0000	747	072-0970-007-0000	832	072-1150-016-0000	917	072-1160-008-0000	1002	072-1220-010-0000	1087	072-1230-066-0000	1172	072-1290-021-0000	1257	072-1320-022-0000	1342	072-1360-009-0000	1427	072-2800-004-0008		
68	072-0860-004-0000	153	072-0870-032-0000	238	072-0890-027-0000	323	072-0900-048-0000	408	072-0920-003-0000	493	072-0930-040-0000	578	072-0940-066-0000	663	072-0950-053-0000	748	072-0970-008-0000	833	072-1150-017-0000	918	072-1160-009-0000	1003	072-1220-012-0000	1088	072-1230-067-0000	1173	072-1290-022-0000	1258	072-1320-023-0000	1343	072-1360-010-0000	1428	072-2800-004-0009		
69	072-0860-005-0000	154	072-0870-033-0000	239	072-0890-028-0000	324	072-0900-049-0000	409	072-0920-004-0000	494	072-0930-041-0000	579	072-0940-067-0000	664	072-0950-054-0000	749	072-0970-009-0000	834	072-1150-018-0000	919	072-1160-010-0000	1004	072-1220-020-0000	1089	072-1240-001-0000	1174	072-1290-023-0000	1259	072-1320-024-0000	1344	072-1360-011-0000	1429	072-2800-004-0010		
70	072-0860-006-0000	155	072-0870-034-0000	240	072-0890-029-0000	325	072-0900-050-0000	410	072-0920-005-0000	495	072-0930-042-0000	580	072-0940-068-0000	665	072-0950-055-0000	750	072-0970-010-0000	835	072-1150-019-0000	920	072-1160-011-0000	1005	072-1220-022-0000	1090	072-1240-002-0000	1175	072-1290-024-0000	1260	072-1320-025-0000	1345	072-1360-012-0000	1430	072-2800-004-0011		
71	072-0860-007-0000	156	072-0870-035-0000	241	072-0890-030-0000	326	072-0900-051-0000	411	072-0920-006-0000	496	072-0930-043-0000	581	072-0940-069-0000	666	072-0950-056-0000	751	072-0970-011-0000	836	072-1150-020-0000	921	072-1160-012-0000	1006	072-1220-024-0000	1091	072-1240-003-0000	1176	072-1290-025-0000	1261	072-1320-026-0000	1346	072-1360-013-0000	1431	072-2800-004-0012		
72	072-0860-008-0000	157	072-0870-036-0000	242	072-0890-031-0000	327	072-0900-052-0000	412	072-0920-007-0000	497	072-0930-044-0000	582	072-0940-070-0000	667	072-0950-057-0000	752	072-0970-012-0000	837	072-1150-021-0000	922	072-1160-013-0000	1007	072-1220-025-0000	1092	072-1240-004-0000	1177	072-1290-026-0000	1262	072-1320-027-0000	1347	072-1360-014-0000	1432	072-2800-004-0013		
73	072-0860-009-0000	158	072-0870-037-0000	243	072-0890-032-0000	328	072-0900-053-0000	413	072-0920-008-0000	498	072-0930-045-0000	583	072-0940-071-0000	668	072-0950-058-0000	753	072-0970-013-0000	838	072-1150-022-0000	923	072-1160-014-0000	1008	072-1220-027-0000	1093	072-1240-005-0000	1178	072-1290-027-0000	1263	072-1320-028-0000	1348	072-1360-015-0000	1433	072-2800-004-0014		
74	072-0860-010-0000	159	072-0870-038-0000	244	072-0890-033-0000	329	072-0900-054-0000	414	072-0920-009-0000	499	072-0930-046-0000	584	072-0940-072-0000	669	072-0950-059-0000	754	072-0970-014-0000	839	072-1150-023-0000	924	072-1160-015-0000	1009	072-1220-028-0000	1094	072-1240-006-0000	1179	072-1290-028-0000	1264	072-1320-029-0000	1349	072-1360-016-0000	1434	072-2800-004-0015		
75	072-0860-011-0000	160	072-0870-039-0000	245	072-0890-034-0000	330	072-0900-055-0000	415	072-0920-010-0000	500	072-0930-047-0000	585	072-0940-073-0000	670	072-0950-060-0000	755	072-0970-015-0000	840	072-1150-024-0000	925	072-1160-016-0000	1010	072-1220-031-0001	1095	072-1240-007-0000	1180	072-1290-029-0000	1265	072-1320-030-0000	1350	072-1360-017-0000	1435	072-2800-004-0016		
76	072-0860-012-0000	161	072-0870-040-0000	246	072-0890-035-0000	331	072-0900-056-0000	416	072-0920-011-0000	501	072-0930-048-0000	586	072-0940-074-0000	671	072-0950-061-0000	756	072-0970-016-0000	841	072-1150-025-0000	926	072-1160-017-0000	1011	072-1220-031-0002	1096	072-1240-008-0000	1181	072-1290-030-0000	1266	072-1320-031-0000	1351	072-1360-018-0000	1436	072-2800-004-0017		
77	072-0860-013-0000	162	072-0870-041-0000	247	072-0890-036-0000	332	072-0900-057-0000	417	072-0920-012-0000	502	072-0930-049-0000	587	072-0940-075-0000	672	072-0950-062-0000	757	072-0970-017-0000	842	072-1150-026-0000	927	072-1160-018-0000	1012	072-1220-031-0003	1097	072-1240-009-0000	1182	072-1290-031-0000	1267	072-1320-032-0000	1352	072-1360-019-0000	1437	072-2800-004-0018		
78	072-0860-014-0000	163	072-0870-042-0000	248	072-0890-037-0000	333	072-0900-058-0000	418	072-0920-013-0000	503	072-0930-050-0000	588	072-0940-076-0000	673	072-0950-063-0000	758	072-0970-018-0000	843	072-1150-027-0000	928	072-1160-019-0000	1013	072-1220-031-0004	1098	072-1240-010-0000	1183	072-1290-032-0000	1268	072-1320-033-0000	1353	072-1360-020-0000	1438	072-2800-005-0001		
79	072-0860-015-0000	164	072-0870-043-0000	249	072-0890-038-0000	334	072-0910-001-0000	419	072-0920-014-0000	504	072-0930-051-0000	589	072-0940-077-0000	674	072-0950-064-0000	759	072-0970-019-0000	844	072-1150-028-0000	929	072-1160-020-0000	1014	072-1220-031-0005	1099	072-1240-011-0000	1184	072-1290-033-0000	1269	072-1320-034-0000	1354	072-1360-021-0000	1439	072-2800-005-0006		
80	072-0860-016-0000	165	072-0870-044-0000	250	072-0890-039-0000	335	072-0910-002-0000	420	072-0920-015-0000	505	072-0930-052-0000	590	072-0940-078-0000	675	072-0950-065-0000	760	072-0970-020-0000	845	072-1150-029-0000	930	072-1160-021-0000	1015	072-1220-031-0006	1100	072-1240-012-0000	1185	072-1290-034-0000	1270	072-1320-035-0000	1355	072-1360-022-0000	1440	072-2800-005-0007		
81	072-0860-017-0000	166	072-0870-045-0000	251	072-0890-040-0000	336	072-0910-003-0000	421	072-0920-016-0000	506	072-0930-053-0000	591	072-0940-079-0000	676	072-0950-066-0000	761	072-0970-021-0000	846	072-1150-030-0000	931	072-1160-022-0000	1016	072-1220-031-0007	1101	072-1240-013-0000	1186	072-1290-035-0000	1271	072-1320-036-0000	1356	072-1360-023-0000	1441	072-2800-005-0008		
82	072-0860-018-0000	167	072-0870-046-0000	252	072-0890-041-0000	337	072-0910-004-0000	422	072-0920-017-0000	507	072-0930-054-0000	592	072-0940-080-0000	677	072-0950-067-0000	762	072-0970-022-0000	847	072-1150-031-0000	932	072-1160-023-0000	1017	072-1220-031-0008	1102	072-1240-014-0000	1187	072-1290-036-0000	1272	072-1320-037-0000	1357	072-1360-024-0000	1442	072-2800-005-0009		
83	072-0860-019-0000	168	072-0870-047-0000	253	072-0890-042-0000	338	072-0910-005-0000	423	072-0920-018-0000	508	072-0930-055-0000	593	072-0940-081-0000	678	072-0950-068-0000	763	072-0970-023-0000	848	072-1150-032-0000	933	072-1160-024-0000	1018	072-1220-031-0009	1103	072-1240-015-0000	1188	072-1290-037-0000	1273	072-1320-038-0000	1358	072-1360-025-0000	1443	072-2800-005-0010		
84	072-0860-020-0000	169	072-0870-048-0000	254	072-0890-043-0000	339	072-0910-006-0000	424	072-0920-019-0000	509	072-0930-056-0000	594	072-0940-082-0000	679	072-0950-069-0000	764	072-0970-024-0000	849	072-1150-033-0000	934	072-1160-025-0000	1019	072-1220-031-0010	1104	072-1240-016-0000	1189	072-1290-038-0000	1274	072-1320-039-0000	1359	072-1360-026-0000	1444	072-2800-005-0011		
85	072-0860-021-0000	170	072-0870-049-0000	255	072-0890-044-0000	340	072-0910-007-0000	425	072-0920-020-0000	510	072-0930-057-0000	595	072-0940-083-0000	680	072-0950-070-0000	765	072-0970-025-0000	850	072-1150-034-0000	935	072-1160-026-0000	1020	072-1220-031-0011	1105	072-1240-017-0000	1190	072-1290-039-0000	1275	072-1320-040-0000	1360	072-1360-027-0000	1445	072-2800-005-0013		

9. Assessment Roll

The following pages contain the proposed 2026/27 assessment roll for the District.

City of Folsom
Natoma Station Maintenance Assessment District No. 2025-2
Fiscal Year 2026/27 Assessment Roll

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Total Assessment[2]
1	072-0840-011-0000	IRON POINT RD	No Benefit	0.00	0.00	0.00	0.00	$160.8622	$0.00
2	072-0840-012-0000	IRON POINT RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
3	072-0840-017-0000	191 IRON POINT RD	Non-Residential	22.49	0.80	0.80	35.99	160.8622	5,789.43
4	072-0840-020-0000	FOLSOM BLVD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
5	072-0840-021-0000	150 IRON POINT RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
6	072-0840-023-0000	FOLSOM BLVD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
7	072-0840-026-0000	FOLSOM BLVD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
8	072-0840-027-0000	FOLSOM BLVD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
9	072-0840-038-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
10	072-0840-044-0000	150 NATOMA STATION DR	Non-Residential	3.94	0.80	0.80	6.31	160.8622	1,015.04
11	072-0840-045-0000	170 IRON POINT RD	Non-Residential	10.42	0.80	0.80	16.67	160.8622	2,681.57
12	072-0840-047-0000	400 IRON POINT RD	Non-Residential	2.83	0.80	0.80	4.53	160.8622	728.71
13	072-0840-049-0000	950 IRON POINT RD	Non-Residential	6.33	0.80	0.80	10.13	160.8622	1,629.53
14	072-0840-053-0000	160 BLACK DIAMOND DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
15	072-0840-054-0000	800 IRON POINT RD	Non-Residential	1.12	0.80	0.80	1.79	160.8622	287.94
16	072-0840-055-0000	850 IRON POINT RD	Non-Residential	0.88	0.80	0.80	1.40	160.8622	225.21
17	072-0840-056-0000	156 IRON POINT RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
18	072-0840-057-0000	13000 FOLSOM BLVD	Non-Residential	40.48	0.80	0.80	64.77	160.8622	10,419.04
19	072-0840-058-0000	1050 IRON POINT RD	Non-Residential	3.08	0.80	0.80	4.93	160.8622	793.05
20	072-0840-059-0000	1024 IRON POINT RD	Non-Residential	1.66	0.80	0.80	2.65	160.8622	426.28
21	072-0850-007-0000	500 TURN PIKE DR	School	5.52	0.50	0.50	5.52	160.8622	887.96
22	072-0850-008-0000	TURN PIKE DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
23	072-0850-012-0000	FOLSOM BLVD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
24	072-0850-013-0000	1300 PRAIRIE CITY RD	Non-Residential	0.41	0.80	0.80	0.66	160.8622	106.17
25	072-0850-016-0000	FOLSOM BLVD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
26	072-0850-017-0000	FOLSOM BLVD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
27	072-0850-019-0000	231 BLUE RAVINE RD	Non-Residential	3.68	0.80	0.80	5.89	160.8622	947.48
28	072-0850-020-0000	271 TURN PIKE DR	Non-Residential	1.37	0.80	0.80	2.19	160.8622	352.29
29	072-0850-021-0000	1350 PRAIRIE CITY RD	Non-Residential	1.10	0.80	0.80	1.77	160.8622	284.73
30	072-0850-022-0000	251 TURN PIKE DR	Non-Residential	0.74	0.80	0.80	1.19	160.8622	191.43
31	072-0850-023-0000	191 BLUE RAVINE RD	Non-Residential	3.58	0.80	0.80	5.73	160.8622	921.74
32	072-0850-027-0000	195 BLUE RAVINE RD	Non-Residential	3.56	0.80	0.80	5.70	160.8622	916.91
33	072-0850-028-0000	199 BLUE RAVINE RD	Non-Residential	3.42	0.80	0.80	5.47	160.8622	879.92
34	072-0850-029-0000	405 NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
35	072-0850-030-0000	265 NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
36	072-0850-032-0000	420 NATOMA STATION DR	Non-Residential	2.56	0.80	0.80	4.10	160.8622	659.54
37	072-0850-033-0000	416 NATOMA STATION DR	Undeveloped/Utility	0.00	0.25	0.25	0.00	160.8622	0.00
38	072-0850-035-0001	193 BLUE RAVINE RD	Non-Residential	0.14	0.80	0.80	0.23	160.8622	37.00

