



# Agenda

## City Council Regular Meeting

Folsom City Hall | City Council Chambers, First Floor

50 Natoma Street, Folsom, CA 95630

January 28, 2025, 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](mailto: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



City Council meetings take place at City Hall, 50 Natoma Street

#### Online



Watch the livestream and replay past meetings on the city website, [www.folsom.ca.us](http://www.folsom.ca.us)

#### On TV



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](http://www.folsom.ca.us)

**Tuesday, January 28, 2025 6:30 PM**

*Mike Kozlowski, Councilmember*  
*Justin Raithel, Vice Mayor*

*Sarah Aquino, Mayor*

*Barbara Leary, Councilmember*  
*Anna Rohrbough, Councilmember*

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**AGENDA**

**CALL TO ORDER**

**ROLL CALL:**

**Councilmembers:** Leary, Raithel, Rohrbough, Kozlowski, Aquino

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.](#) Recognition of the 2024 Folsom Holiday Lights Contest Winners

## **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.

- [2.](#) Mayor's Appointment and Confirmation by the City Council of Planning Commissioners to Serve on the Historic District Commission
- [3.](#) Resolution No. 11323 – A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Natoma Station Maintenance Assessment District No. 2025-1, 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
- [4.](#) Resolution No. 11324- A Resolution Authorizing the City Manager to Execute an Agreement with Barnum & Celillo Electric for the Replacement of the Existing Electrical Service Panels (2) at the Folsom Rodeo Grounds
- [5.](#) Resolution No. 11325- A Resolution Authorizing the City Manager to Execute an Agreement with Capra Environmental Services Corp for Managed Grazing Services Within the City of Folsom

## **PUBLIC HEARING:**

- [6.](#) Folsom Town Center North LLTSM
  - i. Resolution No. 11322- A Resolution Determining that the Folsom Town Center North LLTSM Project is Exempt from CEQA and Approving Said Large Lot Tentative Subdivision Map

## **CITY MANAGER REPORTS**

## **COUNCIL COMMENTS**

## **ADJOURNMENT**

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**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,*

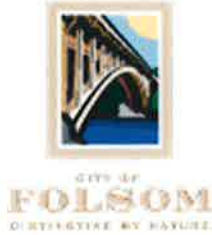
*impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.*

*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](http://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](http://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](mailto: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.*



## Folsom City Council Staff Report

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| <b>MEETING DATE:</b>   | 1/28/2025                                                 |
| <b>AGENDA SECTION:</b> | Scheduled Presentations                                   |
| <b>SUBJECT:</b>        | Recognition of 2024 Folsom Holiday Lights Contest Winners |
| <b>FROM:</b>           | City Manager's Office                                     |

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Folsom City Council will recognize the winners of the 2024 Holiday Lights Contest.

### **BACKGROUND / ISSUE**

The City of Folsom hosted the citywide Folsom Holiday Lights Contest in December 2024. The City received 55 entries in five different categories. All participating homes and businesses were featured on the city website on an interactive map for community members to tour the displays.

The entries were judged by five Folsom City Councilmembers. Winners received a commemorative sign from the City and were recognized in the City e-newsletter and on city social media pages. The City of Folsom partnered with local news and media website Folsom Times, which helped promote the contest and provided each winner with prizes from local businesses.

2024 Folsom Holiday Lights Contest winners:

- Holly Jolly Residence – Best overall residence: 530 Flower Drive
- Clark Griswold – Best use of holiday lights (residential): 1530 Freswick Drive
- Hollywood Christmas – Best use of theme and/or fictional characters (residential): 105 Ledgemont Court
- Merry and Bright Business – Festive commercial business display: Sutter Street, Folsom Historic District
- Illuminate the Block – Best multi-house display: Darvel Court

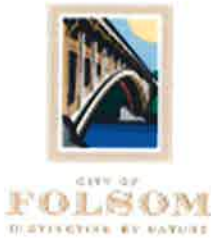
Submitted,

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Christine Brainerd, Communications Director

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to facilitate double-sided printing  
and minimize paper use.*





## Folsom City Council Staff Report

|                        |                                                                                                                                 |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>   | 1/28/2025                                                                                                                       |
| <b>AGENDA SECTION:</b> | Consent Calendar                                                                                                                |
| <b>SUBJECT:</b>        | Mayor's Appointment and Confirmation by the City Council of Planning Commissioners to Serve on the Historic District Commission |
| <b>FROM:</b>           | City Clerk's Department                                                                                                         |

### **RECOMMENDATION**

Staff is requesting that the Mayor, with the consent of the City Council, appoint Matt Herrera and Dan West as the Planning Commission representatives to the Historic District Commission for the term ending in December 2026, as recommended by the Planning Commission.

### **BACKGROUND / ISSUE**

The terms of all at-large appointments to City of Folsom commissions and committees (except three of the at-large appointments to the Historic District Commission) expire in December of even numbered years. Two members of the Planning Commission are designated by ordinance to serve on the Historic District Commission. Historically the Planning Commission has voted to recommend members of the Planning Commission to serve on the Historic District Commission.

### **POLICY**

Folsom Municipal Code Section 17.52.020 establishes the Historic District Commission as a seven member commission appointed by the Mayor with the consent of the City Council. Specific seat requirements are set forth as:

- A. One representative who is actively involved with historic preservation;

- B. One representative who is a resident of the historic district;
- C. One representative who owns a business within the Sutter Street subarea;
- D. Two planning commissioners;
- E. One representative from a historic district business outside the Sutter Street subarea;
- F. One architect, landscape architect, or other design professional with expertise in historic preservation.

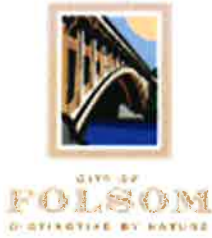
Folsom Municipal Code Section 17.52.040 provides that members of the Historic District Commission are appointed to serve two years.

### **ANALYSIS**

At their January 15 meeting, the Planning Commission nominated Matt Herrera and Dan West to serve on the Historic District Commission. Accordingly, staff is bringing forth these nominations for the City Council's approval.

Respectfully submitted,

Christa Freemantle, CMC  
City Clerk



## Folsom City Council Staff Report

|                        |                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>   | 1/28/2025                                                                                                                                                                                                                                                                                                                                                            |
| <b>AGENDA SECTION:</b> | Consent Calendar                                                                                                                                                                                                                                                                                                                                                     |
| <b>SUBJECT:</b>        | Resolution No.11323 – A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Natoma Station Maintenance Assessment District No. 2025-1, 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 |
| <b>FROM:</b>           | Parks and Recreation Department                                                                                                                                                                                                                                                                                                                                      |

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No.11323 – A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Natoma Station Maintenance Assessment District No. 2025-1, 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

### **BACKGROUND / ISSUE**

On January 14, 2025, the City Council approved Resolution No. 11321 - 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. 2025-1. As part of the formation process, and in order to levy the annual assessment should the District be formed, an Engineer's Report must be prepared in accordance with the requirements of Article XIID, 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 Preliminary Engineer's Report for Fiscal Year 2025-2026 (Attachment 2) is submitted for City Council review and approval. Included within the report is 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.

Under the provisions of Proposition 218, a public hearing must be held on the levy of new assessments at least 45 days after notice of the proposed assessment was mailed to record owners of each parcel in the new district. The attached resolution directs the mailing of such notice and sets the public hearing for March 25, 2025 at 6:30 p.m. in the City Council Chambers, 50 Natoma Street, Folsom, California 95630.

### **POLICY / RULE**

The City Council is required to approve, or modify and approve, the Engineer's Report as part of the formation process pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code § 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.

### **ANALYSIS**

The Natoma Station Landscaping and Lighting District ("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, Blue Ravine, Turnpike, Black Diamond, and Natoma Station, as well as the subdivision's streetlights, landscape lighting, irrigation systems, open space, monument entry signage, soundwalls, and mini parks. This district was formed prior to Proposition 218 and therefore does not have an escalator built into the annual rate.

There are 1,272 single-family dwelling units within the district, and it is one of the older districts in the City. In addition, this district has not already gone through the Proposition 218 process to address the gap that exists from increased costs to maintain its intended level of service. The district maintains the aforementioned improvements along the frontages and medians of Iron Point, Blue Ravine, Turnpike, Black Diamond, and Natoma Station. In addition to maintaining these areas, the district is also responsible for servicing costs for irrigation water and electricity to the street and landscape lights.

Revenue from the existing district 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 34 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 29% 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 the collected assessments have 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 implementation of 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.