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
39	072-0850-035-0002	193 BLUE RAVINE RD	Non-Residential	0.14	0.80	0.80	0.23	160.8622	37.00
40	072-0850-035-0003	193 BLUE RAVINE RD	Non-Residential	0.15	0.80	0.80	0.25	160.8622	40.22
41	072-0850-035-0004	193 BLUE RAVINE RD	Non-Residential	0.18	0.80	0.80	0.29	160.8622	46.65
42	072-0850-035-0005	193 BLUE RAVINE RD	Non-Residential	0.10	0.80	0.80	0.16	160.8622	25.74
43	072-0850-035-0006	193 BLUE RAVINE RD	Non-Residential	0.17	0.80	0.80	0.27	160.8622	43.43
44	072-0850-035-0008	193 BLUE RAVINE RD	Non-Residential	0.19	0.80	0.80	0.30	160.8622	48.26
45	072-0850-035-0009	193 BLUE RAVINE RD	Non-Residential	0.10	0.80	0.80	0.16	160.8622	25.74
46	072-0850-035-0010	193 BLUE RAVINE RD	Non-Residential	0.15	0.80	0.80	0.23	160.8622	37.00
47	072-0850-035-0011	193 BLUE RAVINE RD	Non-Residential	0.14	0.80	0.80	0.23	160.8622	37.00
48	072-0850-035-0012	193 BLUE RAVINE RD	Non-Residential	0.20	0.80	0.80	0.31	160.8622	49.87
49	072-0850-035-0013	193 BLUE RAVINE RD	Non-Residential	0.21	0.80	0.80	0.33	160.8622	53.08
50	072-0850-035-0014	193 BLUE RAVINE RD	Non-Residential	0.10	0.80	0.80	0.16	160.8622	25.74
51	072-0850-035-0015	193 BLUE RAVINE RD	Non-Residential	0.20	0.80	0.80	0.32	160.8622	51.48
52	072-0850-035-0016	193 BLUE RAVINE RD	Non-Residential	0.24	0.80	0.80	0.38	160.8622	61.13
53	072-0850-035-0017	193 BLUE RAVINE RD	Non-Residential	0.09	0.80	0.80	0.14	160.8622	22.52
54	072-0850-035-0018	193 BLUE RAVINE RD	Non-Residential	0.09	0.80	0.80	0.14	160.8622	22.52
55	072-0850-035-0019	193 BLUE RAVINE RD	Non-Residential	0.15	0.80	0.80	0.24	160.8622	38.61
56	072-0850-035-0020	193 BLUE RAVINE RD	Non-Residential	0.10	0.80	0.80	0.16	160.8622	25.74
57	072-0850-035-0021	193 BLUE RAVINE RD	Non-Residential	0.08	0.80	0.80	0.13	160.8622	20.91
58	072-0850-035-0022	193 BLUE RAVINE RD	Non-Residential	0.16	0.80	0.80	0.25	160.8622	40.22
59	072-0850-035-0023	193 BLUE RAVINE RD	Non-Residential	0.24	0.80	0.80	0.38	160.8622	61.13
60	072-0850-035-0024	193 BLUE RAVINE RD	Non-Residential	0.09	0.80	0.80	0.14	160.8622	22.52
61	072-0850-035-0025	193 BLUE RAVINE RD	Non-Residential	0.12	0.80	0.80	0.19	160.8622	30.56
62	072-0850-035-0026	193 BLUE RAVINE RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
63	072-0850-035-0027	193 BLUE RAVINE RD	Non-Residential	0.09	0.80	0.80	0.15	160.8622	24.13
64	072-0850-037-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
65	072-0860-001-0000	108 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
66	072-0860-002-0000	106 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
67	072-0860-003-0000	104 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
68	072-0860-004-0000	102 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
69	072-0860-005-0000	100 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
70	072-0860-006-0000	98 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
71	072-0860-007-0000	432 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
72	072-0860-008-0000	430 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
73	072-0860-009-0000	428 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
74	072-0860-010-0000	426 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
75	072-0860-011-0000	424 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
76	072-0860-012-0000	100 BOXCAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
77	072-0860-013-0000	427 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
78	072-0860-014-0000	429 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
79	072-0860-015-0000	431 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
80	072-0860-016-0000	433 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
81	072-0860-017-0000	435 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
82	072-0860-018-0000	144 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
83	072-0860-019-0000	142 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
84	072-0860-020-0000	140 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
85	072-0860-021-0000	113 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
86	072-0860-022-0000	130 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
87	072-0860-023-0000	128 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
88	072-0860-024-0000	131 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
89	072-0860-025-0000	133 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
90	072-0860-026-0000	135 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
91	072-0860-027-0000	117 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
92	072-0860-028-0000	119 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
93	072-0860-029-0000	121 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
94	072-0860-030-0000	125 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
95	072-0860-031-0000	129 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
96	072-0860-032-0000	133 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
97	072-0860-033-0000	137 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
98	072-0860-034-0000	141 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
99	072-0860-035-0000	145 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
100	072-0860-036-0000	144 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
101	072-0860-037-0000	142 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
102	072-0860-038-0000	140 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
103	072-0860-039-0000	138 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
104	072-0860-040-0000	136 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
105	072-0860-041-0000	134 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
106	072-0860-042-0000	132 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
107	072-0860-043-0000	130 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
108	072-0860-044-0000	128 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
109	072-0860-045-0000	126 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
110	072-0860-046-0000	101 CASELLA CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
111	072-0860-047-0000	103 CASELLA CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
112	072-0860-048-0000	105 CASELLA CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
113	072-0860-049-0000	106 CASELLA CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
114	072-0860-050-0000	104 CASELLA CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
115	072-0860-051-0000	102 CASELLA CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
116	072-0860-052-0000	122 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
117	072-0860-053-0000	120 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
118	072-0860-054-0000	139 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
119	072-0860-055-0000	141 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
120	072-0860-056-0000	143 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
121	072-0860-057-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
122	072-0870-001-0000	BLACK DIAMOND DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
123	072-0870-002-0000	170 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
124	072-0870-003-0000	168 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
125	072-0870-004-0000	166 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
126	072-0870-005-0000	164 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
127	072-0870-006-0000	162 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
128	072-0870-007-0000	160 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
129	072-0870-008-0000	158 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
130	072-0870-009-0000	156 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
131	072-0870-010-0000	154 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
132	072-0870-011-0000	152 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
133	072-0870-012-0000	150 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
134	072-0870-013-0000	148 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
135	072-0870-014-0000	146 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
136	072-0870-015-0000	149 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
137	072-0870-016-0000	151 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
138	072-0870-017-0000	153 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
139	072-0870-018-0000	155 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
140	072-0870-019-0000	157 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
141	072-0870-020-0000	159 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
142	072-0870-021-0000	161 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
143	072-0870-022-0000	163 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
144	072-0870-023-0000	140 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
145	072-0870-024-0000	138 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
146	072-0870-025-0000	136 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
147	072-0870-026-0000	134 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
148	072-0870-027-0000	132 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
149	072-0870-028-0000	130 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
150	072-0870-029-0000	128 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
151	072-0870-030-0000	125 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
152	072-0870-031-0000	127 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
153	072-0870-032-0000	129 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
154	072-0870-033-0000	131 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
155	072-0870-034-0000	133 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
156	072-0870-035-0000	135 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
157	072-0870-036-0000	137 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
158	072-0870-037-0000	171 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
159	072-0870-038-0000	175 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
160	072-0870-039-0000	179 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
161	072-0870-040-0000	183 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
162	072-0870-041-0000	187 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
163	072-0870-042-0000	189 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
164	072-0870-043-0000	191 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
165	072-0870-044-0000	109 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
166	072-0870-045-0000	111 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
167	072-0870-046-0000	113 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
168	072-0870-047-0000	115 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
169	072-0870-048-0000	117 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
170	072-0870-049-0000	119 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
171	072-0870-050-0000	121 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
172	072-0870-051-0000	123 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
173	072-0870-052-0000	125 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
174	072-0870-053-0000	127 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
175	072-0870-054-0000	129 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
176	072-0870-055-0000	126 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
177	072-0870-056-0000	124 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
178	072-0870-057-0000	122 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
179	072-0870-058-0000	120 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
180	072-0870-059-0000	118 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
181	072-0870-060-0000	116 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
182	072-0870-061-0000	114 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
183	072-0870-062-0000	104 VONNIE CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
184	072-0870-063-0000	102 VONNIE CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
185	072-0880-002-0000	206 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
186	072-0880-003-0000	172 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
187	072-0880-004-0000	174 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
188	072-0880-005-0000	176 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
189	072-0880-006-0000	178 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
190	072-0880-007-0000	180 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
191	072-0880-008-0000	182 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
192	072-0880-009-0000	184 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
193	072-0880-010-0000	186 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
194	072-0880-011-0000	188 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
195	072-0880-012-0000	190 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
196	072-0880-013-0000	192 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
197	072-0880-014-0000	194 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
198	072-0880-015-0000	196 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
199	072-0880-016-0000	198 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
200	072-0880-017-0000	200 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
201	072-0880-018-0000	100 FAHEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
202	072-0880-019-0000	102 FAHEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
203	072-0880-020-0000	104 FAHEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
204	072-0880-021-0000	105 FAHEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
205	072-0880-022-0000	103 FAHEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
206	072-0880-023-0000	204 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
207	072-0880-024-0000	IRON POINT RD	Non-Residential	2.07	0.80	0.80	3.31	160.8622	532.45
208	072-0880-025-0000	1120 IRON POINT RD	Non-Residential	1.03	0.80	0.80	1.65	160.8622	265.42
209	072-0880-026-0000	1130 IRON POINT RD	Non-Residential	2.07	0.80	0.80	3.31	160.8622	532.45
210	072-0880-027-0000	1150 IRON POINT RD	Non-Residential	1.17	0.80	0.80	1.88	160.8622	302.42
211	072-0880-028-0000	1180 IRON POINT RD	Non-Residential	7.00	0.80	0.80	11.20	160.8622	1,801.66
212	072-0890-001-0000	193 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
213	072-0890-002-0000	195 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
214	072-0890-003-0000	197 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
215	072-0890-004-0000	199 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
216	072-0890-005-0000	201 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
217	072-0890-006-0000	203 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
218	072-0890-007-0000	205 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
219	072-0890-008-0000	207 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
220	072-0890-009-0000	209 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
221	072-0890-010-0000	211 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
222	072-0890-011-0000	213 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
223	072-0890-012-0000	215 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
224	072-0890-013-0000	217 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
225	072-0890-014-0000	219 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
226	072-0890-015-0000	221 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
227	072-0890-016-0000	101 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
228	072-0890-017-0000	103 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
229	072-0890-018-0000	105 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
230	072-0890-019-0000	107 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
231	072-0890-020-0000	109 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
232	072-0890-021-0000	111 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
233	072-0890-022-0000	113 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
234	072-0890-023-0000	115 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
235	072-0890-024-0000	117 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
236	072-0890-025-0000	119 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
237	072-0890-026-0000	121 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
238	072-0890-027-0000	123 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
239	072-0890-028-0000	126 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
240	072-0890-029-0000	124 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
241	072-0890-030-0000	120 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
242	072-0890-031-0000	116 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
243	072-0890-032-0000	112 YANKTON ST	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
244	072-0890-033-0000	101 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
245	072-0890-034-0000	103 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
246	072-0890-035-0000	105 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
247	072-0890-036-0000	107 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
248	072-0890-037-0000	112 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
249	072-0890-038-0000	108 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
250	072-0890-039-0000	104 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
251	072-0890-040-0000	100 FANTAGES WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
252	072-0890-041-0000	103 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
253	072-0890-042-0000	105 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
254	072-0890-043-0000	101 VONNIE CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
255	072-0890-044-0000	103 VONNIE CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
256	072-0890-045-0000	114 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
257	072-0890-046-0000	112 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
258	072-0890-047-0000	110 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
259	072-0890-048-0000	108 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
260	072-0890-049-0000	106 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
261	072-0890-050-0000	104 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
262	072-0890-051-0000	102 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
263	072-0890-052-0000	100 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
264	072-0890-053-0000	102 BOXCAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
265	072-0890-054-0000	103 BOXCAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
266	072-0890-055-0000	105 BOXCAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
267	072-0890-056-0000	107 BOXCAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
268	072-0890-057-0000	224 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
269	072-0890-058-0000	222 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
270	072-0890-059-0000	220 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
271	072-0890-060-0000	218 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
272	072-0890-061-0000	216 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
273	072-0890-062-0000	212 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
274	072-0890-063-0000	210 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
275	072-0890-064-0000	208 ORANGE BLOSSOM CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
276	072-0900-001-0000	IRON POINT RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
277	072-0900-002-0000	120 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
278	072-0900-003-0000	124 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
279	072-0900-004-0000	128 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
280	072-0900-005-0000	168 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
281	072-0900-006-0000	170 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
282	072-0900-007-0000	172 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
283	072-0900-008-0000	175 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
284	072-0900-009-0000	173 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
285	072-0900-010-0000	171 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
286	072-0900-011-0000	169 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
287	072-0900-012-0000	167 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
288	072-0900-013-0000	165 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
289	072-0900-014-0000	100 TEDFORD CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
290	072-0900-015-0000	102 TEDFORD CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
291	072-0900-016-0000	104 TEDFORD CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
292	072-0900-017-0000	106 TEDFORD CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
293	072-0900-018-0000	105 TEDFORD CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
294	072-0900-019-0000	103 TEDFORD CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
295	072-0900-020-0000	101 TEDFORD CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
296	072-0900-021-0000	161 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
297	072-0900-022-0000	159 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
298	072-0900-023-0000	157 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
299	072-0900-024-0000	155 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
300	072-0900-025-0000	153 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
301	072-0900-026-0000	151 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
302	072-0900-027-0000	149 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
303	072-0900-028-0000	147 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
304	072-0900-029-0000	145 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
305	072-0900-030-0000	143 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
306	072-0900-031-0000	141 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
307	072-0900-032-0000	139 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
308	072-0900-033-0000	137 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
309	072-0900-034-0000	135 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
310	072-0900-035-0000	133 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
311	072-0900-036-0000	131 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
312	072-0900-037-0000	129 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
313	072-0900-038-0000	128 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
314	072-0900-039-0000	130 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
315	072-0900-040-0000	132 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
316	072-0900-041-0000	134 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
317	072-0900-042-0000	136 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
318	072-0900-043-0000	140 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
319	072-0900-044-0000	144 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
320	072-0900-045-0000	148 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
321	072-0900-046-0000	152 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
322	072-0900-047-0000	156 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
323	072-0900-048-0000	160 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
324	072-0900-049-0000	162 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
325	072-0900-050-0000	164 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
326	072-0900-051-0000	166 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
327	072-0900-052-0000	133 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
328	072-0900-053-0000	131 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
329	072-0900-054-0000	129 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
330	072-0900-055-0000	127 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
331	072-0900-056-0000	125 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
332	072-0900-057-0000	123 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
333	072-0900-058-0000	121 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
334	072-0910-001-0000	103 COUTS WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
335	072-0910-002-0000	105 COUTS WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
336	072-0910-003-0000	205 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
337	072-0910-004-0000	207 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
338	072-0910-005-0000	104 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
339	072-0910-006-0000	102 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
340	072-0910-007-0000	103 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
341	072-0910-008-0000	105 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
342	072-0910-009-0000	107 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
343	072-0910-010-0000	109 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
344	072-0910-011-0000	111 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
345	072-0910-012-0000	113 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
346	072-0910-013-0000	115 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
347	072-0910-014-0000	117 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
348	072-0910-015-0000	119 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
349	072-0910-016-0000	121 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
350	072-0910-017-0000	123 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
351	072-0910-018-0000	125 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
352	072-0910-019-0000	127 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
353	072-0910-020-0000	126 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
354	072-0910-021-0000	124 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
355	072-0910-022-0000	122 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
356	072-0910-023-0000	120 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
357	072-0910-024-0000	118 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
358	072-0910-025-0000	116 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
359	072-0910-026-0000	114 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
360	072-0910-027-0000	112 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
361	072-0910-028-0000	110 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
362	072-0910-029-0000	206 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
363	072-0910-030-0000	204 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
364	072-0910-031-0000	202 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
365	072-0910-032-0000	103 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
366	072-0910-033-0000	105 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
367	072-0910-034-0000	107 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
368	072-0910-035-0000	109 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
369	072-0910-036-0000	111 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
370	072-0910-037-0000	113 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
371	072-0910-038-0000	115 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
372	072-0910-039-0000	117 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
373	072-0910-040-0000	119 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
374	072-0910-041-0000	116 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
375	072-0910-042-0000	114 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
376	072-0910-043-0000	112 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
377	072-0910-044-0000	110 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
378	072-0910-045-0000	108 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
379	072-0910-046-0000	106 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
380	072-0910-047-0000	104 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
381	072-0910-048-0000	102 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
382	072-0910-049-0000	100 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
383	072-0910-050-0000	98 DEMURRAGE WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
384	072-0910-051-0000	194 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
385	072-0910-052-0000	190 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
386	072-0910-053-0000	188 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
387	072-0910-054-0000	186 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
388	072-0910-055-0000	184 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
389	072-0910-056-0000	182 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
390	072-0910-057-0000	180 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
391	072-0910-058-0000	178 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
392	072-0910-059-0000	176 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
393	072-0910-060-0000	174 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
394	072-0910-061-0000	177 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
395	072-0910-062-0000	185 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
396	072-0910-063-0000	187 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
397	072-0910-064-0000	189 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
398	072-0910-065-0000	191 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
399	072-0910-066-0000	193 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
400	072-0910-067-0000	195 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
401	072-0910-068-0000	197 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
402	072-0910-069-0000	199 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
403	072-0910-070-0000	104 COUTS WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
404	072-0910-071-0000	102 COUTS WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
405	072-0910-072-0000	214 ORANGE BLOSSOM CIR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
406	072-0920-001-0000	106 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
407	072-0920-002-0000	104 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
408	072-0920-003-0000	102 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
409	072-0920-004-0000	105 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
410	072-0920-005-0000	103 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
411	072-0920-006-0000	134 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
412	072-0920-007-0000	132 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
413	072-0920-008-0000	130 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
414	072-0920-009-0000	128 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
415	072-0920-010-0000	126 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
416	072-0920-011-0000	124 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
417	072-0920-012-0000	122 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
418	072-0920-013-0000	120 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
419	072-0920-014-0000	118 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
420	072-0920-015-0000	116 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
421	072-0920-016-0000	114 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
422	072-0920-017-0000	112 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
423	072-0920-018-0000	110 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
424	072-0920-019-0000	422 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
425	072-0920-020-0000	420 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
426	072-0920-021-0000	418 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
427	072-0920-022-0000	416 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
428	072-0920-023-0000	414 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
429	072-0920-024-0000	412 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
430	072-0920-025-0000	410 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
431	072-0920-026-0000	408 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
432	072-0920-027-0000	406 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
433	072-0920-028-0000	404 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
434	072-0920-029-0000	402 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
435	072-0920-030-0000	400 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
436	072-0920-031-0000	101 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
437	072-0920-032-0000	100 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
438	072-0920-033-0000	342 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
439	072-0920-034-0000	340 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
440	072-0920-035-0000	338 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
441	072-0920-036-0000	101 FAITHORNE LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
442	072-0920-037-0000	339 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
443	072-0920-038-0000	101 PERKINS STATION WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
444	072-0920-039-0000	100 PERKINS STATION WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
445	072-0920-040-0000	101 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
446	072-0920-041-0000	100 JOHN HENRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
447	072-0920-042-0000	401 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
448	072-0920-043-0000	403 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
449	072-0920-044-0000	101 COUTS WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
450	072-0920-045-0000	100 COUTS WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
451	072-0920-046-0000	415 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
452	072-0920-047-0000	417 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
453	072-0920-048-0000	101 BOXCAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
454	072-0930-001-0000	113 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
455	072-0930-002-0000	103 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
456	072-0930-003-0000	105 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
457	072-0930-004-0000	107 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
458	072-0930-005-0000	109 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
459	072-0930-006-0000	111 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
460	072-0930-007-0000	113 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
461	072-0930-008-0000	115 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
462	072-0930-009-0000	117 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
463	072-0930-010-0000	119 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
464	072-0930-011-0000	121 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
465	072-0930-012-0000	123 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
466	072-0930-013-0000	125 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
467	072-0930-014-0000	127 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
468	072-0930-015-0000	129 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
469	072-0930-016-0000	119 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
470	072-0930-017-0000	121 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
471	072-0930-018-0000	123 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
472	072-0930-019-0000	125 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
473	072-0930-020-0000	127 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
474	072-0930-021-0000	132 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
475	072-0930-022-0000	130 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
476	072-0930-023-0000	128 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
477	072-0930-024-0000	126 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
478	072-0930-025-0000	124 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
479	072-0930-026-0000	122 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
480	072-0930-027-0000	120 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
481	072-0930-028-0000	118 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
482	072-0930-029-0000	116 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
483	072-0930-030-0000	114 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
484	072-0930-031-0000	112 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
485	072-0930-032-0000	110 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
486	072-0930-033-0000	108 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
487	072-0930-034-0000	131 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
488	072-0930-035-0000	133 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
489	072-0930-036-0000	135 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
490	072-0930-037-0000	107 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
491	072-0930-038-0000	109 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
492	072-0930-039-0000	111 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
493	072-0930-040-0000	113 CONDUCTOR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
494	072-0930-041-0000	136 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
495	072-0930-042-0000	132 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
496	072-0930-043-0000	128 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
497	072-0930-044-0000	103 RIGNEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
498	072-0930-045-0000	104 RIGNEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
499	072-0930-046-0000	102 RIGNEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
500	072-0930-047-0000	120 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
501	072-0930-048-0000	118 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
502	072-0930-049-0000	114 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
503	072-0930-050-0000	112 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
504	072-0930-051-0000	108 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
505	072-0930-052-0000	104 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
506	072-0930-053-0000	100 BALLAST WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
507	072-0930-054-0000	121 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
508	072-0930-055-0000	123 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
509	072-0930-056-0000	125 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
510	072-0930-057-0000	127 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
511	072-0930-058-0000	129 ASHCAT WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
512	072-0930-059-0000	BALLAST WAY	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
513	072-0940-001-0000	102 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
514	072-0940-002-0000	104 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
515	072-0940-003-0000	106 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
516	072-0940-004-0000	108 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
517	072-0940-005-0000	110 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
518	072-0940-006-0000	112 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
519	072-0940-007-0000	114 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
520	072-0940-008-0000	116 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
521	072-0940-009-0000	118 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
522	072-0940-010-0000	120 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
523	072-0940-011-0000	122 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
524	072-0940-012-0000	124 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
525	072-0940-013-0000	126 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
526	072-0940-014-0000	128 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
527	072-0940-015-0000	130 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
528	072-0940-016-0000	132 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
529	072-0940-017-0000	134 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
530	072-0940-018-0000	136 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
531	072-0940-019-0000	138 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
532	072-0940-020-0000	140 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
533	072-0940-021-0000	142 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
534	072-0940-022-0000	144 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
535	072-0940-023-0000	146 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
536	072-0940-024-0000	148 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
537	072-0940-025-0000	150 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
538	072-0940-026-0000	152 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
539	072-0940-027-0000	154 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
540	072-0940-028-0000	156 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
541	072-0940-029-0000	158 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
542	072-0940-030-0000	160 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
543	072-0940-031-0000	103 FAITHORNE LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
544	072-0940-032-0000	105 FAITHORNE LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
545	072-0940-033-0000	155 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
546	072-0940-034-0000	149 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
547	072-0940-035-0000	147 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
548	072-0940-036-0000	145 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
549	072-0940-037-0000	143 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
550	072-0940-038-0000	141 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
551	072-0940-039-0000	139 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
552	072-0940-040-0000	129 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
553	072-0940-041-0000	127 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
554	072-0940-042-0000	125 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
555	072-0940-043-0000	123 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
556	072-0940-044-0000	121 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
557	072-0940-045-0000	119 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
558	072-0940-046-0000	117 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
559	072-0940-047-0000	115 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
560	072-0940-048-0000	113 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
561	072-0940-049-0000	111 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
562	072-0940-050-0000	183 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
563	072-0940-051-0000	100 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
564	072-0940-052-0000	102 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
565	072-0940-053-0000	104 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
566	072-0940-054-0000	106 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
567	072-0940-055-0000	108 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
568	072-0940-056-0000	110 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
569	072-0940-057-0000	111 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
570	072-0940-058-0000	109 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
571	072-0940-059-0000	107 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
572	072-0940-060-0000	105 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
573	072-0940-061-0000	103 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
574	072-0940-062-0000	101 DONEGAN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
575	072-0940-063-0000	175 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
576	072-0940-064-0000	171 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
577	072-0940-065-0000	167 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
578	072-0940-066-0000	163 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
579	072-0940-067-0000	159 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
580	072-0940-068-0000	104 FAITHORNE LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
581	072-0940-069-0000	102 FAITHORNE LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
582	072-0940-070-0000	166 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
583	072-0940-071-0000	168 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
584	072-0940-072-0000	170 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
585	072-0940-073-0000	172 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
586	072-0940-074-0000	174 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
587	072-0940-075-0000	176 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
588	072-0940-076-0000	178 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
589	072-0940-077-0000	180 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
590	072-0940-078-0000	182 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
591	072-0940-079-0000	184 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
592	072-0940-080-0000	186 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
593	072-0940-081-0000	188 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
594	072-0940-082-0000	105 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
595	072-0940-083-0000	103 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
596	072-0940-084-0000	101 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
597	072-0940-085-0000	304 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
598	072-0940-086-0000	306 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
599	072-0940-087-0000	308 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
600	072-0940-088-0000	310 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
601	072-0940-089-0000	312 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
602	072-0940-090-0000	314 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
603	072-0940-091-0000	162 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
604	072-0940-092-0000	311 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
605	072-0940-093-0000	309 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
606	072-0940-094-0000	307 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
607	072-0940-095-0000	305 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
608	072-0940-096-0000	98 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
609	072-0940-097-0000	99 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
610	072-0940-098-0000	100 ELKINS CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
611	072-0950-001-0000	101 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
612	072-0950-002-0000	103 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
613	072-0950-003-0000	105 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
614	072-0950-004-0000	107 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
615	072-0950-005-0000	109 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
616	072-0950-006-0000	111 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
617	072-0950-007-0000	113 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
618	072-0950-008-0000	115 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
619	072-0950-009-0000	117 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
620	072-0950-010-0000	119 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
621	072-0950-011-0000	121 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
622	072-0950-012-0000	123 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
623	072-0950-013-0000	125 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
624	072-0950-014-0000	127 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
625	072-0950-015-0000	129 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
626	072-0950-016-0000	131 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
627	072-0950-017-0000	133 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
628	072-0950-018-0000	135 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
629	072-0950-019-0000	137 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
630	072-0950-020-0000	139 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
631	072-0950-021-0000	141 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
632	072-0950-022-0000	143 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
633	072-0950-023-0000	145 HOPFIELD DR	Undeveloped/Utility	0.00	0.25	0.25	0.00	160.8622	0.00
634	072-0950-024-0000	147 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
635	072-0950-025-0000	149 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
636	072-0950-026-0000	151 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
637	072-0950-027-0000	153 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
638	072-0950-028-0000	155 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
639	072-0950-029-0000	157 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
640	072-0950-030-0000	159 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
641	072-0950-031-0000	161 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
642	072-0950-032-0000	163 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
643	072-0950-033-0000	160 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
644	072-0950-034-0000	101 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
645	072-0950-035-0000	103 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
646	072-0950-036-0000	105 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
647	072-0950-037-0000	107 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
648	072-0950-038-0000	109 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
649	072-0950-039-0000	111 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
650	072-0950-040-0000	113 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
651	072-0950-041-0000	115 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
652	072-0950-042-0000	117 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
653	072-0950-043-0000	116 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
654	072-0950-044-0000	114 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
655	072-0950-045-0000	112 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
656	072-0950-046-0000	110 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
657	072-0950-047-0000	108 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
658	072-0950-048-0000	106 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
659	072-0950-049-0000	104 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
660	072-0950-050-0000	102 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
661	072-0950-051-0000	100 CASSIN CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
662	072-0950-052-0000	154 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
663	072-0950-053-0000	152 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
664	072-0950-054-0000	150 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
665	072-0950-055-0000	148 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
666	072-0950-056-0000	146 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
667	072-0950-057-0000	144 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
668	072-0950-058-0000	142 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
669	072-0950-059-0000	138 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
670	072-0950-060-0000	134 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
671	072-0950-061-0000	130 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
672	072-0950-062-0000	126 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
673	072-0950-063-0000	122 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
674	072-0950-064-0000	118 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
675	072-0950-065-0000	114 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
676	072-0950-066-0000	110 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
677	072-0950-067-0000	108 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
678	072-0950-068-0000	106 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
679	072-0950-069-0000	104 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
680	072-0950-070-0000	102 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
681	072-0950-071-0000	100 HOPFIELD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
682	072-0950-072-0000	PRAIRIE CITY RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
683	072-0960-001-0000	316 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
684	072-0960-002-0000	318 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
685	072-0960-003-0000	320 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
686	072-0960-004-0000	322 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
687	072-0960-005-0000	324 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
688	072-0960-006-0000	326 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
689	072-0960-007-0000	328 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
690	072-0960-008-0000	330 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
691	072-0960-009-0000	100 FAITHORNE LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
692	072-0960-010-0000	337 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
693	072-0960-011-0000	335 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
694	072-0960-012-0000	333 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
695	072-0960-013-0000	331 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
696	072-0960-014-0000	329 TURN PIKE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
697	072-0960-015-0000	98 WHISTLE STOP WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
698	072-0960-016-0000	100 WHISTLE STOP WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
699	072-0960-017-0000	100 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
700	072-0960-018-0000	102 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
701	072-0960-019-0000	104 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
702	072-0960-020-0000	106 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
703	072-0960-021-0000	108 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
704	072-0960-022-0000	100 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
705	072-0960-023-0000	102 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
706	072-0960-024-0000	104 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
707	072-0960-025-0000	111 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
708	072-0960-026-0000	109 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
709	072-0960-027-0000	107 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
710	072-0960-028-0000	105 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
711	072-0960-029-0000	103 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
712	072-0960-030-0000	101 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
713	072-0960-031-0000	191 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
714	072-0960-032-0000	189 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
715	072-0960-033-0000	187 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
716	072-0960-034-0000	185 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
717	072-0960-035-0000	183 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
718	072-0960-036-0000	181 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
719	072-0960-037-0000	179 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
720	072-0960-038-0000	177 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
721	072-0960-039-0000	175 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
722	072-0960-040-0000	173 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
723	072-0960-043-0000	174 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
724	072-0960-045-0000	178 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
725	072-0960-046-0000	180 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
726	072-0960-047-0000	182 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
727	072-0960-048-0000	184 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
728	072-0960-049-0000	186 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
729	072-0960-050-0000	188 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
730	072-0960-051-0000	190 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
731	072-0960-052-0000	192 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
732	072-0960-053-0000	194 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
733	072-0960-054-0000	196 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
734	072-0960-055-0000	198 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
735	072-0960-056-0000	105 WHISTLE STOP WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
736	072-0960-057-0000	103 WHISTLE STOP WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
737	072-0960-058-0000	101 WHISTLE STOP WAY	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
738	072-0960-059-0000	176 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
739	072-0960-060-0000	172 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
740	072-0960-061-0000	170 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
741	072-0970-001-0000	110 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
742	072-0970-002-0000	112 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
743	072-0970-003-0000	114 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
744	072-0970-004-0000	103 PERKINS STATION WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
745	072-0970-005-0000	105 PERKINS STATION WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
746	072-0970-006-0000	101 BEUTH CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
747	072-0970-007-0000	103 BEUTH CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
748	072-0970-008-0000	105 BEUTH CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
749	072-0970-009-0000	104 BEUTH CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
750	072-0970-010-0000	102 BEUTH CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
751	072-0970-011-0000	100 BEUTH CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
752	072-0970-012-0000	117 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
753	072-0970-013-0000	121 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
754	072-0970-014-0000	125 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
755	072-0970-015-0000	103 HESILER CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
756	072-0970-016-0000	104 HESILER CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
757	072-0970-017-0000	102 HESILER CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
758	072-0970-018-0000	100 HESILER CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
759	072-0970-019-0000	122 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
760	072-0970-020-0000	120 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
761	072-0970-021-0000	118 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
762	072-0970-022-0000	116 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
763	072-0970-023-0000	114 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
764	072-0970-024-0000	112 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
765	072-0970-025-0000	110 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
766	072-0970-026-0000	108 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
767	072-0970-027-0000	106 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
768	072-0970-028-0000	113 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
769	072-0970-029-0000	115 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
770	072-0970-030-0000	117 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
771	072-0970-031-0000	119 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
772	072-0970-032-0000	121 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
773	072-0970-033-0000	123 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
774	072-0970-034-0000	125 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
775	072-0970-035-0000	127 KENNAR WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
776	072-0970-036-0000	141 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
777	072-0970-037-0000	145 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
778	072-0970-038-0000	149 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
779	072-0970-039-0000	153 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
780	072-0970-040-0000	157 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
781	072-0970-041-0000	161 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
782	072-0970-042-0000	163 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
783	072-0970-043-0000	165 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
784	072-0970-044-0000	167 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
785	072-0970-045-0000	169 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
786	072-0970-046-0000	171 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
787	072-0970-056-0000	150 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
788	072-0970-057-0000	148 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
789	072-0970-058-0000	146 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
790	072-0970-059-0000	144 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
791	072-0970-060-0000	142 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
792	072-0970-061-0000	140 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
793	072-0970-062-0000	138 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
794	072-0970-063-0000	136 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
795	072-0970-064-0000	134 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
796	072-0970-065-0000	132 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
797	072-0970-066-0000	130 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
798	072-0970-067-0000	128 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
799	072-0970-068-0000	126 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
800	072-0970-069-0000	124 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
801	072-0970-070-0000	122 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
802	072-0970-071-0000	120 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
803	072-0970-072-0000	118 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
804	072-0970-073-0000	106 PERKINS STATION WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
805	072-0970-074-0000	104 PERKINS STATION WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
806	072-0970-075-0000	102 PERKINS STATION WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
807	072-0970-076-0000	IRON POINT RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
808	072-0970-077-0000	168 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
809	072-0970-078-0000	166 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
810	072-0970-079-0000	164 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
811	072-0970-080-0000	162 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
812	072-0970-081-0000	160 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
813	072-0970-082-0000	158 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
814	072-0970-083-0000	152 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
815	072-0970-084-0000	154 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
816	072-0970-085-0000	156 BAYLINE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
817	072-1150-001-0000	100 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
818	072-1150-002-0000	104 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
819	072-1150-003-0000	108 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
820	072-1150-004-0000	112 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
821	072-1150-005-0000	116 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
822	072-1150-006-0000	120 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
823	072-1150-007-0000	124 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
824	072-1150-008-0000	128 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
825	072-1150-009-0000	132 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
826	072-1150-010-0000	136 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
827	072-1150-011-0000	140 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
828	072-1150-012-0000	144 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
829	072-1150-013-0000	148 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
830	072-1150-014-0000	152 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
831	072-1150-015-0000	156 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
832	072-1150-016-0000	149 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
833	072-1150-017-0000	145 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
834	072-1150-018-0000	141 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
835	072-1150-019-0000	137 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
836	072-1150-020-0000	133 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
837	072-1150-021-0000	129 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
838	072-1150-022-0000	125 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
839	072-1150-023-0000	121 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
840	072-1150-024-0000	117 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
841	072-1150-025-0000	113 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
842	072-1150-026-0000	109 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
843	072-1150-027-0000	105 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
844	072-1150-028-0000	101 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
845	072-1150-029-0000	1141 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
846	072-1150-030-0000	1137 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
847	072-1150-031-0000	1133 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
848	072-1150-032-0000	1129 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
849	072-1150-033-0000	1125 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
850	072-1150-034-0000	1121 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
851	072-1150-035-0000	1117 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
852	072-1150-036-0000	1113 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
853	072-1150-037-0000	1109 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
854	072-1150-038-0000	1105 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
855	072-1150-039-0000	1101 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
856	072-1150-040-0000	155 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
857	072-1150-041-0000	151 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
858	072-1150-042-0000	1100 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
859	072-1150-043-0000	1104 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
860	072-1150-044-0000	1108 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
861	072-1150-045-0000	1112 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
862	072-1150-046-0000	1116 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
863	072-1150-047-0000	1120 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
864	072-1150-048-0000	1124 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
865	072-1150-049-0000	1128 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
866	072-1150-050-0000	1132 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
867	072-1150-051-0000	1136 SANDY CREEK DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
868	072-1150-052-0000	636 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
869	072-1150-053-0000	632 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
870	072-1150-054-0000	628 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
871	072-1150-055-0000	624 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
872	072-1150-056-0000	620 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
873	072-1150-057-0000	616 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
874	072-1150-058-0000	612 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
875	072-1150-059-0000	608 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
876	072-1150-060-0000	604 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
877	072-1150-061-0000	600 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
878	072-1150-062-0000	1037 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
879	072-1150-063-0000	1033 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
880	072-1150-064-0000	1029 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
881	072-1150-065-0000	1025 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
882	072-1150-066-0000	1021 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
883	072-1150-067-0000	1017 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
884	072-1150-068-0000	1013 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
885	072-1150-069-0000	1009 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
886	072-1150-070-0000	1005 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
887	072-1150-071-0000	1001 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
888	072-1150-072-0000	200 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
889	072-1150-073-0000	204 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
890	072-1150-074-0000	208 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
891	072-1150-075-0000	212 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
892	072-1150-076-0000	216 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
893	072-1150-077-0000	220 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
894	072-1150-078-0000	224 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
895	072-1150-079-0000	228 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
896	072-1150-080-0000	209 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
897	072-1150-081-0000	205 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
898	072-1150-082-0000	201 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
899	072-1150-083-0000	1000 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
900	072-1150-084-0000	1004 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
901	072-1150-085-0000	1008 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
902	072-1150-086-0000	1012 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
903	072-1150-087-0000	1016 MEADOWBRIDGE DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
904	072-1150-088-0000	512 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
905	072-1150-089-0000	508 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
906	072-1150-090-0000	501 PEMBERTON LN	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
907	072-1150-091-0000	BLACK DIAMOND DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
908	072-1150-092-0000	BLACK DIAMOND DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
909	072-1150-093-0000	BLACK DIAMOND DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
910	072-1160-001-0000	504 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
911	072-1160-002-0000	500 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
912	072-1160-003-0000	919 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
913	072-1160-004-0000	917 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
914	072-1160-005-0000	913 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
915	072-1160-006-0000	911 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
916	072-1160-007-0000	909 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
917	072-1160-008-0000	229 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
918	072-1160-009-0000	231 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
919	072-1160-010-0000	232 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
920	072-1160-011-0000	236 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
921	072-1160-012-0000	240 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
922	072-1160-013-0000	244 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
923	072-1160-014-0000	248 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
924	072-1160-015-0000	252 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
925	072-1160-016-0000	256 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
926	072-1160-017-0000	900 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
927	072-1160-018-0000	904 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
928	072-1160-019-0000	908 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
929	072-1160-020-0000	910 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
930	072-1160-021-0000	912 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
931	072-1160-022-0000	914 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
932	072-1160-023-0000	916 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
933	072-1160-024-0000	918 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
934	072-1160-025-0000	920 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
935	072-1160-026-0000	922 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
936	072-1160-027-0000	924 BLUE RAPIDS DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
937	072-1160-028-0000	495 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
938	072-1160-029-0000	491 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
939	072-1160-030-0000	425 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
940	072-1160-031-0000	421 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
941	072-1160-032-0000	329 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
942	072-1160-033-0000	327 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
943	072-1160-034-0000	325 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
944	072-1160-035-0000	323 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
945	072-1160-036-0000	321 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
946	072-1160-037-0000	319 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
947	072-1160-038-0000	317 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
948	072-1160-039-0000	315 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
949	072-1160-040-0000	313 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
950	072-1160-041-0000	311 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
951	072-1160-042-0000	263 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
952	072-1160-043-0000	259 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
953	072-1160-044-0000	310 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
954	072-1160-045-0000	312 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
955	072-1160-046-0000	314 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
956	072-1160-047-0000	316 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
957	072-1160-048-0000	318 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
958	072-1160-049-0000	320 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
959	072-1160-050-0000	322 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
960	072-1160-051-0000	324 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
961	072-1160-052-0000	326 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
962	072-1160-053-0000	328 BAIRD DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
963	072-1160-054-0000	418 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
964	072-1160-055-0000	416 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
965	072-1160-056-0000	414 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
966	072-1160-057-0000	412 PEMBERTON LN	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
967	072-1160-058-0000	325 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
968	072-1160-059-0000	323 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
969	072-1160-060-0000	321 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
970	072-1160-061-0000	319 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
971	072-1160-062-0000	317 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
972	072-1160-063-0000	315 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
973	072-1160-064-0000	313 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
974	072-1160-065-0000	311 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
975	072-1160-066-0000	309 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
976	072-1160-067-0000	307 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
977	072-1160-068-0000	305 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
978	072-1160-069-0000	303 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
979	072-1160-070-0000	300 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
980	072-1160-071-0000	302 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
981	072-1160-072-0000	304 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
982	072-1160-073-0000	306 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
983	072-1160-074-0000	308 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
984	072-1160-075-0000	310 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
985	072-1160-076-0000	312 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
986	072-1160-077-0000	314 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
987	072-1160-078-0000	316 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
988	072-1160-079-0000	318 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
989	072-1160-080-0000	320 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
990	072-1160-081-0000	322 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
991	072-1160-082-0000	324 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
992	072-1160-083-0000	326 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
993	072-1160-084-0000	328 BRIGHTSTONE CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
994	072-1160-085-0000	BLACK DIAMOND DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
995	072-1160-086-0000	263 BRIGHTSTONE CIR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
996	072-1160-087-0000	BRIGHTSTONE CIR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
997	072-1160-088-0000	BLACK DIAMOND DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
998	072-1220-004-0000	141 IRON POINT RD	Non-Residential	3.48	0.80	0.80	5.56	160.8622	894.39
999	072-1220-005-0000	161 IRON POINT RD	Non-Residential	3.18	0.80	0.80	5.08	160.8622	817.18
1000	072-1220-008-0000	321 IRON POINT RD	Non-Residential	1.82	0.80	0.80	2.91	160.8622	468.11
1001	072-1220-009-0000	341 IRON POINT RD	Non-Residential	1.67	0.80	0.80	2.68	160.8622	431.11
1002	072-1220-010-0000	171 IRON POINT RD	Non-Residential	7.17	0.80	0.80	11.47	160.8622	1,845.09
1003	072-1220-012-0000	181 IRON POINT RD	Non-Residential	1.04	0.80	0.80	1.66	160.8622	267.03
1004	072-1220-020-0000	261 IRON POINT RD	Non-Residential	7.96	0.80	0.80	12.73	160.8622	2,047.78

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1005	072-1220-022-0000	IRON POINT RD	Undeveloped/Utility	0.00	0.25	0.25	0.00	160.8622	0.00
1006	072-1220-024-0000	121 IRON POINT RD	Non-Residential	1.96	0.80	0.80	3.14	160.8622	505.11
1007	072-1220-025-0000	IRON POINT RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1008	072-1220-027-0000	301 IRON POINT RD	Non-Residential	2.91	0.80	0.80	4.66	160.8622	749.62
1009	072-1220-028-0000	221 IRON POINT RD	Non-Residential	4.24	0.80	0.80	6.78	160.8622	1,090.65
1010	072-1220-031-0001	IRON POINT RD	Non-Residential	0.05	0.80	0.80	0.08	160.8622	12.87
1011	072-1220-031-0002	IRON POINT RD	Non-Residential	0.14	0.80	0.80	0.22	160.8622	35.39
1012	072-1220-031-0003	IRON POINT RD	Non-Residential	0.04	0.80	0.80	0.07	160.8622	11.26
1013	072-1220-031-0004	IRON POINT RD	Non-Residential	0.11	0.80	0.80	0.18	160.8622	28.96
1014	072-1220-031-0005	IRON POINT RD	Non-Residential	0.04	0.80	0.80	0.07	160.8622	11.26
1015	072-1220-031-0006	IRON POINT RD	Non-Residential	0.11	0.80	0.80	0.18	160.8622	28.96
1016	072-1220-031-0007	IRON POINT RD	Non-Residential	0.31	0.80	0.80	0.50	160.8622	80.43
1017	072-1220-031-0008	IRON POINT RD	Non-Residential	0.05	0.80	0.80	0.07	160.8622	11.26
1018	072-1220-031-0009	IRON POINT RD	Non-Residential	0.30	0.80	0.80	0.48	160.8622	77.21
1019	072-1220-031-0010	IRON POINT RD	Non-Residential	0.07	0.80	0.80	0.11	160.8622	17.69
1020	072-1220-031-0011	IRON POINT RD	Non-Residential	0.08	0.80	0.80	0.12	160.8622	19.30
1021	072-1220-031-0012	IRON POINT RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1022	072-1230-001-0000	INGERSOLL WAY	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1023	072-1230-002-0000	421 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1024	072-1230-003-0000	425 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1025	072-1230-004-0000	429 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1026	072-1230-005-0000	430 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1027	072-1230-006-0000	426 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1028	072-1230-007-0000	422 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1029	072-1230-008-0000	418 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1030	072-1230-009-0000	319 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1031	072-1230-010-0000	323 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1032	072-1230-011-0000	327 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1033	072-1230-012-0000	331 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1034	072-1230-013-0000	335 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1035	072-1230-014-0000	435 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1036	072-1230-015-0000	439 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1037	072-1230-016-0000	443 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1038	072-1230-017-0000	438 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1039	072-1230-018-0000	434 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1040	072-1230-019-0000	430 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1041	072-1230-020-0000	426 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1042	072-1230-021-0000	422 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1043	072-1230-022-0000	418 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1044	072-1230-023-0000	414 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1045	072-1230-024-0000	355 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1046	072-1230-025-0000	359 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1047	072-1230-026-0000	363 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1048	072-1230-027-0000	419 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1049	072-1230-028-0000	423 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1050	072-1230-029-0000	427 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1051	072-1230-030-0000	431 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1052	072-1230-031-0000	435 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1053	072-1230-032-0000	439 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1054	072-1230-033-0000	443 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1055	072-1230-034-0000	444 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1056	072-1230-035-0000	440 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1057	072-1230-036-0000	436 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1058	072-1230-037-0000	432 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1059	072-1230-038-0000	428 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1060	072-1230-039-0000	424 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1061	072-1230-040-0000	420 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1062	072-1230-041-0000	416 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1063	072-1230-042-0000	412 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1064	072-1230-043-0000	408 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1065	072-1230-044-0000	404 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1066	072-1230-045-0000	400 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1067	072-1230-046-0000	380 PARKER DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1068	072-1230-047-0000	376 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1069	072-1230-048-0000	372 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1070	072-1230-049-0000	368 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1071	072-1230-050-0000	364 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1072	072-1230-051-0000	360 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1073	072-1230-052-0000	356 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1074	072-1230-053-0000	352 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1075	072-1230-054-0000	348 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1076	072-1230-055-0000	344 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1077	072-1230-056-0000	340 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1078	072-1230-057-0000	336 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1079	072-1230-058-0000	332 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1080	072-1230-059-0000	328 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1081	072-1230-060-0000	324 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1082	072-1230-061-0000	320 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1083	072-1230-062-0000	316 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1084	072-1230-063-0000	312 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1085	072-1230-064-0000	308 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1086	072-1230-065-0000	304 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1087	072-1230-066-0000	300 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1088	072-1230-067-0000	INGERSOLL WAY	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1089	072-1240-001-0000	499 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1090	072-1240-002-0000	495 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1091	072-1240-003-0000	491 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1092	072-1240-004-0000	487 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1093	072-1240-005-0000	483 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1094	072-1240-006-0000	479 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1095	072-1240-007-0000	475 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1096	072-1240-008-0000	471 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1097	072-1240-009-0000	467 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1098	072-1240-010-0000	463 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1099	072-1240-011-0000	459 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1100	072-1240-012-0000	457 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1101	072-1240-013-0000	453 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1102	072-1240-014-0000	449 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1103	072-1240-015-0000	445 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1104	072-1240-016-0000	441 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1105	072-1240-017-0000	437 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1106	072-1240-018-0000	433 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1107	072-1240-019-0000	434 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1108	072-1240-020-0000	438 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1109	072-1240-021-0000	442 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1110	072-1240-022-0000	446 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1111	072-1240-023-0000	468 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1112	072-1240-024-0000	472 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1113	072-1240-025-0000	476 SLOCUM DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1114	072-1240-026-0000	465 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1115	072-1240-027-0000	461 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1116	072-1240-028-0000	457 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1117	072-1240-029-0000	451 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1118	072-1240-030-0000	447 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1119	072-1240-031-0000	442 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1120	072-1240-032-0000	446 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1121	072-1240-033-0000	450 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1122	072-1240-034-0000	454 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1123	072-1240-035-0000	458 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1124	072-1240-036-0000	462 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1125	072-1240-037-0000	466 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1126	072-1240-038-0000	470 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1127	072-1240-039-0000	474 CARLSON WAY	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1128	072-1240-040-0000	479 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1129	072-1240-041-0000	475 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1130	072-1240-042-0000	471 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1131	072-1240-043-0000	467 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1132	072-1240-044-0000	463 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1133	072-1240-045-0000	459 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1134	072-1240-046-0000	455 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1135	072-1240-047-0000	451 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1136	072-1240-048-0000	447 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1137	072-1240-049-0000	448 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1138	072-1240-050-0000	452 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1139	072-1240-051-0000	456 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1140	072-1240-052-0000	460 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1141	072-1240-053-0000	464 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1142	072-1240-054-0000	468 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1143	072-1240-055-0000	472 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1144	072-1240-056-0000	476 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1145	072-1240-057-0000	480 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1146	072-1240-058-0000	484 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1147	072-1240-059-0000	488 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1148	072-1240-060-0000	492 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1149	072-1240-061-0000	496 PARKER DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1150	072-1240-062-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1151	072-1240-063-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1152	072-1290-001-0000	OAK VILLA DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1153	072-1290-002-0000	223 SIERRA OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1154	072-1290-003-0000	219 SIERRA OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1155	072-1290-004-0000	244 OAK VILLA DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1156	072-1290-005-0000	240 OAK VILLA DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1157	072-1290-006-0000	222 SPRING OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1158	072-1290-007-0000	226 SPRING OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1159	072-1290-008-0000	230 SPRING OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1160	072-1290-009-0000	233 SPRING OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1161	072-1290-010-0000	229 SPRING OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1162	072-1290-011-0000	225 SPRING OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1163	072-1290-012-0000	221 SPRING OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1164	072-1290-013-0000	228 GOLDEN OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1165	072-1290-014-0000	224 GOLDEN OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1166	072-1290-015-0000	220 GOLDEN OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1167	072-1290-016-0000	219 GOLDEN OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1168	072-1290-017-0000	223 GOLDEN OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1169	072-1290-018-0000	227 GOLDEN OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1170	072-1290-019-0000	218 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1171	072-1290-020-0000	222 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1172	072-1290-021-0000	226 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1173	072-1290-022-0000	229 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1174	072-1290-023-0000	225 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1175	072-1290-024-0000	221 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1176	072-1290-025-0000	217 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1177	072-1290-026-0000	213 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1178	072-1290-027-0000	209 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1179	072-1290-028-0000	205 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1180	072-1290-029-0000	201 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1181	072-1290-030-0000	202 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1182	072-1290-031-0000	206 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1183	072-1290-032-0000	210 PACIFIC OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1184	072-1290-033-0000	211 TOWERING OAKS CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1185	072-1290-034-0000	207 TOWERING OAKS CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1186	072-1290-035-0000	203 TOWERING OAKS CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1187	072-1290-036-0000	200 TOWERING OAKS CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1188	072-1290-037-0000	204 TOWERING OAKS CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1189	072-1290-038-0000	213 OAK BUTTE CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1190	072-1290-039-0000	209 OAK BUTTE CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1191	072-1290-040-0000	205 OAK BUTTE CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1192	072-1290-041-0000	206 OAK BUTTE CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1193	072-1290-042-0000	210 OAK BUTTE CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1194	072-1290-043-0000	209 WHITE OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1195	072-1290-044-0000	205 WHITE OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1196	072-1290-045-0000	201 WHITE OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1197	072-1290-046-0000	204 WHITE OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1198	072-1290-047-0000	208 WHITE OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1199	072-1290-048-0000	211 MISSION OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1200	072-1290-049-0000	207 MISSION OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1201	072-1290-050-0000	SPRING OAK CT	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1202	072-1290-051-0000	PACIFIC OAK CT	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1203	072-1290-052-0000	OAK VILLA DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1204	072-1290-053-0000	NATOMA DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1205	072-1290-054-0000	NATOMA DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1206	072-1290-055-0000	OAK VILLA DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1207	072-1300-001-0000	277 OAK BRIAR CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1208	072-1300-002-0000	281 OAK BRIAR CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1209	072-1300-003-0000	285 OAK BRIAR CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1210	072-1300-004-0000	289 OAK BRIAR CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1211	072-1300-005-0000	286 OAK BRIAR CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1212	072-1300-006-0000	282 OAK BRIAR CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1213	072-1300-007-0000	281 BRANDY OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1214	072-1300-008-0000	285 BRANDY OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1215	072-1300-009-0000	289 BRANDY OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1216	072-1300-010-0000	288 BRANDY OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1217	072-1300-011-0000	284 BRANDY OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1218	072-1300-012-0000	280 BRANDY OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1219	072-1300-013-0000	266 OAK VILLA DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1220	072-1300-014-0000	262 OAK VILLA DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1221	072-1300-015-0000	216 SIERRA OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1222	072-1300-016-0000	220 SIERRA OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1223	072-1300-017-0000	203 MISSION OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1224	072-1300-018-0000	204 MISSION OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1225	072-1300-019-0000	208 MISSION OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1226	072-1300-020-0000	209 RED OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1227	072-1300-021-0000	205 RED OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1228	072-1300-022-0000	202 RED OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1229	072-1300-023-0000	206 RED OAK CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1230	072-1300-024-0000	OAK VILLA DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1231	072-1300-025-0000	OAK BRIAR CT	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1232	072-1300-026-0000	OAK VILLA DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1233	072-1300-027-0000	OAK VILLA DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1234	072-1300-028-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1235	072-1300-029-0000	OAK VILLA DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1236	072-1320-001-0000	413 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1237	072-1320-002-0000	417 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1238	072-1320-003-0000	421 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1239	072-1320-004-0000	425 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1240	072-1320-005-0000	429 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1241	072-1320-006-0000	428 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1242	072-1320-007-0000	424 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1243	072-1320-008-0000	420 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1244	072-1320-009-0000	416 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1245	072-1320-010-0000	412 WELLSLEY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1246	072-1320-011-0000	358 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1247	072-1320-012-0000	411 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1248	072-1320-013-0000	413 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1249	072-1320-014-0000	415 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1250	072-1320-015-0000	417 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1251	072-1320-016-0000	419 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1252	072-1320-017-0000	421 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1253	072-1320-018-0000	423 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1254	072-1320-019-0000	425 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1255	072-1320-020-0000	427 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1256	072-1320-021-0000	429 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1257	072-1320-022-0000	431 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1258	072-1320-023-0000	433 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1259	072-1320-024-0000	435 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1260	072-1320-025-0000	437 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1261	072-1320-026-0000	439 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1262	072-1320-027-0000	441 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1263	072-1320-028-0000	443 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1264	072-1320-029-0000	445 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1265	072-1320-030-0000	447 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1266	072-1320-031-0000	394 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1267	072-1320-032-0000	396 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1268	072-1320-033-0000	438 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1269	072-1320-034-0000	436 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1270	072-1320-035-0000	434 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1271	072-1320-036-0000	432 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1272	072-1320-037-0000	430 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1273	072-1320-038-0000	428 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1274	072-1320-039-0000	426 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1275	072-1320-040-0000	424 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1276	072-1320-041-0000	422 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1277	072-1320-042-0000	420 AMHURST CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1278	072-1320-043-0000	366 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1279	072-1320-044-0000	368 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1280	072-1320-045-0000	370 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1281	072-1320-046-0000	372 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1282	072-1320-047-0000	374 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1283	072-1320-048-0000	376 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1284	072-1320-049-0000	378 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1285	072-1320-050-0000	380 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1286	072-1320-051-0000	382 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1287	072-1320-052-0000	384 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1288	072-1320-053-0000	386 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1289	072-1320-054-0000	388 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1290	072-1320-055-0000	395 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1291	072-1320-056-0000	393 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1292	072-1320-057-0000	391 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1293	072-1320-058-0000	389 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1294	072-1320-059-0000	387 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1295	072-1320-060-0000	385 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1296	072-1320-061-0000	383 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1297	072-1320-062-0000	381 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1298	072-1320-063-0000	379 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1299	072-1320-064-0000	377 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1300	072-1320-065-0000	375 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1301	072-1320-066-0000	373 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1302	072-1320-067-0000	371 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1303	072-1320-068-0000	369 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1304	072-1320-069-0000	367 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1305	072-1320-070-0000	365 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1306	072-1320-071-0000	363 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1307	072-1320-072-0000	361 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1308	072-1320-073-0000	359 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1309	072-1320-074-0000	357 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1310	072-1320-075-0000	SEATON DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1311	072-1320-076-0000	355 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1312	072-1320-077-0000	353 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1313	072-1320-078-0000	351 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1314	072-1320-079-0000	SEATON DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1315	072-1320-080-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1316	072-1320-081-0000	BLUE RAVINE RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1317	072-1330-001-0000	BLUE RAVINE RD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1318	072-1330-002-0000	SEATON DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1319	072-1330-003-0000	417 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1320	072-1330-004-0000	415 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1321	072-1330-005-0000	413 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1322	072-1330-006-0000	411 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1323	072-1330-007-0000	409 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1324	072-1330-008-0000	407 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1325	072-1330-009-0000	405 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1326	072-1330-010-0000	403 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1327	072-1330-011-0000	401 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1328	072-1330-012-0000	397 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1329	072-1330-013-0000	408 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1330	072-1330-014-0000	410 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1331	072-1330-015-0000	412 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1332	072-1330-016-0000	414 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1333	072-1330-017-0000	416 SEATON DR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1334	072-1360-001-0000	393 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1335	072-1360-002-0000	391 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1336	072-1360-003-0000	389 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1337	072-1360-004-0000	387 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1338	072-1360-005-0000	385 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1339	072-1360-006-0000	383 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1340	072-1360-007-0000	381 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1341	072-1360-008-0000	379 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1342	072-1360-009-0000	377 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1343	072-1360-010-0000	375 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1344	072-1360-011-0000	373 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1345	072-1360-012-0000	371 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1346	072-1360-013-0000	369 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1347	072-1360-014-0000	367 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1348	072-1360-015-0000	365 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1349	072-1360-016-0000	363 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1350	072-1360-017-0000	361 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1351	072-1360-018-0000	359 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1352	072-1360-019-0000	357 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1353	072-1360-020-0000	355 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1354	072-1360-021-0000	353 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1355	072-1360-022-0000	351 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1356	072-1360-023-0000	349 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1357	072-1360-024-0000	347 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1358	072-1360-025-0000	345 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1359	072-1360-026-0000	343 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1360	072-1360-027-0000	339 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1361	072-1360-028-0000	335 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1362	072-1360-029-0000	331 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1363	072-1360-030-0000	327 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1364	072-1360-031-0000	323 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1365	072-1360-032-0000	319 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1366	072-1360-033-0000	315 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1367	072-1360-034-0000	311 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1368	072-1360-035-0000	307 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1369	072-1360-036-0000	305 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1370	072-1360-037-0000	303 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1371	072-1360-038-0000	301 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1372	072-1360-039-0000	304 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1373	072-1360-040-0000	302 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1374	072-1360-041-0000	300 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1375	072-1360-042-0000	394 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1376	072-1360-043-0000	392 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1377	072-1360-044-0000	390 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1378	072-1360-045-0000	378 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1379	072-1360-046-0000	376 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1380	072-1360-047-0000	374 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1381	072-1360-048-0000	372 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1382	072-1360-049-0000	370 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1383	072-1360-050-0000	368 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1384	072-1360-051-0000	364 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1385	072-1360-052-0000	362 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1386	072-1360-053-0000	360 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1387	072-1360-054-0000	438 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1388	072-1360-055-0000	434 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1389	072-1360-056-0000	430 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1390	072-1360-057-0000	426 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1391	072-1360-058-0000	422 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1392	072-1360-059-0000	418 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1393	072-1360-060-0000	416 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1394	072-1360-061-0000	417 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1395	072-1360-062-0000	421 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1396	072-1360-063-0000	425 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1397	072-1360-064-0000	429 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1398	072-1360-065-0000	433 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1399	072-1360-066-0000	437 COVENTRY CT	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1400	072-1360-067-0000	334 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1401	072-1360-068-0000	330 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1402	072-1360-069-0000	326 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1403	072-1360-070-0000	322 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1404	072-1360-071-0000	318 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1405	072-1360-072-0000	314 COVENTRY CIR	Residential	1.00	1.00	1.00	2.00	160.8622	321.72
1406	072-1360-073-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1407	072-1360-074-0000	FOLSOM BLVD	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1408	072-1360-075-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1409	072-1360-076-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1410	072-1360-077-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1411	072-1360-078-0000	NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1412	072-1360-079-0000	COVENTRY CIR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1413	072-2800-001-0000	240 NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1414	072-2800-003-0002	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1415	072-2800-003-0003	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1416	072-2800-003-0004	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1417	072-2800-003-0005	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1418	072-2800-003-0008	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1419	072-2800-003-0009	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1420	072-2800-003-0011	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1421	072-2800-003-0013	240 NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1422	072-2800-003-0014	NATOMA STATION DR	Residential	3.57	1.00	1.00	7.15	160.8622	1,150.16
1423	072-2800-004-0001	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1424	072-2800-004-0002	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03