As part of the process to form a new assessment district, staff initiated a public outreach program for the Natoma Station community with two public meetings that were held on June 17, 2022 and March 13, 2024. The intent of the meetings was to discuss the options and ideas for addressing 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 four potential options for this district that are as follows: 1) Reduce level of service based on current funding; 2) create a new district that would just cover budget deficit; 3) create a new district to address budget deficit and address some deferred maintenance; and 4) create a new district to cover deficit and address all deferred maintenance and provide some enhancements. There was 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 Option 4. As such, this will be the preferred option to appear on the ballot for the entire community to vote on.

In addition, the City's website includes information about the proposed assessment and staff has spoken with numerous residents via phone calls and emails about the proposed measure as well. City staff has distributed information about the new district via mail, the City Website, and social media.

This report and resolution are being submitted for City Council review and approval. The preliminary Engineer's Report is prepared in accordance with Proposition 218 and the Streets and Highways Code and includes the following: plans and specifications, estimated costs and budgets, method of apportionment, the assessment for Fiscal Year 2025-2026, and the assessment diagram.

The property owners of Natoma Station Landscaping and Lighting District will be receiving a ballot to vote on the proposal to form a new assessment district in early February. The Public Hearing is set for March 25, 2025, which will provide the required 45-day period for the

District property owners to consider the proposed assessment. At the public hearing, ballots will be counted and, in the absence of a majority protest against the imposition of a new assessment, the City Council may consider approving a resolution to approve the Final Engineer's Report, form the district, and authorize the levy and collection of the new assessments. The proceeding for the formation of a new assessment district shall be abandoned if a majority protest exists.

### **FINANCIAL IMPACT**

There will be a small fiscal impact to the general fund to provide for the proportion of the district that provides a general benefit, which is calculated as 7.56% of the total district costs, or \$28,475.91 in FY 2025-2026. The majority of the costs associated with this district will be borne by the district and for the benefit of the district residents.

### **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. 11323 – A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Natoma Station Maintenance Assessment District No. 2025-1, 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
2. Preliminary Engineer's Report – Natoma Station Maintenance Assessment District No. 2025-1
3. Map of Assessment District- Natoma Station Maintenance Assessment District No. 2025-1

Submitted,

Kelly Gonzalez, Director  
Parks & Recreation Department

Attachment 1  
Resolution

**RESOLUTION NO. 11323**

**A RESOLUTION APPROVING THE PRELIMINARY ENGINEER'S REPORT,  
DECLARING THE INTENTION TO ORDER THE FORMATION OF THE NATOMA  
STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1, 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**

**WHEREAS**, the City of Folsom proposes to establish a benefit assessment district known as the Natoma Station Maintenance Assessment District No. 2025-1 ("District"), pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the California Streets and Highways Code) (hereafter referred to as the "Act");

**WHEREAS**, the proposed District is established to provide for the levy and collection of assessments to pay the maintenance, operation and servicing of the improvements and facilities in the District that provide both direct and special benefits to the properties within the District; and,

**WHEREAS**, the procedures for the proposed assessment district formation provides owners of property within the District with the opportunity to submit ballots for the proposed District formation and assessment levies that would fund the installation, maintenance, and servicing of the public improvements; and

**WHEREAS**, should the proposed new District be approved by a protest ballot proceeding, the new District shall replace the existing Natoma Station Landscape and Lighting District; and,

**WHEREAS**, the City of Folsom retained NBS as engineer of record for the purpose of assisting with the formation and annual levy of the District, and to prepare and file a report with the City Clerk in accordance with the Act.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Folsom as follows:

- 1. Intention:** The City Council hereby declares its intention to order the formation of the Natoma Station Maintenance Assessment District No. 2025-1, pursuant to Article XIID of the California Constitution and the Landscaping and Lighting Act of 1972, and to levy and collect assessments to pay for the costs of services and improvements described in Section 6 of this Resolution.
- 2. Preliminary Engineer's Report:** A Preliminary Engineer's Report for the formation of the District has been made and filed with the City Clerk. The City Council has reviewed

and considered the Preliminary Engineer's Report and deems it sufficient. The City Council hereby approves the Preliminary Engineer's Report.

3. **Calling a special ballot proceeding:** Pursuant to California Constitution Articles XIIC and XIID, (hereafter referred to as the "Proposition 218"), an assessment ballot proceeding is hereby called on behalf of the District on the proposition of levying the assessments and the assessment range formula to allow for reasonable inflationary increases within the District.
4. The assessment ballot proceeding for the District on the proposition of authorizing the assessments and the assessment range formula to allow for reasonable inflationary increases, pursuant to Section 4, Sub-Section 4 (c and d) of Proposition 218 consists of a ballot and mailed notice, distributed to the property owners of record within the District as of the County's last equalized roll. Each property owner's vote is weighted by the amount of their proposed assessment and may return the ballot by mail or in person to the City Clerk not later than the conclusion of the Public Hearing on March 25, 2025. At the Public Hearing, pursuant to Section 4, Sub-Section 4 (e) of Proposition 218 the agency shall tabulate the ballots to determine if a majority protest exists. The ballots shall be weighted according to the proportional financial obligation of the affected property. A majority protest exists if, upon the conclusion of the Public Hearing, ballots submitted in opposition to the assessments exceed the ballots submitted in favor of the assessments.
5. **District Boundaries:** The boundary of the District is generally described as follows: within the City of Folsom, bound by Folsom Boulevard to the west from Blue Ravine Road to the El Dorado Freeway to the south, connecting to Iron Point Road, and west of Prairie City Road, described in more detail in the Preliminary Engineer's Report for Natoma Station Maintenance Assessment District No. 2025-1.
6. **Description of Improvements:** A detailed description of the improvements can be found in the Preliminary Engineer's Report. Generally, the improvements within the District may include, but are not limited to:
  - (1) 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;
  - (2) 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 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 the 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;

- (3) the maintenance, operation, and servicing of Public Art within the District. Costs include, but are 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.
7. **Proposed Assessment Amounts:** For Fiscal Year 2025/26, the proposed assessments are outlined in the Preliminary Engineer's Report, which details the annual assessments and formula.
8. **Public Hearing(s):** The City Council hereby declares its intention to conduct a Public Hearing concerning the formation of the District and the initial levy of assessments, as well as its intention to conduct Public Hearings annually, post District formation, concerning the continuing levy of assessments for the District in accordance with the Act.
9. **Notice:** The City shall give notice of the time and place of the Public Hearing to all property owners within the District by mail and cause the publication of this Resolution once in the local newspaper for two consecutive weeks not less than ten (10) days before the date of the Public Hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices. Property owners will be provided an assessment ballot to approve or protest the proposed assessment and the assessment range formula to allow for reasonable inflationary increases. Ballots must be received prior to the conclusion of the Public Hearing, at which they will be tabulated. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard.
10. **Notice of Public Hearing:** Notice is hereby given that a Public Hearing on these matters will be held by the City Council at 6:30 p.m. on March 25, 2025, or as soon thereafter as feasible at City Council Chambers, 50 Natoma Street, Folsom CA 95630.
11. The City Clerk is hereby authorized and directed to give notice of such hearing as provided by law.

**PASSED AND ADOPTED** this 28th day of January, 2025, by the following roll-call vote:

**AYES:** Councilmember(s):

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

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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

Attachment 2  
Preliminary Engineers Report

# CITY OF FOLSOM

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*Preliminary Engineer's Report For:*

**Natoma Station Maintenance Assessment  
District No 2025-1**

**January 2025**



[nbsgov.com](http://nbsgov.com)

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# 1. Introduction

## 1.1 District History

The City of Folsom ("City") desires to fund the operation, maintenance and servicing of certain landscaping, street lighting, 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 District currently has an assessment which was established in 1990 to provide a source of funding for the ongoing operation, maintenance, and servicing of landscaping, street lighting, 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 as there is no inflator.

As the existing assessment district does not provide sufficient revenue for the services and improvements, the City proposes to form a new assessment district that is intended to provide sufficient revenue 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 Article XIII D balloting proceeding. The proposed assessment district is the Natoma Station Maintenance Assessment District No. 2025-1 ("District"). If approved, the new District will replace the existing assessment district beginning in Fiscal Year 2025-26.

## 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.

### 1.3 Court Rulings

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction with respect to the procedures and requirements of Article XIII D for levying assessments. Several of the key concepts from these rulings are summarized below.

#### GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred on the identified parcels because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) ("*Golden Hills*") clarified this concept by stating, "*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits.*"

The Court of Appeal in *Beutz v. County of Riverside* (2010) ("*Beutz*") noted that the trial court took judicial notice of the Legislative Analyst's Office pamphlet titled "Understanding Proposition 218" which states an agency must "*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of 'general benefit.'* This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit."