Assmnt ID	Assessor Parcel Number	Site Address	Land Use Classification	Trip Factor	Aesthetics/ Livability BP	Safety/ Accessibility BP	Total Special BP[1]	Rate per Special BP	Assessment[2]
1425	072-2800-004-0003	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1426	072-2800-004-0005	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1427	072-2800-004-0008	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1428	072-2800-004-0009	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1429	072-2800-004-0010	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1430	072-2800-004-0011	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1431	072-2800-004-0012	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1432	072-2800-004-0013	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1433	072-2800-004-0014	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1434	072-2800-004-0015	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1435	072-2800-004-0016	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1436	072-2800-004-0017	240 NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1437	072-2800-004-0018	NATOMA STATION DR	Residential	2.14	1.00	1.00	4.29	160.8622	690.10
1438	072-2800-005-0001	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1439	072-2800-005-0006	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1440	072-2800-005-0007	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1441	072-2800-005-0008	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1442	072-2800-005-0009	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1443	072-2800-005-0010	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1444	072-2800-005-0011	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1445	072-2800-005-0013	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1446	072-2800-005-0014	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1447	072-2800-005-0015	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1448	072-2800-005-0016	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1449	072-2800-005-0017	240 NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1450	072-2800-005-0018	NATOMA STATION DR	Residential	3.57	1.00	1.00	7.15	160.8622	1,150.16
1451	072-2800-006-0002	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1452	072-2800-006-0008	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1453	072-2800-006-0010	240 NATOMA STATION DR	Residential	0.71	1.00	1.00	1.43	160.8622	230.03
1454	072-2800-006-0013	240 NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1455	072-2800-006-0014	NATOMA STATION DR	Residential	6.43	1.00	1.00	12.87	160.8622	2,070.30
1456	072-2800-025-0000	240 NATOMA STATION DR	No Benefit	0.00	0.00	0.00	0.00	160.8622	0.00
1457	072-2800-026-0000	240 NATOMA STATION DR	Residential	11.44	1.00	1.00	22.87	160.8622	3,678.92
1458	072-2800-027-0000	240 NATOMA STATION DR	Residential	180.11	1.00	1.00	360.23	160.8622	57,947.39
Totals					**1,368.25**	**1,368.25**	**3,278.44**		**$527,371.40**

1. Total Special BP is calculated by multiplying the Trip Factor by the sum of the Aesthetics/Livability BP and the Safety/Accessibility BP for each Assessor Parcel.
2. Rounded to two decimal places.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11608 – A Resolution Authorizing the City Manager to Execute an Agreement with Michael Roberts Construction, Inc. for the Replacement of the Folsom Public Library Low-Slope Roof for a Cost Not to Exceed $948,044.71 (Fund 602)
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11608 – A Resolution Authorizing the City Manager to Execute an Agreement with Michael Roberts Construction, Inc. for the Replacement of the Folsom Public Library Low-Slope Roof for a Cost Not to Exceed $948,044.71 (Fund 602)

BACKGROUND / ISSUE

The Folsom Public Library opened in 2007, and the single-ply PVC low-slope roof is original to the building and nearing the end of its useful life. An inspection by the Garland Company in December 2025 revealed several issues supporting the replacement of the library roof. The roof is the most important factor in maintaining the integrity of the building envelope.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction agreements with a value of $77,426 or greater shall be competitively bid and awarded by the City Council.

ANALYSIS

Folsom Facilities staff arranged for a roof inspection in December of 2025, after completing stucco repairs at the Folsom Public Library. During this inspection, several areas of the roof coating were noted to have deteriorated to the point that the mesh was visible. In addition to

the coating issues, several areas where the plates that mechanically fasten the single-ply roofing to the roof structure were wearing through the membrane and becoming visible. Based on the inspection results, the decision was made to go out to bid for the library roof replacement.

The Notice to Contractors for the City of Folsom Library Low Slope Roof Replacement Project was published on February 19, 2026, with notice to PublicPurchase.com and the City of Folsom website. A mandatory pre-bid meeting was held on February 27, 2026.