The Court in *Beutz* furthered this idea stating, "*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits.*"

The Court of Appeal in *Silicon Valley Taxpayers' Association Incorporated v. Santa Clara County Open Space Authority* (2008) clarified that general benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the district or to the public at large. The court defined the "public at large" as comprising all members of the public, including those who live, work, and shop within the district, and not simply transient visitors.

The Court of Appeal again reiterated the need to separate, quantify and apportion costs to general benefits from the improvements in *Broad Beach Geologic Hazard Abatement District v 31506 Victoria Point LLC*

(2022), stating, *"The District cites no authority, and we are aware of none, suggesting that an agency's subjective intent determines the need to account for general benefits."*

### **BENEFIT-BASED NOT COST-BASED**

In *Town of Tiburon v. Bonander* (2009) ("*Tiburon*"), the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, *"Proportionate special benefit is the basis upon which a project's total assessable costs are apportioned among parcels within an assessment district."*

The assessment on a particular property cannot be based on the relative cost of the improvements to the property, but rather on the special benefit conferred on such property. The Court in *Tiburon* also stated, *"an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property."*

### **MEASURING AND APPORTIONING SPECIAL BENEFIT**

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, *"Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision."*

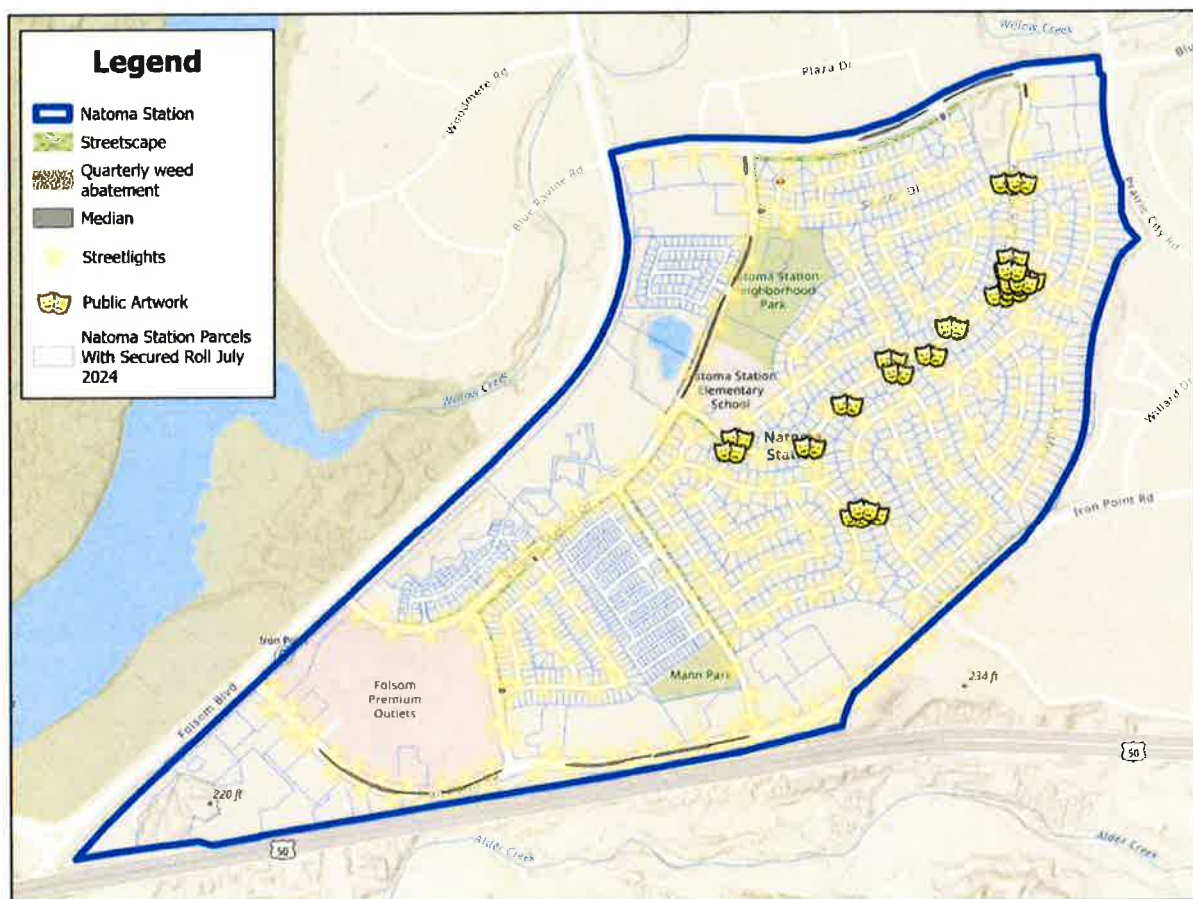
The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *"may be a legally justifiable approach to measuring and apportioning special benefits, [but] it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied."*

## 2. Improvements

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

- Landscaping
- Street Lighting
- 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

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. 16 irrigation controllers
8. 37 backflows
9. 27 corner pillars (between fences)
10. Redwoods on Black Diamond Drive
11. Open space/basin maintenance
12. Overall maintenance of sidewalks (pressure washing, crack filling, etc.)
13. Tree maintenance
14. Painting, replacing light poles
15. Replacing obsolete, inefficient, and aging infrastructure with new industry-standard equipment
16. 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, Public Art and Street Lighting | Improved Aesthetics and Improved Safety |

#### 3.1 Improved Aesthetics

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, the landscaping and public art are believed to create a more beautiful, aesthetically pleasing environment within the District, and they enhance the overall image and desirability of the properties within the District. 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.

Additionally, street lighting contributes to the aesthetic appeal of neighborhoods and support 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

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" (National Cooperative Highway Research Program Transportation Research Board of The National Academies, 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." (Review of the Safety Benefits and Other Effects of Roadway Lighting, National Cooperative Highway Research Program, Transportation Research Board of the National Academies, 2009).

Additionally, landscaping can improve safety in a community. Well-kept landscapes can help people see and avoid surprises and accidents. And proper drainage can help prevent drivers from losing control of their vehicles in the rain and keep pedestrians dry. 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, to discourage speeding. Generally, the discouraged speed is one of the contributing factors of decreases in crash rates or pedestrian accidents on streets." Therefore, the street lighting Improvements will confer safety benefits.

## 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 7.56%. The amount of general benefit that is provided from 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 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)<br>Value(s) | Average<br>Daily<br>Trip Rate | Rate Per                  | Estimated<br>Daily District<br>Vehicle Trips |
|----------------------------------------------------------|-------------------------------|---------------------------|----------------------------------------------|
| 210 – SFR Detached Housing                               | 9.43                          | Dwelling Unit             | 11,985.53                                    |
| 220 – MF Housing (Low Rise)                              | 6.74                          | Dwelling Unit             | 2,412.92                                     |
| 310 – Hotel                                              | 7.99                          | Rooms                     | 799.00                                       |
| 311 – All Suites Hotel                                   | 4.40                          | Rooms                     | 369.60                                       |
| 411 – Park                                               | 59.53                         | Employee                  | 476.24                                       |
| 411 – Park (Acres)                                       | 0.78                          | Acres                     | 7.10                                         |
| 445 – Movie Theater                                      | 28.00                         | 1,000 bldg. sq. ft. GFA   | 1,501.05                                     |
| 520 – Elementary School                                  | 2.27                          | Student                   | 1,041.93                                     |
| 560 – Church                                             | 7.60                          | 1,000 bldg. sq. ft. GFA   | 171.00                                       |
| 565 – Day Care                                           | 47.62                         | 1,000 bldg. sq. ft. GFA   | 974.21                                       |
| 710 – General Office Building                            | 10.84                         | 1,000 bldg. sq. ft. GFA   | 681.39                                       |
| 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   | 5,007.16                                     |
| 820 – Shopping Center (>150K)                            | 37.01                         | 1,000 bldg. sq. ft. GFA   | 10,626.72                                    |
| 822 – Strip Retail Plaza (<40k)                          | 54.45                         | 1,000 bldg. sq. ft. GFA   | 4,617.74                                     |
| 930 – Fast Casual Restaurant                             | 97.14                         | 1,000 bldg. sq. ft. GFA   | 1,404.84                                     |
| 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           | 77.50                                        |
|                                                          |                               |                           | <b>50,891.94</b>                             |

Therefore, the number of estimated daily trips generated by the District is 50,891.94. 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<br>Through District <sup>(1)</sup> |
|-----------------|------------------------|------------------------------------------------------------|
| Folsom Blvd.    | Arterial               | 57,600                                                     |
| Iron Point Rd.  | Arterial               | 50,400                                                     |
| Blue Ravine Rd. | Arterial               | 50,400                                                     |
| <b>Total:</b>   |                        | <b>158,400</b>                                             |

(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 107,508 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 <sup>(1)</sup>                | - | 50,891.94                                  | = | 107,508.06                           |

(1) Breakdown by street name in Table 1 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                                               |
| <b>Total:</b>   | <b>3.071</b>                      |                     | <b>0.063</b>                                        |

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 6,780 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 | 107,508.06                           | = | 6,780.46                           |

We now need to relate this total daily pass-through time to the total time the District properties spend in permanent proximity to the Improvements provided through the District:

**TABLE 6. TOTAL PASS-THROUGH PERCENTAGE**

| Time Class                                  | Hours         | Percentage     |
|---------------------------------------------|---------------|----------------|
| Total Pass-Through Time                     | 6,780         | 16.86%         |
| Total District Property Time <sup>(1)</sup> | 33,432        | 83.14%         |
| <b>Totals</b>                               | <b>40,212</b> | <b>100.00%</b> |

- (1) Equals the number of assessable properties within the District (1,393) multiplied by 24 (hours).