The Parks and Recreation Department received 9 bids on March 12, 2026:

	Contractor	**Bid**
1.	Michael Roberts Construction Inc.	$861,859.71
2.	Waterproofing Systems	$928,780.00
3.	Madsen Roofing	$937,237.00
4.	State Roofing Systems	$1,012,400.00
5.	Rua & Sons	$1,065,200.00
6.	D7 Roofing	$1,081,737.00
7.	Barth Roofing	$1,166,565.00
8.	Pacific Builders	$1,179,949.00
9.	Diablo Roofing	$1,352,900.00

The bid submitted by Michael Roberts Construction Inc. in the amount of $861,859.71 is the lowest responsible and responsive bid.

Staff recommends a 10% contingency of $86,185.00 for unforeseen conditions.

The initial estimate put together by Garland in December came in at $1,300,000. The results of the competitive bidding were $480,000 lower than the estimate.

FINANCIAL IMPACT

If approved, the agreement with Michael Roberts Construction, Inc. for the replacement of the Folsom Public Library's low-slope roof would be in the amount of $861,859.71, including a 10% contingency of $86,185, for a total not-to-exceed amount of $948,044.71. Sufficient funds are budgeted and available in the Facilities Rehabilitation Fund (Fund 602) to cover the cost of the agreement.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, the proposed project is Categorically Exempt per Article 19, 15300.1 – Relation to Ministerial Projects.

ATTACHMENT

1. Resolution No. 11608 – A Resolution Authorizing the City Manager to Execute an Agreement with Michael Roberts Construction, Inc. for the Replacement of the

Folsom Public Library Low-Slope Roof for a Cost Not to Exceed $948,044.71 (Fund 602)

Submitted,

Kelly Gonzalez, Director
Parks & Recreation Department

Attachment 1

RESOLUTION NO. 11608

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH MICHAEL ROBERTS CONSTRUCTION INC. FOR THE REPLACEMENT OF THE FOLSOM PUBLIC LIBRARY LOW-SLOPE ROOF FOR A COST NOT TO EXCEED $948,044.71 (FUND 602)

WHEREAS, The Folsom Facility Services Division has validated the need to replace the existing Folsom Public Library Low Slope Roof; and

WHEREAS, Michael Roberts Construction Inc. provided the lowest qualified bid through the City's competitive bidding process; and

WHEREAS, the agreement with Michael Roberts Construction, Inc. for replacement of the Folsom Public Library low-slope roof would be in the amount of $861,859.71, including a 10% contingency of $86,185, for a total not-to-exceed amount of $948,044.71 funded from the Facilities Rehabilitation Fund (Fund 602); and

WHEREAS, sufficient funds are budgeted and available in the Facilities Rehabilitation Fund (Fund 602) to cover the cost of the agreement; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Michael Roberts Construction Inc. for replacement of the Folsom Public Library low-slope roof in the amount of $861,859.71, including a 10% contingency of $86,185 for a total not-to-exceed amount of $948,044.71 funded in the Facilities Rehabilitation Fund (Fund 602).

PASSED AND ADOPTED this 12th day of May 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Justin Raithel, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

ComMEETING DATE:	5/12/2026
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11611 - A Resolution Authorizing the City Manager to Execute an Agreement with Loewen Pump Maintenance for the Replacement of (1) Motor and Pump and Refurbishment of (1) Pump for the 50-meter Swimming Pool at the Steve Miklos Aquatics Center for a Cost Not-to-Exceed $88,392.70 (Fund 602)
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

The Parks & Recreation Department recommends that the City Council pass and adopt Resolution No. 11611 - A Resolution Authorizing the City Manager to Execute an Agreement with Loewen Pump Maintenance for the Replacement of (1) Motor and Pump and Refurbishment of (1) Pump for the 50-meter Swimming Pool at the Steve Miklos Aquatics Center for a Cost Not-to-Exceed $88,392.70 (Fund 602).

BACKGROUND / ISSUE

The Folsom City Council adopted a strategic plan that sets goals and priorities. The recommendation to replace the existing motor and pump that controls one of two pool water filtrations on the 50-meter pool at the Steve Miklos Aquatics Center supports the goals of financial sustainability, public safety, and infrastructure. This unit has been in operation since 2001 and is beyond repair and needs replacement to ensure quality and safe pool operations. The 50-meter pool is comprised of two pumps and motors that draw pool water into the equipment room, where it is filtered, heated, and chemically treated before returning to the swimming pool. The California Health and Safety Code requires that the swimming pool turn over the pool water volume every 8 hours. To achieve this, the pool uses both units to draw the required volume of water from the pool, effectively treating it for safe operation. Failure of one of these pumps/motors would require shutting down the pool until the equipment is operational again. With the pump and motor equipment installed during the original build in 2001, it is the staff's recommendation to replace one and refurbish the other unit. Staff have had service technicians on site to repair specific plumbing and address issues with the pump that can be corrected in the

field or with limited downtime for operations. Both pumps have been rebuilt at least once since being installed. However, rebuilding them now is not an available option as the age of both units will not allow for one unit to maintain the required recirculation time. Current lead time for the equipment is 8-10 weeks, with an estimated 1-2 days of downtime for installation. Staff are prepared to work with the contractor to schedule the work to minimize downtime and impacts from use.

POLICY / RULE

In accordance with Section 2.36.080 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of $77,426 or greater shall be approved by the City Council.

In accordance with Section 2.36.150 of the Folsom Municipal Code, emergency procurement of supplies, equipment, services, or construction items when there exists a threat to public health, welfare, or safety; provided, that such emergency procurement shall be made with sufficient competition as is practicable under the circumstances.

ANALYSIS

With these units beyond repair, nearing the end of their life expectancy, showing signs of failure, and meeting current codes and regulations as determined by the agencies, it is critical that actions be taken to secure the units and schedule the replacement of all identified equipment. In accordance with California Health and Safety Code Sections 116025-116068, the requirement for operating a public swimming pool is to do so in a sanitary, healthful, and safe manner. Annually, the Steve Miklos Aquatics Center is inspected by Sacramento County Environmental Management, the Recreational Health Program, and the Sacramento Metropolitan Air Quality Management District for annual operational permitting.

Due to the urgent nature of the pump replacement, staff reached out to four companies that were qualified to complete the motor and pump replacement and rebuild. These were companies known within the commercial swimming pool industry, with support and consultation from the Utilities Department, which operates the water treatment plant. Below are the companies and quotes they provided to replace a motor and pump on unit #1 and rebuild the pump for future placement on unit #2. One company was non-responsive.

Company Name	Quote
Commercial Pump & Mechanical, Inc	$95,746.11
Loewen Pump Maintenance	$80,357.00
V-Power Equipment, Inc	$112,934.83

FINANCIAL IMPACT

If approved, the contract with Loewen Pump Maintenance would be for $80,357 with a 10% contingency of $8,035.70 for a total not-to-exceed amount of $88,392.70 funded in the Facility Rehabilitation Fund (Fund 602). Sufficient funds are budgeted and available in the Facility Rehabilitation Fund (Fund 602) to cover the cost of the agreement.

ENVIRONMENTAL REVIEW

There is no environmental impact to replace the 50-meter swimming pool pump and motor.

ATTACHMENTS

Resolution No. 11611 - A Resolution Authorizing the City Manager to Execute an Agreement with Loewen Pump Maintenance for the Replacement of (1) Motor and Pump and Refurbishment of (1) Pump for the 50-meter Swimming Pool at the Steve Miklos Aquatics Center for a Cost Not-to-Exceed $88,392.70 (Fund 602).

Submitted,
Kelly Gonzalez, Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11611

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH LOEWEN PUMP MAINTENANCE FOR THE REPLACEMENT OF (1) MOTOR AND PUMP AND REFURBISHMENT OF (1) PUMP FOR THE 50-METER SWIMMING POOL AT THE STEVE MIKLOS AQUATICS CENTER FOR A COST NOT TO EXCEED $88,392.70 (FUND 602)

WHEREAS, the Steve Miklos Aquatics Center has three bodies of water, with one called the 50-meter swimming pool; and

WHEREAS, the 50-meter Swimming Pool has programming scheduled for 12 months, including swim team practices, swim team meets, lap swim, aquacise, aquatic trainings, swim lessons, recreation swim, and other aquatics classes; and

WHEREAS, the 50-meter Swimming Pool has two filtration pumps and motors that pull water in for filtration and treatment as required by California Health and Safety Codes; and

WHEREAS, the purchase of a new motor and pump to replace unit #1 is needed to ensure effective and safe swimming pool operations; and

WHEREAS, the rebuild of a current pump to replace pump #2 is needed to ensure effective and safe swimming pool operations; and

WHEREAS, the agreement with Loewen Pump Maintenance for $80,357 with a 10% contingency amount of $8,035.70 for a total not-to-exceed amount of $88,392.70; and

WHEREAS, sufficient funds are budgeted and available in the Facility Rehabilitation Fund (Fund 602) to cover the cost of the agreement; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Loewen Pump Maintenance for $80,357 with a 10% contingency amount of $8,035.70 for a not-to-exceed amount of $88,392.70 funded in the Facility Rehabilitation Fund (Fund 602).

PASSED AND ADOPTED this 12th day of May 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Justin Raithel, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	5/12/2026
AGENDA SECTION:	Public Hearing
ITEM TITLE:	Resolution No. 11613 - A Resolution Receiving the 2026 Ad Hoc Charter Review Committee Report to City Council With Recommended Amendments and Dissolving the Committee and Direction to Staff Regarding Preparation of Potential Ballot Measure(s) Amending the City Charter and/or the Folsom Municipal Code for the 2026 General Municipal Election
FROM:	City Manager's Office

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the Council approve Resolution No.11613, A Resolution Receiving the 2026 Ad Hoc Charter Review Committee Report to City Council With Recommended Amendments and Dissolving the Committee.

Staff also requests that the Council provide direction regarding preparation of potential ballot measure(s) amending the City Charter and/or the Folsom Municipal Code for the 2026 General Municipal Election.

BACKGROUND / ISSUE

On December 9, 2025, the City Council adopted Resolution No. 11525, establishing the 2026 Ad Hoc Charter Review Committee. The Committee was tasked with reviewing the City Charter and recommending appropriate updates and changes to the City Council. Resolution No. 11525 directed the Committee to submit a report to the City Council containing its recommendations.

The Committee performed its work over five meetings, held from March 4, 2026 to May 4, 2026. During these meetings, the Committee conducted a review of the City Charter and ultimately approved recommended language changes to seven sections of the Charter and one section of the Folsom Municipal Code that was an initiative measure passed by a vote of the people in 1994.

The Committee also identified sections of the Charter that it would like to recommend amending; however, given the limited time available for deliberation, review, and analysis, it was not able to reach consensus on proposed language amendments for those sections, which largely relate to significant issues of public policy, and the city council/governance structure of the City (i.e. directly elected mayor).

Resolution No. 11525 created the 2026 Ad Hoc Charter Review Committee as a Brown Act Committee, so the Committee's meetings were open to the public. Members of the public attended the final three meetings and addressed the Committee on many of the items considered.

POLICY / RULE

The recommendations brought forward by the Ad Hoc Charter Review Committee relate to distinct and separate areas of law. To facilitate the City Council's review and consideration of placing these items on the ballot, the following sections broadly outline the governing legal framework applicable to each of the proposed measures and any necessary criteria for voter approval. The scope of permissible regulation is varied and additional legal requirements apply to the implementation of each proposed measure.

Charter Amendment

City Charter section 8.01 governs Charter amendments, which may be framed and proposed in several ways, including by an ordinance of the City Council containing the full text of the proposed amendment. Charter Amendments must be approved by a majority of the voters of the City at a regular election.

Pursuant to City Charter section 2.12(A), no City ordinance shall contain more than one subject, which shall be clearly expressed in its title. This "single subject rule" applies to all of the amendments recommended in the Committee's report.

Amendment of Ordinance Passed as an Initiative Measure

As applicable here, Elections Code section 9217 requires that an ordinance proposed by initiative petition and adopted by the voters shall only be amended by a vote of the people. Elections Code section 9222 allows the City Council to submit to the voters, without a petition, a proposition for the amendment of any ordinance, to be voted upon at any succeeding regular or special election. If the proposition submitted receives a majority of the votes cast on it at the election, the ordinance shall be amended.

At-Large Elections

The California Voting Rights Act ("CVRA") (Elections Code §§ 14025 – 14032) prohibits at-large elections that prevent members of a protected class from electing their preferred candidate or influencing the outcome of the election. The CVRA applies to charter cities. (Elections Code § 14026(c).

Term Limits

Government Code section 36502 allows cities to adopt term limits for members of the City Council. Term limits must be submitted to a vote of the people and will pass if a majority of the

votes cast on the question favor the adoption of the proposed limits. Term limits shall only apply prospectively.

Campaign Contribution Limits

Campaign contribution limits have been held to infringe on the contributor's ability to engage in free communication and association, thereby impinging on First Amendment freedoms. (*Citizens United v. Federal Election Commission* (2010) 558 US 310.) Limits on campaign contributions made directly to candidates or their committees may be upheld if the regulations are "closely drawn" to achieve important governmental interests, including preventing corruption, the appearance of corruption, and the circumvention of otherwise valid campaign finance regulations. (*Buckley v. Valeo* (1976) 424 US 1, 26.) However, the goals of equalizing political opportunities between candidates and reducing the influence of money in politics were rejected by the Supreme Court in *Citizens United* as sufficiently important governmental interests to support impinging on First Amendment freedoms. As a result, those concepts cannot be used as the basis for campaign contribution limits. (*Citizens United,* 558 US at p. 350.)

ANALYSIS

Summary of Recommended Amendments

The attached Report contains the recommended language amendments approved by the Committee and a succinct explanation of the reasons for the proposed changes. Briefly, the amendments recommended by the Committee include:

1. **Section 2.01** - City Council: to address the transition away from at-large elections. The Committee voted 6-1 in favor of this recommendation.

2. **Section 2.01(E)** - Term limits: reducing the maximum number of consecutive terms City Councilmembers may serve, from four 4-year terms to three 4-year terms. The Committee voted 6-1 in favor of this recommendation.

3. **Section 2.06** - City Council Compensation and Expenses: to add automatic annual salary adjustments for City Council, tied to the Consumer Price Index, with a maximum increase of three percent per year. The Committee voted 5-2 in favor of this recommendation.

4. **Section 2.07(D)** – Restriction on City Utility or Enterprise (franchise authority): eliminate voter approval requirement before a City owned utility or enterprise may be sold, leased for more than 2 years, contracted to, or put to franchise to any non-governmental party. This will allow the Council to franchise or contract for City services without voter approval. The Committee voted 4-3 in favor of this recommendation.

5. **Section 4.03** - City Attorney: to change how the City Attorney is appointed, from the current system in which the City Manager appoints the City Attorney, to a system in which the City Council appoints the City Attorney, and related procedural and structural changes. The Committee voted 7-0 in favor of this recommendation.

6. **Section 4.07** – Boards and Commissions: strike language that all City Boards and Commissions are only advisory to the Council, allowing the Council to set the powers and duties of Commissions and Committees by ordinance. The Committee voted 7-0 in favor of this recommendation.

7. **Section 9.02** – Transition of Elected Officials from 1990: delete entirely as obsolete. The Committee voted 7-0 in favor of this recommendation.

8. **Folsom Municipal Code § 2.48.030** – Campaign contribution limitation. To increase the campaign contribution limit in support or opposition to any candidate from $150 to $750. The Committee voted 7-0 in favor of this recommendation.

Remaining Issues

The Committee worked diligently to arrive at the recommendations contained in the attached Report. Even so, given the limited time remaining before the 2026 general election, there were issues on which the Committee was not able to reach consensus. The most notable of these was the concept of a directly elected mayor. There was a desire by some to continue the Committee's work to arrive at a final recommendation to the Council on all proposed Charter amendments, even if they would not be eligible for the ballot in 2026 due to the strict timelines in the Elections Code.

At its final meeting, however, the Committee voted unanimously to conclude its work and recommend that the Council consider creating a new ad hoc charter review committee following the November 2026 election, which could work through any remaining issues in the future. This approach would give time for a thorough consideration of complex issues by a committee, the Council, and the public, allowing for a robust debate on any significant policy questions posed by potential Charter amendments in the future.

Next Steps

Following the public hearing on this item, staff requests that the Council provide direction on which proposal(s) it would like to submit to the voters at the November 3, 2026 election.

If the Council elects to proceed with proposed amendment(s), a second public hearing will be held on June 23, 2026, where the City Council will consider ordinance(s) containing the specific language of the Charter amendment(s) that it would like to be submitted to the voters.

On July 14, 2026, the Council will consider a resolution formally approving submission to the voters of any proposed amendments contained in the Committee's Report.

At the Council's direction, the proposed amendments referenced in the Committee's Report could be submitted to the voters at the statewide general election on November 3, 2026.

FINANCIAL IMPACT

The estimated cost to place each ballot measure on the November 2026 General Election ballot ranges from approximately $8,500 to $9,000, based on the Sacramento County Department of Voter Registration and Elections fee schedule. These fees are determined by a base setup charge combined with a variable cost per registered voter.

The City Clerk's Department has included funding in the Fiscal Year 2026/27 budget to accommodate the costs associated with three ballot measures. Should the City Council authorize the submission of more than three measures to the voters, an additional appropriation may be required to cover the associated election expenses.

ENVIRONMENTAL REVIEW

The proposed Charter and Folsom Municipal Code amendments are not a project for purposes of CEQA because CEQA only applies to activities that may cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Because the proposed amendments do not have the potential to cause a physical change in the environment directly or indirectly, they are not a project subject to CEQA. (Public Resources Code §§ 21065; 21080(a); CEQA Guidelines §§ 15060(c), (2), (3); 15378(b)(2).) If for any reason the proposed amendments are considered a project, they are exempt from CEQA review pursuant to CEQA Guidelines § 15061(b)(3) because it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment.

ATTACHMENTS

1. Resolution No. 11613 - A Resolution Receiving the 2026 Ad Hoc Charter Review Committee Report to City Council With Recommended Amendments and Dissolving the Committee

2. 2026 Ad Hoc Charter Review Committee Report to City Council with Recommended Amendments

Submitted,

Bryan Whitemyer
City Manager

Attachment 1

RESOLUTION NO. 11613

A RESOLUTION RECEIVING THE 2026 AD HOC CHARTER REVIEW COMMITTEE REPORT TO CITY COUNCIL WITH RECOMMENDED AMENDMENTS AND DISSOLVING THE COMMITTEE

WHEREAS, Resolution No. 11525 authorized the Mayor to establish the 2026 Ad Hoc Charter Review Committee (the Committee); and

WHEREAS, the Committee was established for a period not to exceed one year from the date of Resolution No. 11525, which was passed and adopted December 9, 2025; and

WHEREAS, the Committee was tasked to conduct a comprehensive review of the City Charter and recommend appropriate updates and changes to the City Council; and

WHEREAS, the Committee performed its work over five meetings, held from March 4, 2026 to May 4, 2026; and

WHEREAS, Resolution No. 11525 required the dates and times of all Committee meetings to be noticed as required by the Brown Act and the public to be encouraged to participate; and

WHEREAS, the dates and times of all Committee meetings were noticed as required by the Brown Act; and

WHEREAS, members of the public attended the final three Committee meetings and addressed the Committee on a majority of the agenda items considered by the Committee; and

WHEREAS, Resolution No. 11525 directed the Committee to submit a report and recommendations to the City Council; and

WHEREAS, on May 4, 2026, the Committee approved its Report to City Council with Recommended Amendments, including proposed amendments to the City Charter and the Folsom Municipal Code arising out of its work as defined in Resolution No. 11525; and

WHEREAS, on May 4, 2026, the Committee voted unanimously to conclude its work and recommend that the City Council consider creating a new ad hoc charter review committee following the November 2026 election to work through any remaining issues in the future.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby receives the 2026 Ad Hoc Charter Review Committee Report to City Council with Recommended Amendments; and

BE IT FURTHER RESOLVED that the 2026 Ad Hoc Charter Review Committee is hereby dissolved.

PASSED AND ADOPTED this 12th day of May, 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Justin Raithel, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

2026 Ad Hoc Charter Review Committee
Report to City Council with Recommended Amendments
May 12, 2026

INTRODUCTION

The 2026 Ad Hoc Charter Review Committee has completed its review of the City Charter. In this report, the Committee submits its recommendations to the Council for proposed amendments to the Charter and the Folsom Municipal Code to be submitted to the voters.

RECOMMENDATIONS

After conducting a review of the City Charter, the Committee recommends submitting the following amendments to the voters:

1. **Section 2.01 - City Council:** to address the transition away from at-large elections. The Committee voted 6-1 in favor of this recommendation.

2. **Section 2.01(E) - Term limits:** reducing the maximum number of consecutive terms City Councilmembers may serve, from four 4-year terms to three 4-year terms. The Committee voted 6-1 in favor of this recommendation.

3. **Section 2.06 - City Council Compensation and Expenses:** to add automatic annual salary adjustments for City Council, tied to the Consumer Price Index, with a maximum increase of three percent once per fiscal year. The Committee voted 5-2 in favor of this recommendation.

4. **Section 2.07(D) – Restriction on City Utility or Enterprise (franchise authority):** eliminate voter approval requirement before City owned utility or enterprise may be sold, leased for more than 2 years, contracted to, or put to franchise to any non-governmental party. This will allow the Council to franchise or contract for City services without voter approval. The Committee voted 4-3 in favor of this recommendation.

5. **Section 4.03 - City Attorney:** to change how the City Attorney is appointed, from the current system in which the City Manager appoints the City Attorney, to a system in which the City Council appoints the City Attorney, and related procedural and structural changes. The Committee voted 7-0 in favor of this recommendation.

6. **Section 4.07 – Boards and Commissions:** strike language that all City Boards and Commissions are only advisory to the Council, allowing the Council to set the powers and duties of Commissions and Committees by ordinance. The Committee voted 7-0 in favor of this recommendation.

7. **Section 9.02** – **Transition of Elected Officials from 1990** – delete entirely as obsolete. The Committee voted 7-0 in favor of this recommendation.

8. The Committee also recommends that the Council submit to the voters a proposition to amend **Folsom Municipal Code § 2.48.030** – **Campaign contribution limitation:** to increase the campaign contribution limit in support or opposition to any candidate from $150 to $750. The Committee voted 7-0 in favor of this recommendation.

The Committee further proposes concluding its work with submission of this Report to City Council. However, significant issues remain outstanding, including whether the Charter should be amended to establish the position of a mayor directly elected by the public, at-large. The Committee voted unanimously to recommend that the Council create a new ad hoc charter review committee following the November 2026 election, which could work through remaining issues in the future. This approach would give time for a thorough consideration of complex issues by a committee, the Council, and the public, allowing for a robust debate on any significant policy questions posed by potential Charter amendments that may be recommended for future elections.

ATTACHMENTS

1. Proposed Amendment to Charter § 2.01 City Council (how elected)

2. Proposed Amendment to Charter § 2.01(E) City Council Term Limits

3. Proposed Amendment to Charter § 2.06 City Council Compensation and Expenses

4. Proposed Amendment to Charter §2.07(D) Restriction on City Utility or Enterprise (franchise authority)

5. Proposed Amendment to Charter § 4.03 City Attorney

6. Proposed Amendment to Charter § 4.07 Boards and Commissions

7. Proposed Amendment to Charter § 9.02 Transition of Current Elected Officials (1990)

8. Proposed Amendment to Folsom Municipal Code § 2.48.030 Campaign contribution limitation

Attachment 1

Section / Title:

Section 2.01 (City Council)

What Change is Recommended and Why:

Eliminate the current reference to City Councilmembers being elected at large.

The Committee recommends that the reference to at large elections be eliminated because the City has transitioned to elections by district.

Committee Vote:

The Committee voted 6-1 in favor of this recommendation.

Current Language:

2.01 City Council:

There shall be a City Council of 5 members elected by the voters of the City at large.

Proposed Language:

2.01 City Council:

There shall be a City Council of 5 members elected by the voters of the City.

Redline Showing Changes:

2.01 City Council:

There shall be a City Council of 5 members elected by the voters of the City ~~at large~~.

####

Attachment 2

Section / Title:

Section 2.01(E) - City Council Term Limits

What Change is Recommended and Why:

Change the current term limit from 4 consecutive 4-year terms to 3 consecutive 4-year terms.

The Committee recommends that City Council term limits be set at 3 consecutive 4-year terms to balance institutional knowledge with the need for fresh ideas.

Committee Vote:

The Committee voted 6-1 in favor of this recommendation.

Current Language:

E. Term Limit. A person serving on the City Council may serve no more than 4 consecutive 4-year terms, and thereafter shall be ineligible to hold the office of Councilmember again until 4 consecutive years have passed. For purpose of the term limit, the counting of the term shall start and apply to Councilmembers elected at and after the November 6, 2018 municipal election.

Proposed Language:

E. Term Limit. A person serving on the City Council may serve no more than 3 consecutive 4-year terms, and thereafter shall be ineligible to hold the office of Councilmember again until 4 consecutive years have passed. For purpose of the term limit, the counting of the term shall start and apply to Councilmembers elected at and after the November 3, 2026 municipal election.

Redline Showing Changes:

E. Term Limit. A person serving on the City Council may serve no more than ~~4~~ 3 consecutive 4-year terms, and thereafter shall be ineligible to hold the office of Councilmember again until 4 consecutive years have passed. For purpose of the term limit, the counting of the term shall start and apply to Councilmembers elected at and after the November ~~6, 2018~~ 3, 2026 municipal election.

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Attachment 3

Section / Title:

Section 2.06 (City Council Compensation and Expenses)

What Change is Recommended and Why:

Create an automatic annual cost of living adjustment for Mayor, Vice Mayor, and City Council salaries tied to the Consumer Price Index, with a maximum salary increase of 3% per year. The automatic annual increase will occur on July 1st of each year to coincide with the fiscal year.

The Committee recommends creating an automatic salary adjustment for Councilmembers to correspond to the salary increases provided to many City employees and retirees, without the need for an affirmative vote of the Council, to avoid a scenario where the Council's salary is significantly below the rate paid to councilmembers in neighboring jurisdictions but is not raised due to political or budget pressures.

Committee Vote:

The Committee voted 5-2 in favor of this recommendation.

Current Language:

2.06 City Council Compensation and Expenses:

The City Council may determine the annual salary of the Mayor, Vice Mayor, and Councilmembers by ordinance, but no ordinance increasing such salary shall become effective until the date of commencement of the terms of Councilmembers elected at the next regular election. The Mayor, Vice Mayor and Councilmembers shall receive their actual and necessary expenses incurred in the performance of their duties of office.

Proposed Language:

2.06 City Council Compensation and Expenses:

The annual salary of the Mayor, Vice Mayor, and Councilmembers shall be adjusted once each fiscal year for inflation based upon the Consumer Price Index established and published by the State of California Department of Industrial Relations for all California urban consumers, beginning on July 1, 2027. The maximum salary increase shall be three percent (3%) of the position's annual salary at the time of the increase. The Mayor, Vice Mayor and Councilmembers shall receive their actual and necessary expenses incurred in the performance of their duties of office.

Redline Showing Changes:

2.06 City Council Compensation and Expenses:

~~The City Council may determine the annual salary of the Mayor, Vice Mayor, and Councilmembers by ordinance, but no ordinance increasing such salary shall become effective until the date of commencement of the terms of Councilmembers elected at the next regular election.~~ The annual salary of the Mayor, Vice Mayor, and Councilmembers shall be adjusted once each fiscal year for inflation based upon the Consumer Price Index established and published by the State of California Department of Industrial Relations for all California urban consumers, beginning on July 1, 2027. The maximum salary increase shall be three percent (3%) of the position's annual salary at the time of the increase. The Mayor, Vice Mayor and Councilmembers shall receive their actual and necessary expenses incurred in the performance of their duties of office.

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Attachment 4

Section / Title:

Section 2.07(D) - Restriction on City Utility or Enterprise (franchise authority)

What Change is Recommended and Why:

Remove language requiring approval by a majority at an election before any City owned utility or enterprise could be sold, leased for more than 2 years, contracted to, or put to franchise to any non-governmental party.

The Committee recommends that the City Council be granted the fiscal flexibility required to protect the city's financial health. However, to ensure transparency and public trust, any change to the authority for contracted or franchise services must be presented as a standalone ballot question.

Committee Vote:

The Committee voted 4-3 in favor of this recommendation.

Current Language:

D. Restriction on City Utility or Enterprise. No City owned utility or enterprise, or any portion thereof, which lies within the corporate boundaries of the City may be sold, leased for more than 2 years, contracted to, or put to franchise to any non-governmental party without complying with the procedures set out in Section 7.02 hereof, and being approved by a majority vote at an election.

Proposed Language:

D. Restriction on City Utility or Enterprise. No City owned utility or enterprise, or any portion thereof, which lies within the corporate boundaries of the City may be sold, leased for more than 2 years, contracted to, or put to franchise to any non-governmental party without complying with the procedures set out in Section 7.02 hereof.

Redline Showing Changes:

D. Restriction on City Utility or Enterprise. No City owned utility or enterprise, or any portion thereof, which lies within the corporate boundaries of the City may be sold, leased for more than 2 years, contracted to, or put to franchise to any non-governmental party without complying with the procedures set out in Section 7.02 hereof~~, and being approved by a majority vote at an election~~.

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Attachment 5

Section / Title:

Section 4.03 (City Attorney)

What Change is Recommended and Why:

Designate the City Council as responsible for the direct hiring and oversight of the City Attorney position and make related procedural and structural changes to align with existing Charter language for the City Manager position, which is also hired by and reports directly to the Council.

The Committee reviewed the current appointment process for the City Attorney, with a focus on shifting this responsibility toward a Council-led hiring model. It was noted that the prevailing standard in other municipalities is for the City Attorney to report directly to and be hired by the City Council. Based on this, the Committee proposed a formal shift in authority to ensure the Council is responsible for the direct hiring and oversight of the City Attorney position.

Committee Vote:

The Committee voted 7-0 in favor of this recommendation.

Current Language:

4.03 City Attorney:

The office of City Attorney is hereby created. The City Attorney shall be the chief legal officer of the City, and:

A. Duties. Shall advise the City Council, individual Councilmembers, the City Manager and his/her assistants, and department heads regarding the law relating to City affairs.

B. Additional Duties. Shall represent the City in all legal proceedings, prepare all ordinances and other needed legal documents, select and retain specialist counsel where there is a need for such specialized legal services, and perform such other duties as may be prescribed by ordinance.

C. Department Head. May be a full time department head of the City, or may be contracted as a department head.

D. Approval of Contracts. Shall review and approve all City contracts as to legal form.

E. Special Counsel. The City Council may retain special counsel in any matter where representation by the City Attorney would create an impermissible conflict, including the discipline or dismissal of the City Manager.

Proposed Language:

4.03 City Attorney:

The office of City Attorney is hereby created. The City Attorney shall be the chief legal officer of the City, and, notwithstanding any other provision of this Charter:

A. Duties. Shall advise the City Council, individual Councilmembers, the City Manager and his/her assistants, and department heads regarding the law relating to City affairs.

B. Additional Duties. Shall represent the City in all legal proceedings, prepare all ordinances and other needed legal documents, select and retain specialist counsel where there is a need for such specialized legal services, and perform such other duties as may be prescribed by ordinance.

C. Department Head. May be a full time department head of the City appointed by the City Council, or may be contracted by the City Council as a department head.

D. Approval of Contracts. Shall review and approve all City contracts as to legal form.

E. Special Counsel. The City Council may retain special counsel in any matter where representation by the City Attorney would create an impermissible conflict, including the discipline or dismissal of the City Manager.

F. City Attorney Appointment. The City Council shall appoint a City Attorney for an indefinite term through the mechanism of an employment agreement the same as those afforded department heads under this Charter. The City Attorney:

1. Serve At Pleasure. Shall serve at the pleasure of the Council;
2. How Chosen. Shall be chosen solely on the basis of administrative qualifications and, at time of appointment need not be a resident of the State or City but shall be a member of the California State Bar;
3. Salary. Shall be paid a salary fixed by the Council commensurate with the responsibilities of the position;

G. Dismissal Hearing. Shall have the right to a public hearing on any motion to remove or to suspend his/her employment, which public hearing shall be held only after provision of 10 days' published notice prior to the Council voting on the motion to remove or to suspend the City Attorney.