The percentage of time spent by pass-through vehicles driving through the District is 16.86%. 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. Therefore, a reduction factor of 50% is applied. Furthermore, vehicles passing through the District only receive limited benefit from the landscaping and street lighting Improvements along sections of Blue Ravine Road and Iron Point Road, and no benefit from the public art Improvements as the art is only found within the parks as well as some of the interior neighborhood entries. Therefore, an additional reduction factor of 33% is applied. To recognize these reduced pass-through benefits, the adjusted total pass-through percentage is calculated on the following page.

**TABLE 7. ADJUSTED TOTAL PASS-THROUGH PERCENTAGE**

| ITE Property Type                             | Estimated Daily Vehicle Trips |
|-----------------------------------------------|-------------------------------|
| Total Pass-Through Percentage                 | 16.86%                        |
| Reduction Factor for Length of Travel         | 50%                           |
| Reduction Factor for Reduced Special Benefit  | 66%                           |
| <b>Adjusted Total Pass-through Percentage</b> | <b>5.56%</b>                  |

The 5.56% 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 TRAFFIC**

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. According to the National Household Travel Surveys, 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. As such, the general benefit portion of the improved benefits resulting from the Improvements is estimated to be .50%, rounded up to 1.00%, from bicycle traffic.

#### **GENERAL BENEFIT: PEDESTRIAN TRAFFIC**

Additionally, 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 the bus stop for public transportation. As such the general benefit portion of the improved benefits resulting from the Improvements is estimated to be 1.00% from pass-through pedestrian 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 Traffic   | 5.56%             |
| General Benefit: Pedestrians            | 1.00%             |
| General Benefit: Bicycles               | 1.00%             |
| <b>Overall District General Benefit</b> | <b>7.56%</b>      |

The general benefit, which is the percentage of the total budget that must be funded through sources other than assessments, is 7.56%. The special benefit, which is the percentage of the total budget that may be funded by assessments, is 92.44%.

## 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 derived by 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 size, distance from street lighting, and land use. Given that the special benefits provided by the Improvements focus on livability, safety, and aesthetics, it was determined that lot acreage, distance to lighting, and land use are the most appropriate parcel factors. Each parcel's lot acreage, proximity to lighting, and land use classification have been used as the primary assessment variables for the calculation and assignment of parcel factors.

#### LOT FACTOR

The average lot size for all assessable parcels within the District is approximately 0.26 acres. Each assessable parcel's actual lot acreage was divided by the District's average lot acreage to determine a Lot Factor. However, an average single-family home is situated on approximately 0.25 acres with an average building square footage of approximately 1,953. Therefore, to ensure those residential parcels sitting on lots larger than 0.25 acres are not paying a disproportionate share based upon the larger lot size, a maximum lot acreage of 0.25 acres has been assigned to those residential parcels with lot sizes exceeding 0.25 acres.

$$\text{Parcel's Lot Acreage} / \text{District's Average Lot Acreage} = \text{Parcel's Lot Factor}$$

It should be noted that Sacramento County secured roll data does not provide accurate acreage information for the parcels within the Waterford Place community located at 240 Natoma Station Drive. However, according to the CC&Rs for the community, the community is recognized as one single community with one common area. As a result, the total lot acreage for the entire community was measured in GIS at 18.91 acres. In order to allocate the total lot acreage to all assessable parcels within the Waterford Place community, each parcels individual building square footage was divided by the total building square footage of all parcels within the Waterford Place community in order to arrive at a percentage weighting to apply against the total lot acreage footprint.

Additionally, Sacramento County secured roll data does not provide accurate acreage information for the parcels within the Folsom Professional Center located at 193 Blue Ravine Road. However, the 26 parcels within the Folsom Professional Center are all contained within the same lot acreage footprint, measured by GIS as approximately 5.88 acres. Therefore, in order to allocate the total lot acreage to all assessable parcels within the Folsom Professional Center, each parcels individual building square footage was divided by the

total building square footage of all parcels within the Folsom Professional Center in order to arrive at a percentage weighting to apply against the total lot acreage footprint.

## 5.2 Lighting Factor

The street lights to be funded by the assessment are located throughout the District, along both the major and arterial streets as well as some of the interior streets and residential subdivisions. From every direction traversing the District, there is street lighting, offering a greater level of aesthetic and safety benefits. Therefore, all land use classifications are assigned a Lighting Factor of 1.0 to recognize the aesthetic and safety benefits received from the Street Lighting Improvements.

Additionally, as mentioned above, certain local streets contain interior street lighting, in some cases fronting the parcels, contributing to the enhanced character and safety of the surrounding area. It is recognized that standard street lights typically have a designed light distribution pattern that aims to provide adequate illumination along the roadway or surrounding area. Therefore, parcels in closer proximity to a street light will receive greater benefit from the street light Improvements. Additionally, of the approximately 296 street lights in the District, 112 are considered interior street lights, approximately 38%. As a result, those parcels in closer proximity to interior street lighting were assigned an additional 0.38 Lighting Factor to recognize the aesthetic and safety benefits received from the Street Lighting Improvements.

## 5.3 Land Use Classifications

In addition to lot size and distance from the street lighting Improvements, a parcel's land use will also affect the special benefits received. Following the calculation of each parcel's characteristic factors above, Land Use Benefit Points were assigned. These 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.

- **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.
- **Park/Recreational Property** consists of certain park parcels and trails, Oak Villa Pond and Natoma Station Pond which are not being maintained by the District nor included as part of the District Improvements.
- **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 1,447 parcels in the District. Of those parcels, 1,393 parcels have been identified as assessable parcels. Those 54 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**

| Land Use Classification | Landscaping, Street Lighting, and Public Art |        |                               |
|-------------------------|----------------------------------------------|--------|-------------------------------|
|                         | Aesthetic                                    | Safety | Total Land Use Benefit Points |
| Residential             | 1.0                                          | 1.0    | 2.0                           |
| Non-Residential         | 1.0                                          | 1.0    | 2.0                           |
| School                  | 0.50                                         | 0.50   | 1.0                           |
| Park/Recreational       | 0.25                                         | 0.25   | 0.50                          |
| Undeveloped/Utility     | 0.25                                         | 0.25   | 0.50                          |

**Aesthetic:** The Aesthetic 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 environment within the District, and they enhance the overall image and desirability of the properties within the District. Accordingly, each assessable land use classification will be assigned 1.0 Aesthetic Benefit Point. However, School land use classifications are assigned 0.50 Aesthetic Benefits and Park/Recreational and Undeveloped/Utility land use classifications are assigned 0.25 Aesthetic Benefits because these property types do not receive the same level of special benefits associated with Aesthetic as do other properties.

**Safety:** The Safety Benefits conferred by the Improvements are universal benefits for all land use classifications within the District. Safety can be thought of as a universal need. As noted in Section 3.3 the Improvements will provide a measure of safety for pedestrian and vehicular traffic within the District. Accordingly, each assessable land use classification will be assigned 1.0 Safety Benefit Point. However, School land use classifications are assigned 0.50 Aesthetic Benefits and Park/Recreational and Undeveloped/Utility land use classifications are assigned 0.50 and 0.25 Safety Benefits because these

property types do not receive the same level of special benefits associated with Safety as do other properties.