H. Restriction on Dismissal. During a period of 90 days immediately following the date of installation of any person newly elected to the Council at a regular or special City election, or of any person newly appointed to the Council, the Council shall take no action, whether immediate or prospective, to remove, suspend, request the resignation of, or to reduce the duties, salary or benefits of the City Attorney.

I. Appointment of Employees. The City Attorney shall appoint all other members of the City Attorney's Office to positions authorized by the Council. These employees shall serve at the pleasure of the City Attorney but shall have permanent status subject to all rights and limitations in the City merit system.

Redline Showing Changes:

4.03 City Attorney:

The office of City Attorney is hereby created. The City Attorney shall be the chief legal officer of the City, and, notwithstanding any other provision of this Charter:

A. Duties. Shall advise the City Council, individual Councilmembers, the City Manager and his/her assistants, and department heads regarding the law relating to City affairs.

B. Additional Duties. Shall represent the City in all legal proceedings, prepare all ordinances and other needed legal documents, select and retain specialist counsel where there is a need for such specialized legal services, and perform such other duties as may be prescribed by ordinance.

C. Department Head. May be a full time department head of the City appointed by the City Council, or may be contracted by the City Council as a department head.

D. Approval of Contracts. Shall review and approve all City contracts as to legal form.

E. Special Counsel. The City Council may retain special counsel in any matter where representation by the City Attorney would create an impermissible conflict, including the discipline or dismissal of the City Manager.

F. City Attorney Appointment. The City Council shall appoint a City Attorney for an indefinite term through the mechanism of an employment agreement the same as those afforded department heads under this Charter. The City Attorney:

1. Serve At Pleasure. Shall serve at the pleasure of the Council;
2. How Chosen. Shall be chosen solely on the basis of administrative qualifications and, at time of appointment need not be a resident of the State or City but shall be a member of the California State Bar;
3. Salary. Shall be paid a salary fixed by the Council commensurate with the responsibilities of the position;

G. Dismissal Hearing. Shall have the right to a public hearing on any motion to remove or to suspend his/her employment, which public hearing shall be held only after provision of 10 days' published notice prior to the Council voting on the motion to remove or to suspend the City Attorney.

H. Restriction on Dismissal. During a period of 90 days immediately following the date of installation of any person newly elected to the Council at a regular or special City election, or of any person newly appointed to the Council, the Council shall take no action, whether immediate or prospective, to remove, suspend, request the resignation of, or to reduce the duties, salary or benefits of the City Attorney.

I. Appointment of Employees. The City Attorney shall appoint all other members of the City Attorney's Office to positions authorized by the Council. These employees shall serve at the pleasure of the City Attorney but shall have permanent status subject to all rights and limitations in the City merit system.

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Attachment 6

Section / Title:

Section 4.07 (Boards and Commissions)

What Change is Recommended and Why:

Remove “All boards and commissions only shall be advisory to the Council”

Removing this restrictive phrasing allows for greater flexibility in how commissions and committees operate. The change is not intended to diminish the Council's ultimate oversight; rather, it is designed to preserve and clarify the City Council’s authority to formally delegate specific responsibilities or decision-making powers to boards and commissions through an ordinance when deemed appropriate. This adjustment would ensure the Charter does not inadvertently block the Council from empowering commissions and committees to take direct action on specialized matters.

Committee Vote:

The Committee voted 7-0 in favor of this recommendation.

Current Language:

4.07 Boards and Commissions:

The City Council may by ordinance create other Boards and Commissions and prescribe their powers and duties, determine the number and qualification of the members, their method of selection, term of office and removal, and fix their compensation, if any. All boards and commissions only shall be advisory to the Council. Each member of any Board or Commission shall be a resident and registered voter of the City.

Proposed Language:

4.07 Boards and Commissions:

The City Council may by ordinance create other Boards and Commissions and prescribe their powers and duties, determine the number and qualification of the members, their method of selection, term of office and removal, and fix their compensation, if any. Each member of any Board, Commission, or Committee shall be a resident and registered voter of the City.

Redline Showing Changes:

4.07 Boards and Commissions:

The City Council may by ordinance create other Boards and Commissions and prescribe their powers and duties, determine the number and qualification of the members, their method of selection, term of office and removal, and fix their compensation, if any. ~~All boards and commissions only shall be advisory to the Council.~~ Each member of any Board~~, or~~ Commission, or Committee shall be a resident and registered voter of the City.

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Attachment 7

Section / Title:

Section 9.02 – Transition of Current Elected Officials (1990)

What Change is Recommended and Why:

Eliminate Section 9.02 in its entirety.

The Committee recommends that City Council eliminate Section 9.02 in its entirety because Section 9.02 is obsolete as it specifically addressed the transition of elected officials in 1990, when the City Charter was originally adopted.

Committee Vote:

The Committee voted 7-0 in favor of this recommendation.

Current Language:

9.02 Transition of Current Elected Officials:

At the time of the adoption of this Charter those persons serving in elected office shall continue to serve until the following conditions are met:

A. Councilmembers. Councilmembers shall serve until the end of the term for which they have been elected, and until their successors have been elected and qualified;

B. City Clerk. The City Clerk shall serve until the end of the term for which that officer has been elected, or until the position otherwise is vacated, except the acceptance of an employment agreement as a department head shall act to vacate the elected office of City Clerk;

C. City Treasurer. The City Treasurer shall serve until the end of the term for which that officer has been elected, or until the position otherwise is vacated.

Proposed Language:

(Remove section entirely)

Redline Showing Changes:

9.02 ~~Transition of Current Elected Officials:~~ Reserved

~~At the time of the adoption of this Charter those persons serving in elected office shall continue to serve until the following conditions are met:~~

~~A. Councilmembers. Councilmembers shall serve until the end of the term for which they have been elected, and until their successors have been elected and qualified;~~

~~B. City Clerk. The City Clerk shall serve until the end of the term for which that officer has been elected, or until the position otherwise is vacated, except the acceptance of an employment agreement as a department head shall act to vacate the elected office of City Clerk;~~

~~C. City Treasurer. The City Treasurer shall serve until the end of the term for which that officer has been elected, or until the position otherwise is vacated.~~

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Attachment 8

Section / Title:

Folsom Municipal Code § 2.48.030 (Campaign Contribution Limitation)

What Change is Recommended and Why:

Increase campaign contribution limits from $150 to $750.

The Committee recommends that campaign contribution limits increase from $150 to $750 to balance the influence of political action committees and special interests on local elections.

Committee Vote:

The Committee voted 7-0 in favor of this recommendation.

Current Language:

2.48.030 Campaign contribution limitation.

A. No person other than a candidate shall make, and no campaign treasurer shall solicit or accept, any contribution which will cause the total amount contributed by such person with respect to a single election in support or opposition to such candidate, including contributions to all committees supporting or opposing such candidate, to exceed $150.

B. Extension of credit for a period of more than 90 days is prohibited. Extension of credit for more than $1,000 is prohibited; provided, however, a candidate may personally borrow any amount and such funds shall be considered as a contribution by the candidate personally; provided, further, that such transaction is fully disclosed and documented in accordance with applicable law.

C. The terms of this section are applicable to any contributions made to a candidate or committee hereunder, whether used by such candidate or committee to finance a current campaign, to pay deficits incurred in a prior campaign, or otherwise.

D. If any person is found guilty of violating the terms of this section, the amount of funds received constituting such violation shall be paid by the candidate or committee treasurer who received such funds to the city finance director for deposit in the general fund of the city.

E. As used in this section, “extension of credit” means any loan, gift, forbearance or forgiveness of debt without adequate compensation.

Proposed Language:

2.48.030 Campaign contribution limitation.

A. No person other than a candidate shall make, and no campaign treasurer shall solicit or accept, any contribution which will cause the total amount contributed by such person with respect to a single election in support or opposition to such candidate, including contributions to all committees supporting or opposing such candidate, to exceed $750.

B. Extension of credit for a period of more than 90 days is prohibited. Extension of credit for more than $1,000 is prohibited; provided, however, a candidate may personally borrow any amount and such funds shall be considered as a contribution by the candidate personally; provided, further, that such transaction is fully disclosed and documented in accordance with applicable law.

C. The terms of this section are applicable to any contributions made to a candidate or c hereunder, whether used by such candidate or committee to finance a current campaign, to pay deficits incurred in a prior campaign, or otherwise.

D. If any person is found guilty of violating the terms of this section, the amount of funds received constituting such violation shall be paid by the candidate or committee treasurer who received such funds to the city finance director for deposit in the general fund of the city.

E. As used in this section, “extension of credit” means any loan, gift, forbearance or forgiveness of debt without adequate compensation.

Redline Showing Changes:

2.48.030 Campaign contribution limitation.

A. No person other than a candidate shall make, and no campaign treasurer shall solicit or accept, any contribution which will cause the total amount contributed by such person with respect to a single election in support or opposition to such candidate, including contributions to all committees supporting or opposing such candidate, to exceed ~~$150~~ $750.

B. Extension of credit for a period of more than 90 days is prohibited. Extension of credit for more than $1,000 is prohibited; provided, however, a candidate may personally borrow any amount and such funds shall be considered as a contribution by the candidate personally; provided, further, that such transaction is fully disclosed and documented in accordance with applicable law.

C. The terms of this section are applicable to any contributions made to a candidate or committee hereunder, whether used by such candidate or committee to finance a current campaign, to pay deficits incurred in a prior campaign, or otherwise.

D. If any person is found guilty of violating the terms of this section, the amount of funds received constituting such violation shall be paid by the candidate or committee treasurer who received such funds to the city finance director for deposit in the general fund of the city.

E. As used in this section, “extension of credit” means any loan, gift, forbearance or forgiveness of debt without adequate compensation.

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Folsom City Council Meeting

Additional Information Transmittal

MEETING DATE:	5/12/2026
AGENDA SECTION:	Public Hearing
STAFF REPORT TITLE	Resolution No. 11613 - A Resolution Receiving the 2026 Ad Hoc Charter Review Committee Report to City Council with Recommended Amendments and Dissolving the Committee and Direction to Staff Regarding Preparation of Potential Ballot Measure(s) Amending the City Charter and/or the Folsom Municipal Code for the 2026 General Municipal Election
FROM:	City Manager's Office

Staff is providing the attached additional information for the above-referenced agenda item.

Instructions to staff: *Deliver original and 30 stapled/double-sided copies to the City Clerk's Department; City Clerk's Department will distribute via email and hardcopy to City Council, City Manager, City Attorney, and City Clerk.*

Updated: Jan 2026

From: Karen Pardieck <karenpardieck@icloud.com>
Sent: Monday, May 11, 2026 4:56 PM
To: City Clerk Dept
Cc: Karen Pardieck
Subject: ITEM 10 Resolution No. 11613 For the record

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

May 12, 2026

Council Members:

As a 21 year resident of Folsom I'd like to comment on your agenda for the May 12 Council meeting which I can't attend.

After having laid off city workers and discussed closing or privatizing various city amenities, including the beloved zoo, three of you, Mayor Raithel, Vice Mayor Rohrbough, and Council Member Kozlowski, voted to give yourselves raises despite the City of Folsom's tenuous economic situation.

Now, you want to disenfranchise city residents by changing the Charter that allows voters to make important decisions and allow you, the council, to make those decisions for us. Such an action by you evidences the fact that you realize the voters may not be on the same page as you.

You noted Solid Waste. Reading the state mandate, it appears that the requirement for 100% ZEV public fleet requirement is by 2042; 50% of new waste trucks between 2024 and 2026 must be ZEV's, and if you comply with certain milestones you can use existing natural gas vehicles purchased before 2024 until they reach the end of their useful life.

I simply do not understand why you want to outsource our solid waste department when you have 16 years to comply with the state mandate.

Might I ask, is this a ploy to set up the domino's; first franchise solid waste then the zoo, the parks and other amenities residents love?

Please do not do this. My neighbors and other Folsom residents are just as disappointed as I am.

Sincerely,

Karen Pardieck [redacted] (Diamond Glen Community)
karenpardieck@icloud.com
[redacted]

"Trees are poems that the earth writes upon the sky."

From: Bob Delp <bdelp@live.com>
Sent: Tuesday, May 12, 2026 2:47 PM
To: Christa Freemantle; City Clerk Dept
Cc: Sari Dierking; Bryan Whitemyer; Barbara Leary; Justin Raithel; Sarah Aquino; Mike Kozlowski; Anna Rohrbough
Subject: Comments to Council re: Agenda Item 10 - City Charter

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Comments to the Folsom City Council for consideration of item No. 10 on the 5/12/2026 Regular Meeting Agenda

Dear City Council:

Regarding Agenda Item 10 of tonight's agenda, please reject the ad hoc committee's recommended amendments to the City Charter and dissolve the committee.

The City Council established a seven-member committee, five of which committee members were each appointed by a Councilmember and the other two of which committee members are City Councilmembers. This composition suggests an ad hoc committee directly representative of the current Council and fails to reflect a meaningful effort for independent and objective review of the City Charter. This lack of independency will be exacerbated if the two Councilmembers who served on the ad hoc committee also participate in the Council's decision of whether to place the Charter amendments on the ballot.

The recommended Charter revisions have no benefit to the City's residents and would diminish responsible decision-making and transparency... and, while doing so, would also give the Council a guaranteed annual salary adjustment. The recommended amendments should be rejected by the Council.

Section 2.01(E), City Council Term Limit, amendment is unnecessary. Worse, it is self-serving to existing Councilmembers as it could be interpreted to allow Councilmembers who have already been on the Council for multiple terms to continue for three additional terms after 2026 enabling certain Councilmembers to serve more than the existing 4-term limit.

Section 2.06 amendments would establish an automatic adjustment of Councilmember annual salaries every year. While a maximum increase limited by the CPI and a 3% cap might make sense, an automatic adjustment of up to 3% per year should be rejected by the Council. The current Charter allows the City Council to consider and increase Council salaries through a transparent public hearing process that allows consideration of all relevant factors. The notion that the Charter should be amended to build in an automatic adjustment should be rejected.

Section 2.07(D) amendments would eliminate the voter approval requirement for changes to City owner utility/enterprises. This change should be rejected and is mischaracterized in the ad hoc committee's recommendation which states that, "to ensure transparency and public trust, any change to the authority for contracted or franchise services must be presented as a standalone ballot question." In fact, the proposed amendment appears to eliminate any ballot questions by eliminating any voter approval requirement.

Section 4.03 amendments would place the already challenging role of City Attorney directly under the thumb of the City Council. Under current processes, the City Attorney may be under substantial pressure to give the Council advice that the City Attorney thinks the Council wants to hear creating potential conflicts with sound legal advice. As with other department heads, the City Attorney should be retained by the City Manager and not serve at the whim of a particular City Council.

Section 4.07 amendments appear to be an unnecessary knee-jerk reaction to the City's recent defeat in Sac Superior Civil Case 23WM000125 resulting from the City Council and City Attorney's refusal to respect the plain language of this section of the Charter. In adopting the Charter, the citizens of Folsom allowed that the Council may create boards and commissions, but wisely restricted those boards and commissions to an advisory role. Such a structure is appropriate and need not be tampered with. The ad hoc committee's report discusses that "the adjustment would ensure the Charter does not inadvertently block the Council from empowering commissions and committees to take direct action on specialized matters." However, the Charter's existing language is not an inadvertent block of such power, it serves as an important intentional check on the Council's ability to delegate away decision-making that should fall squarely on the City Council. Additionally, textually the ad hoc committee recommendation adds "or Committee" in the last sentence, but as written (original and proposed) the section is limited to the creation and roles boards and commissions. Adding a single reference to Committee will create confusion and potential inconsistent interpretations.

FMC 2.48.030 - The Council established an ad hoc committee to explore the City Charter, yet, the committee's recommendations include an increase in the campaign contribution limit which is not part of the Charter. The committee says this is necessary to balance the influence of political action committees and special interests on local elections. I disagree. The current limits are appropriate and should not be increased. Moreover, a recommended change to contribution limits exceeds the role assigned to the Charter review committee and should be rejected.

For these and other reasons, please reject the ad hoc committee's recommended amendments to the City Charter and dissolve the committee.

Thank you,
- Bob Delp
[redacted]
bdelp@live.com