#### 5.4 Total Benefit Points

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

$$\left( \text{Lot Factor} + \text{Lighting Factor} \right) \times \text{Total Land Use Benefit Points} = \text{Special Benefit Points}$$

The Total Special Benefit Points are computed for each parcel in the District and summed. The Total District Special Benefit Points are 5,535.36. 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 2025/26:

**TABLE 10. FISCAL YEAR 2025/26 ESTIMATED BUDGET**

| Description                              | Amount              |
|------------------------------------------|---------------------|
| <b>GENERAL MAINTENANCE COSTS</b>         |                     |
| Scheduled                                | \$105,000.00        |
| Unscheduled                              | 14,100.00           |
| Streetlights                             | 27,000.00           |
| Irrigation                               | 7,150.00            |
| <b>SERVICE COSTS</b>                     |                     |
| Electrical                               | \$22,300.00         |
| Water                                    | 49,500.00           |
| <b>CURRENT YEAR IMPROVEMENT PROJECTS</b> |                     |
| Ladder Fuel Removal                      | \$6,200.00          |
| <b>INSTALLMENT COSTS</b>                 |                     |
| Short-Term Installment Plan              | \$55,200.00         |
| Long-Term Installment Plan               | 70,000.00           |
| <b>OTHER</b>                             |                     |
| Reserves                                 | \$15,000.00         |
| Contingency                              | 5,000.00            |
| <b>Subtotal</b>                          | <b>\$376,450.00</b> |
| <b>INCIDENTAL COSTS</b>                  |                     |
| Professional Services (ER & IP)          | \$1,000.00          |
| Contract Services (all other)            | 50,000.00           |
| Staff                                    | 27,497.31           |
| Overhead                                 | 6,250.00            |
| County Auditor Fee                       | 807.04              |
| <b>Subtotal</b>                          | <b>\$85,556.35</b>  |
| <b>Total Cost of Improvements</b>        | <b>\$462,006.35</b> |

### 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                       | \$376,450.00        |
| Less General Benefit Portion (7.56%)             | (28,475.91)         |
| Plus District Administrative Costs               | \$85,556.35         |
| Less Rounding <sup>(1)</sup>                     | (1.53)              |
| <b>Total Amount to Be Assessed in FY 2025/26</b> | <b>\$433,528.91</b> |

(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 7.56% in future years.

## 6.2 FY 2025/26 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.

$$\begin{array}{rcl}
 \text{Total Improvement} & / & \text{Total Special} \\
 \text{Costs to be Assessed} & & \text{Benefit Points} \\
 \\ 
 \$433,530.44 & & 5,535.36 \\
 \\ 
 & = & \text{Maximum Assessment Rate} \\
 & & \text{per Special Benefit Point} \\
 & & \textbf{\$78.32}
 \end{array}$$

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 3% annually, beginning July 1, 2026.

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. 2025-1 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*

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

1/20/2025



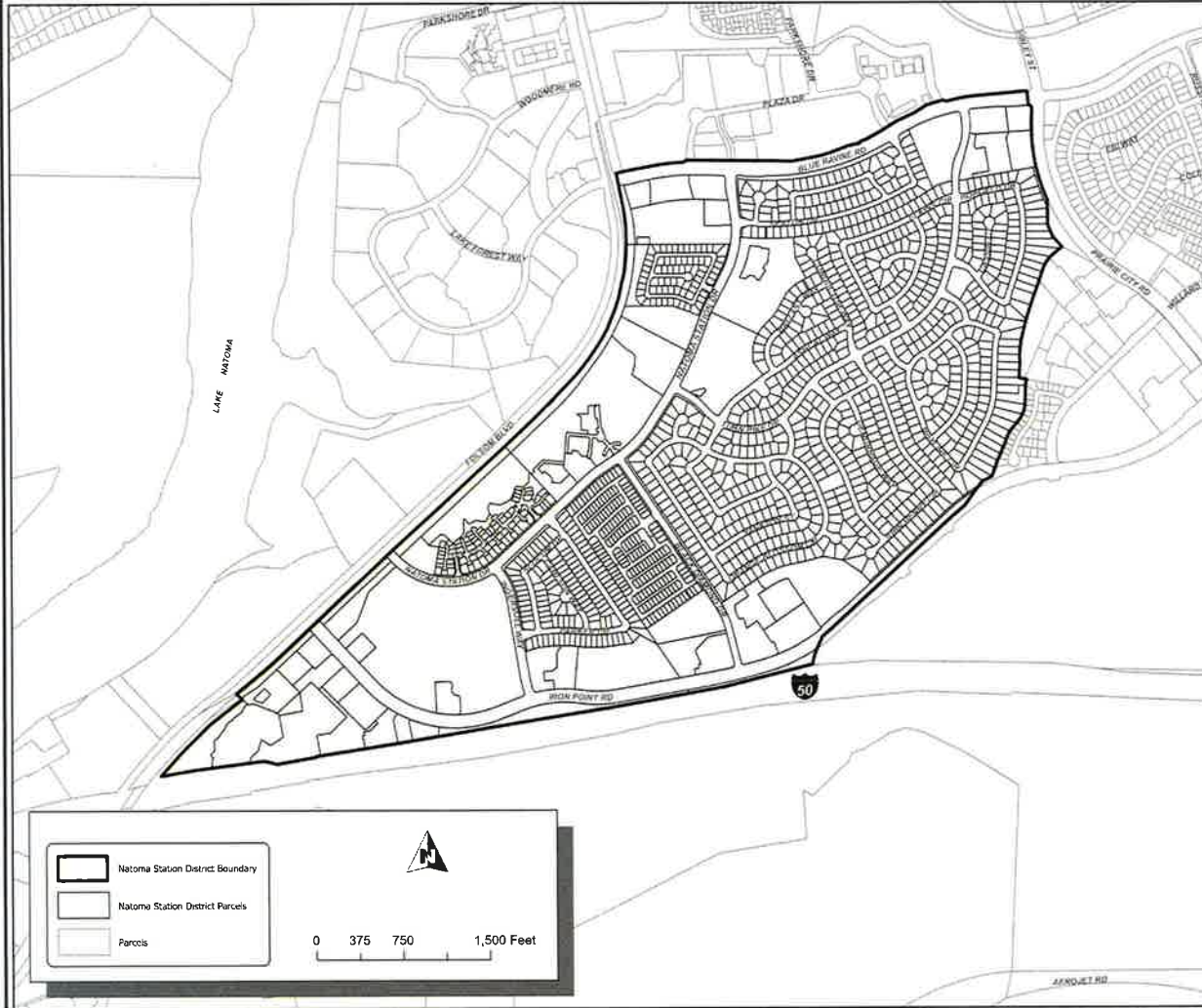
## 8. Assessment Diagram

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The following pages contain the assessment diagram for the District.

**ASSESSMENT DIAGRAM  
CITY OF FOLSOM  
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1**

**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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

SUPERINTENDENT OF STREETS  
CITY OF FOLSOM  
COUNTY OF SACRAMENTO

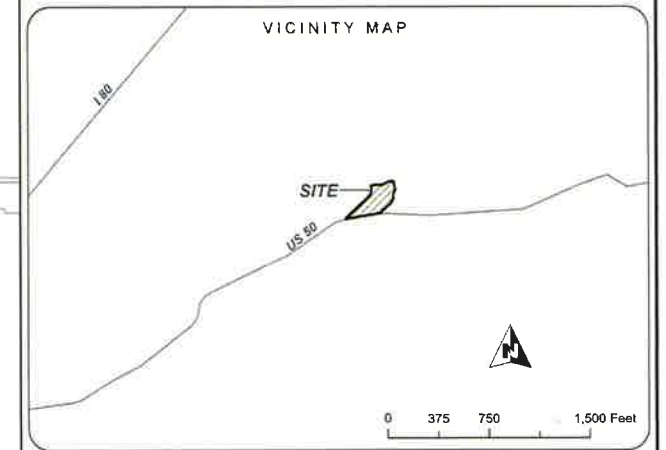
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF FOLSOM ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_. THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT 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



**ASSESSMENT DIAGRAM  
CITY OF FOLSOM  
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1**

CITY OF FOLSOM  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA

Sheet 2 of 4



**ASSESSMENT DIAGRAM  
CITY OF FOLSOM**

**NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1**

CITY OF FOLSOM  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA

Sheet 3 of 4



CITY OF FOLSOM  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA

Page 4

## 9. Assessment Roll

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The following pages contain the proposed 2025/26 assessment roll for the District.

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address          | Land Use Classificatio | Land Use            | Land Use      | Total LU         | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year       |
|-------------|-----------------------------|-----------------------|------------------------|---------------------|---------------|------------------|---------------|--------------------|--------------------------------|-------------------|
|             |                             |                       |                        | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Point |               |                    |                                | 2025/26<br>Rates* |
| 1           | 072-0840-011-0000           | IRON POINT RD         | No Benefit             | -                   | -             | -                | -             | -                  | -                              | -                 |
| 2           | 072-0840-012-0000           | IRON POINT RD         | No Benefit             | -                   | -             | -                | -             | -                  | -                              | -                 |
| 3           | 072-0840-017-0000           | 191 IRON POINT RD     | Non-Residential        | 1.00                | 1.00          | 2.00             | 4.46          | 1.38               | 11.69                          | \$915.19          |
| 4           | 072-0840-020-0000           | FOLSOM BLVD           | No Benefit             | -                   | -             | -                | -             | -                  | -                              | -                 |
| 5           | 072-0840-021-0000           | 150 IRON POINT RD     | Undeveloped/Utility    | 0.25                | 0.25          | 0.50             | 3.32          | 1.38               | 2.35                           | 184.14            |
| 6           | 072-0840-023-0000           | FOLSOM BLVD           | Undeveloped/Utility    | 0.25                | 0.25          | 0.50             | 3.06          | 1.38               | 2.22                           | 173.68            |
| 7           | 072-0840-026-0000           | FOLSOM BLVD           | No Benefit             | -                   | -             | -                | -             | -                  | -                              | -                 |
| 8           | 072-0840-027-0000           | FOLSOM BLVD           | Undeveloped/Utility    | 0.25                | 0.25          | 0.50             | 8.43          | 1.38               | 4.90                           | 384.13            |
| 9           | 072-0840-038-0000           | NATOMA STATION DR     | Park/Recreational      | 0.25                | 0.25          | 0.50             | 21.21         | 1.38               | 11.29                          | 884.50            |
| 10          | 072-0840-044-0000           | 150 NATOMA STATION DR | Non-Residential        | 1.00                | 1.00          | 2.00             | 5.76          | 1.38               | 14.28                          | 1,118.32          |
| 11          | 072-0840-045-0000           | 170 IRON POINT RD     | Non-Residential        | 1.00                | 1.00          | 2.00             | 2.97          | 1.38               | 8.69                           | 680.98            |
| 12          | 072-0840-047-0000           | 400 IRON POINT RD     | Non-Residential        | 1.00                | 1.00          | 2.00             | 4.92          | 1.38               | 12.60                          | 986.88            |
| 13          | 072-0840-049-0000           | 950 IRON POINT RD     | Non-Residential        | 1.00                | 1.00          | 2.00             | 26.62         | 1.38               | 56.01                          | 4,386.40          |
| 14          | 072-0840-053-0000           | 160 BLACK DIAMOND DR  | Park/Recreational      | 0.25                | 0.25          | 0.50             | 15.26         | 1.38               | 8.32                           | 651.50            |
| 15          | 072-0840-054-0000           | 800 IRON POINT RD     | Non-Residential        | 1.00                | 1.00          | 2.00             | 7.25          | 1.38               | 17.25                          | 1,351.33          |
| 16          | 072-0840-055-0000           | 850 IRON POINT RD     | Non-Residential        | 1.00                | 1.00          | 2.00             | 6.06          | 1.38               | 14.89                          | 1,166.12          |
| 17          | 072-0840-056-0000           | 156 IRON POINT RD     | Undeveloped/Utility    | 0.25                | 0.25          | 0.50             | 7.36          | 1.38               | 4.37                           | 342.31            |
| 18          | 072-0840-057-0000           | 13000 FOLSOM BLVD     | Non-Residential        | 1.00                | 1.00          | 2.00             | 124.08        | 1.38               | 250.91                         | 19,651.37         |
| 19          | 072-0840-058-0000           | 1050 IRON POINT RD    | Non-Residential        | 1.00                | 1.00          | 2.00             | 6.94          | 1.38               | 16.64                          | 1,303.53          |
| 20          | 072-0840-059-0000           | 1024 IRON POINT RD    | Non-Residential        | 1.00                | 1.00          | 2.00             | 8.43          | 1.38               | 19.62                          | 1,536.54          |
| 21          | 072-0850-007-0000           | 500 TURN PIKE DR      | School                 | 0.50                | 0.50          | 1.00             | 31.54         | 1.38               | 32.92                          | 2,578.56          |
| 22          | 072-0850-008-0000           | TURN PIKE DR          | School                 | 0.50                | 0.50          | 1.00             | 0.49          | 1.38               | 1.87                           | 146.32            |
| 23          | 072-0850-012-0000           | FOLSOM BLVD           | Undeveloped/Utility    | 0.25                | 0.25          | 0.50             | 0.94          | 1.38               | 1.16                           | 90.78             |
| 24          | 072-0850-013-0000           | 1300 PRAIRIE CITY RD  | Non-Residential        | 1.00                | 1.00          | 2.00             | 3.81          | 1.38               | 10.39                          | 813.62            |
| 25          | 072-0850-016-0000           | FOLSOM BLVD           | Undeveloped/Utility    | 0.25                | 0.25          | 0.50             | 12.05         | 1.38               | 6.72                           | 526.03            |
| 26          | 072-0850-017-0000           | FOLSOM BLVD           | No Benefit             | -                   | -             | -                | -             | -                  | -                              | -                 |
| 27          | 072-0850-019-0000           | 231 BLUE RAVINE RD    | Non-Residential        | 1.00                | 1.00          | 2.00             | 6.10          | 1.38               | 14.97                          | 1,172.09          |
| 28          | 072-0850-020-0000           | 271 TURN PIKE DR      | Non-Residential        | 1.00                | 1.00          | 2.00             | 7.86          | 1.38               | 18.47                          | 1,446.92          |
| 29          | 072-0850-021-0000           | 1350 PRAIRIE CITY RD  | Non-Residential        | 1.00                | 1.00          | 2.00             | 5.72          | 1.38               | 14.20                          | 1,112.35          |
| 30          | 072-0850-022-0000           | 251 TURN PIKE DR      | Non-Residential        | 1.00                | 1.00          | 2.00             | 5.38          | 1.38               | 13.52                          | 1,058.57          |
| 31          | 072-0850-023-0000           | 191 BLUE RAVINE RD    | Non-Residential        | 1.00                | 1.00          | 2.00             | 4.46          | 1.00               | 10.93                          | 855.66            |
| 32          | 072-0850-027-0000           | 195 BLUE RAVINE RD    | Non-Residential        | 1.00                | 1.00          | 2.00             | 6.26          | 1.00               | 14.51                          | 1,136.47          |
| 33          | 072-0850-028-0000           | 199 BLUE RAVINE RD    | Non-Residential        | 1.00                | 1.00          | 2.00             | 5.72          | 1.00               | 13.44                          | 1,052.82          |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt | Assessor's Parcel |                        |                        | Land Use         | Land Use      | Total LU      |            |                 |                             | Fiscal Year    |
|-------|-------------------|------------------------|------------------------|------------------|---------------|---------------|------------|-----------------|-----------------------------|----------------|
| ID    | Number            | Site Address           | Land Use Classificatio | (LU) - Aesthetic | (LU) - Safety | Benefit Point | Lot Factor | Lighting Factor | Total Special Benefit Point | 2025/26 Rates* |
| 34    | 072-0850-029-0000 | 405 NATOMA STATION DR  | Non-Residential        | 1.00             | 1.00          | 2.00          | 3.22       | 1.38            | 9.20                        | 720.42         |
| 35    | 072-0850-030-0000 | 265 NATOMA STATION DR  | Park/Recreational      | 0.25             | 0.25          | 0.50          | 34.90      | 1.38            | 18.14                       | 1,420.72       |
| 36    | 072-0850-032-0000 | 420 NATOMA STATION DR  | Non-Residential        | 1.00             | 1.00          | 2.00          | 5.11       | 1.38            | 12.98                       | 1,016.75       |
| 37    | 072-0850-033-0000 | 416 NATOMA STATION DR  | Undeveloped/Utility    | 0.25             | 0.25          | 0.50          | 0.66       | 1.38            | 1.02                        | 79.88          |
| 38    | 072-0850-035-0001 | 193 BLUE RAVINE RD 100 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.87       | 1.00            | 3.75                        | 293.45         |
| 39    | 072-0850-035-0002 | 193 BLUE RAVINE RD 110 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.89       | 1.00            | 3.78                        | 296.08         |
| 40    | 072-0850-035-0003 | 193 BLUE RAVINE RD 120 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.96       | 1.00            | 3.92                        | 307.26         |
| 41    | 072-0850-035-0004 | 193 BLUE RAVINE RD 130 | Non-Residential        | 1.00             | 1.00          | 2.00          | 1.14       | 1.00            | 4.28                        | 335.37         |
| 42    | 072-0850-035-0005 | 193 BLUE RAVINE RD 135 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.61       | 1.00            | 3.22                        | 251.82         |
| 43    | 072-0850-035-0006 | 193 BLUE RAVINE RD 140 | Non-Residential        | 1.00             | 1.00          | 2.00          | 1.06       | 1.00            | 4.12                        | 322.79         |
| 44    | 072-0850-035-0008 | 193 BLUE RAVINE RD 155 | Non-Residential        | 1.00             | 1.00          | 2.00          | 1.18       | 1.00            | 4.37                        | 341.91         |
| 45    | 072-0850-035-0009 | 193 BLUE RAVINE RD 160 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.61       | 1.00            | 3.22                        | 252.04         |
| 46    | 072-0850-035-0010 | 193 BLUE RAVINE RD 165 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.91       | 1.00            | 3.81                        | 298.48         |
| 47    | 072-0850-035-0011 | 193 BLUE RAVINE RD 170 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.88       | 1.00            | 3.75                        | 293.96         |
| 48    | 072-0850-035-0012 | 193 BLUE RAVINE RD 190 | Non-Residential        | 1.00             | 1.00          | 2.00          | 1.21       | 1.00            | 4.43                        | 346.60         |
| 49    | 072-0850-035-0013 | 193 BLUE RAVINE RD 200 | Non-Residential        | 1.00             | 1.00          | 2.00          | 1.28       | 1.00            | 4.56                        | 357.28         |
| 50    | 072-0850-035-0014 | 193 BLUE RAVINE RD 210 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.62       | 1.00            | 3.23                        | 253.21         |
| 51    | 072-0850-035-0015 | 193 BLUE RAVINE RD 220 | Non-Residential        | 1.00             | 1.00          | 2.00          | 1.25       | 1.00            | 4.50                        | 352.75         |
| 52    | 072-0850-035-0016 | 193 BLUE RAVINE RD 230 | Non-Residential        | 1.00             | 1.00          | 2.00          | 1.49       | 1.00            | 4.98                        | 390.08         |
| 53    | 072-0850-035-0017 | 193 BLUE RAVINE RD 240 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.55       | 1.00            | 3.09                        | 242.09         |
| 54    | 072-0850-035-0018 | 193 BLUE RAVINE RD 245 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.54       | 1.00            | 3.09                        | 241.70         |
| 55    | 072-0850-035-0019 | 193 BLUE RAVINE RD 250 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.91       | 1.00            | 3.82                        | 299.49         |
| 56    | 072-0850-035-0020 | 193 BLUE RAVINE RD 255 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.62       | 1.00            | 3.24                        | 253.94         |
| 57    | 072-0850-035-0021 | 193 BLUE RAVINE RD 260 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.52       | 1.00            | 3.05                        | 238.57         |
| 58    | 072-0850-035-0022 | 193 BLUE RAVINE RD 265 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.98       | 1.00            | 3.96                        | 309.88         |
| 59    | 072-0850-035-0023 | 193 BLUE RAVINE RD 270 | Non-Residential        | 1.00             | 1.00          | 2.00          | 1.48       | 1.00            | 4.95                        | 388.07         |
| 60    | 072-0850-035-0024 | 193 BLUE RAVINE RD 280 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.55       | 1.00            | 3.10                        | 242.71         |
| 61    | 072-0850-035-0025 | 193 BLUE RAVINE RD 290 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.74       | 1.00            | 3.48                        | 272.89         |
| 62    | 072-0850-035-0026 | 193 BLUE RAVINE RD     | No Benefit             | -                | -             | -             | -          | -               | -                           | -              |
| 63    | 072-0850-035-0027 | 193 BLUE RAVINE RD 180 | Non-Residential        | 1.00             | 1.00          | 2.00          | 0.57       | 1.00            | 3.15                        | 246.62         |
| 64    | 072-0850-037-0000 | NATOMA STATION DR      | No Benefit             | -                | -             | -             | -          | -               | -                           | -              |
| 65    | 072-0860-001-0000 | 108 ASHCAT WAY         | Residential            | 1.00             | 1.00          | 2.00          | 0.80       | 1.00            | 3.60                        | 282.11         |
| 66    | 072-0860-002-0000 | 106 ASHCAT WAY         | Residential            | 1.00             | 1.00          | 2.00          | 0.76       | 1.00            | 3.53                        | 276.13         |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address           | Land Use Classification | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|------------------------|-------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                        |                         | Aesthetic          | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 67          | 072-0860-003-0000           | 104 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 68          | 072-0860-004-0000           | 102 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 69          | 072-0860-005-0000           | 100 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 70          | 072-0860-006-0000           | 98 ASHCAT WAY          | Residential             | 1.00               | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 71          | 072-0860-007-0000           | 432 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 72          | 072-0860-008-0000           | 430 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 73          | 072-0860-009-0000           | 428 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.60                           | 282.11                           |
| 74          | 072-0860-010-0000           | 426 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 75          | 072-0860-011-0000           | 424 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.68          | 1.00               | 3.36                           | 262.99                           |
| 76          | 072-0860-012-0000           | 100 BOXCAR WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 77          | 072-0860-013-0000           | 427 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.31                           | 259.40                           |
| 78          | 072-0860-014-0000           | 429 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.67          | 1.00               | 3.34                           | 261.79                           |
| 79          | 072-0860-015-0000           | 431 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.68          | 1.00               | 3.36                           | 262.99                           |
| 80          | 072-0860-016-0000           | 433 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.39                           | 265.38                           |
| 81          | 072-0860-017-0000           | 435 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 82          | 072-0860-018-0000           | 144 FANTAGES WAY       | Residential             | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 83          | 072-0860-019-0000           | 142 FANTAGES WAY       | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 84          | 072-0860-020-0000           | 140 FANTAGES WAY       | Residential             | 1.00               | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 85          | 072-0860-021-0000           | 113 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.84          | 1.00               | 3.67                           | 287.48                           |
| 86          | 072-0860-022-0000           | 130 FANTAGES WAY       | Residential             | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 87          | 072-0860-023-0000           | 128 FANTAGES WAY       | Residential             | 1.00               | 1.00          | 2.00              | 0.84          | 1.00               | 3.67                           | 287.48                           |
| 88          | 072-0860-024-0000           | 131 FANTAGES WAY       | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 89          | 072-0860-025-0000           | 133 FANTAGES WAY       | Residential             | 1.00               | 1.00          | 2.00              | 0.88          | 1.00               | 3.75                           | 294.05                           |
| 90          | 072-0860-026-0000           | 135 FANTAGES WAY       | Residential             | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 91          | 072-0860-027-0000           | 117 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.91          | 1.00               | 3.82                           | 299.43                           |
| 92          | 072-0860-028-0000           | 119 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.60                           | 282.11                           |
| 93          | 072-0860-029-0000           | 121 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 94          | 072-0860-030-0000           | 125 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 95          | 072-0860-031-0000           | 129 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 96          | 072-0860-032-0000           | 133 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 97          | 072-0860-033-0000           | 137 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 98          | 072-0860-034-0000           | 141 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 99          | 072-0860-035-0000           | 145 ORANGE BLOSSOM CIR | Residential             | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23                           |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address           | Land Use Classificatio | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year       |
|-------------|-----------------------------|------------------------|------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|-------------------|
|             |                             |                        |                        | Aesthetic          | (LU) - Safety | Benefit<br>Points |               |                    |                                | 2025/26<br>Rates* |
| 100         | 072-0860-036-0000           | 144 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 101         | 072-0860-037-0000           | 142 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18            |
| 102         | 072-0860-038-0000           | 140 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18            |
| 103         | 072-0860-039-0000           | 138 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18            |
| 104         | 072-0860-040-0000           | 136 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13            |
| 105         | 072-0860-041-0000           | 134 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 106         | 072-0860-042-0000           | 132 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 107         | 072-0860-043-0000           | 130 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 108         | 072-0860-044-0000           | 128 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18            |
| 109         | 072-0860-045-0000           | 126 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 110         | 072-0860-046-0000           | 101 CASELLA CT         | Residential            | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.60                           | 282.11            |
| 111         | 072-0860-047-0000           | 103 CASELLA CT         | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18            |
| 112         | 072-0860-048-0000           | 105 CASELLA CT         | Residential            | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.60                           | 282.11            |
| 113         | 072-0860-049-0000           | 106 CASELLA CT         | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 114         | 072-0860-050-0000           | 104 CASELLA CT         | Residential            | 1.00               | 1.00          | 2.00              | 0.84          | 1.00               | 3.67                           | 287.48            |
| 115         | 072-0860-051-0000           | 102 CASELLA CT         | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 116         | 072-0860-052-0000           | 122 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 117         | 072-0860-053-0000           | 120 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 118         | 072-0860-054-0000           | 139 FANTAGES WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18            |
| 119         | 072-0860-055-0000           | 141 FANTAGES WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 120         | 072-0860-056-0000           | 143 FANTAGES WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.84          | 1.00               | 3.67                           | 287.48            |
| 121         | 072-0860-057-0000           | NATOMA STATION DR      | No Benefit             | -                  | -             | -                 | -             | -                  | -                              | -                 |
| 122         | 072-0870-001-0000           | BLACK DIAMOND DR       | No Benefit             | -                  | -             | -                 | -             | -                  | -                              | -                 |
| 123         | 072-0870-002-0000           | 170 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |
| 124         | 072-0870-003-0000           | 168 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |
| 125         | 072-0870-004-0000           | 166 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |
| 126         | 072-0870-005-0000           | 164 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |
| 127         | 072-0870-006-0000           | 162 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |
| 128         | 072-0870-007-0000           | 160 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.87          | 1.00               | 3.73                           | 292.26            |
| 129         | 072-0870-008-0000           | 158 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |
| 130         | 072-0870-009-0000           | 156 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |
| 131         | 072-0870-010-0000           | 154 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |
| 132         | 072-0870-011-0000           | 152 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address           | Land Use Classification | Land Use (LU) - | Land Use      | Total LU       | Lot Factor | Lighting Factor | Total Special Benefit Point | Fiscal Year    |
|----------|--------------------------|------------------------|-------------------------|-----------------|---------------|----------------|------------|-----------------|-----------------------------|----------------|
|          |                          |                        |                         | Aesthetic       | (LU) - Safety | Benefit Points |            |                 |                             | 2025/26 Rates* |
| 133      | 072-0870-012-0000        | 150 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.66       | 1.00            | 3.33                        | 260.60         |
| 134      | 072-0870-013-0000        | 148 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.64       | 1.00            | 3.29                        | 257.61         |
| 135      | 072-0870-014-0000        | 146 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.64       | 1.00            | 3.29                        | 257.61         |
| 136      | 072-0870-015-0000        | 149 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.22                        | 252.23         |
| 137      | 072-0870-016-0000        | 151 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.22                        | 252.23         |
| 138      | 072-0870-017-0000        | 153 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.21                        | 251.64         |
| 139      | 072-0870-018-0000        | 155 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.21                        | 251.64         |
| 140      | 072-0870-019-0000        | 157 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.21                        | 251.64         |
| 141      | 072-0870-020-0000        | 159 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.21                        | 251.64         |
| 142      | 072-0870-021-0000        | 161 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.21                        | 251.64         |
| 143      | 072-0870-022-0000        | 163 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.21                        | 251.64         |
| 144      | 072-0870-023-0000        | 140 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.64       | 1.00            | 3.27                        | 256.41         |
| 145      | 072-0870-024-0000        | 138 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.58       | 1.00            | 3.15                        | 246.86         |
| 146      | 072-0870-025-0000        | 136 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.58       | 1.00            | 3.17                        | 248.05         |
| 147      | 072-0870-026-0000        | 134 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.58       | 1.00            | 3.15                        | 246.86         |
| 148      | 072-0870-027-0000        | 132 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.57       | 1.00            | 3.14                        | 245.66         |
| 149      | 072-0870-028-0000        | 130 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.59       | 1.00            | 3.18                        | 249.25         |
| 150      | 072-0870-029-0000        | 128 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.56       | 1.00            | 3.12                        | 244.47         |
| 151      | 072-0870-030-0000        | 125 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.62       | 1.00            | 3.24                        | 253.43         |
| 152      | 072-0870-031-0000        | 127 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.62       | 1.00            | 3.24                        | 253.43         |
| 153      | 072-0870-032-0000        | 129 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.63       | 1.00            | 3.26                        | 255.22         |
| 154      | 072-0870-033-0000        | 131 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.62       | 1.00            | 3.24                        | 253.43         |
| 155      | 072-0870-034-0000        | 133 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.62       | 1.00            | 3.24                        | 253.43         |
| 156      | 072-0870-035-0000        | 135 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.21                        | 251.64         |
| 157      | 072-0870-036-0000        | 137 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.73       | 1.00            | 3.46                        | 271.35         |
| 158      | 072-0870-037-0000        | 171 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.74       | 1.00            | 3.48                        | 272.55         |
| 159      | 072-0870-038-0000        | 175 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.61       | 1.00            | 3.21                        | 251.64         |
| 160      | 072-0870-039-0000        | 179 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.60       | 1.00            | 3.21                        | 251.04         |
| 161      | 072-0870-040-0000        | 183 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.62       | 1.00            | 3.24                        | 254.03         |
| 162      | 072-0870-041-0000        | 187 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.64       | 1.00            | 3.27                        | 256.41         |
| 163      | 072-0870-042-0000        | 189 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.64       | 1.00            | 3.27                        | 256.41         |
| 164      | 072-0870-043-0000        | 191 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.63       | 1.00            | 3.26                        | 255.22         |
| 165      | 072-0870-044-0000        | 109 FANTAGES WAY       | Residential             | 1.00            | 1.00          | 2.00           | 0.64       | 1.00            | 3.29                        | 257.61         |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address           | Land Use Classification | Land Use            | Land Use      | Total LU         | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|------------------------|-------------------------|---------------------|---------------|------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                        |                         | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Point |               |                    |                                |                                  |
| 166         | 072-0870-045-0000           | 111 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 167         | 072-0870-046-0000           | 113 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 168         | 072-0870-047-0000           | 115 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 169         | 072-0870-048-0000           | 117 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 170         | 072-0870-049-0000           | 119 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 171         | 072-0870-050-0000           | 121 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 172         | 072-0870-051-0000           | 123 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.61          | 1.00               | 3.21                           | 251.64                           |
| 173         | 072-0870-052-0000           | 125 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 174         | 072-0870-053-0000           | 127 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 175         | 072-0870-054-0000           | 129 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 176         | 072-0870-055-0000           | 126 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 177         | 072-0870-056-0000           | 124 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 178         | 072-0870-057-0000           | 122 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 179         | 072-0870-058-0000           | 120 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 180         | 072-0870-059-0000           | 118 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 181         | 072-0870-060-0000           | 116 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 182         | 072-0870-061-0000           | 114 FANTAGES WAY       | Residential             | 1.00                | 1.00          | 2.00             | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 183         | 072-0870-062-0000           | 104 VONNIE CT          | Residential             | 1.00                | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 184         | 072-0870-063-0000           | 102 VONNIE CT          | Residential             | 1.00                | 1.00          | 2.00             | 0.88          | 1.00               | 3.75                           | 294.05                           |
| 185         | 072-0880-002-0000           | 206 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.82          | 1.00               | 3.63                           | 284.50                           |
| 186         | 072-0880-003-0000           | 172 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.70          | 1.00               | 3.40                           | 265.97                           |
| 187         | 072-0880-004-0000           | 174 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 188         | 072-0880-005-0000           | 176 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.93          | 1.00               | 3.86                           | 302.42                           |
| 189         | 072-0880-006-0000           | 178 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.62          | 1.00               | 3.24                           | 254.03                           |
| 190         | 072-0880-007-0000           | 180 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.63          | 1.00               | 3.27                           | 255.82                           |
| 191         | 072-0880-008-0000           | 182 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.65          | 1.00               | 3.30                           | 258.21                           |
| 192         | 072-0880-009-0000           | 184 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.67          | 1.00               | 3.33                           | 261.19                           |
| 193         | 072-0880-010-0000           | 186 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.66          | 1.00               | 3.33                           | 260.60                           |
| 194         | 072-0880-011-0000           | 188 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.68          | 1.00               | 3.37                           | 263.58                           |
| 195         | 072-0880-012-0000           | 190 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 196         | 072-0880-013-0000           | 192 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.68          | 1.00               | 3.36                           | 262.99                           |
| 197         | 072-0880-014-0000           | 194 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.70          | 1.00               | 3.40                           | 265.97                           |
| 198         | 072-0880-015-0000           | 196 ORANGE BLOSSOM CIR | Residential             | 1.00                | 1.00          | 2.00             | 0.68          | 1.00               | 3.35                           | 262.39                           |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address           | Land Use Classification | Land Use (LU) - | Land Use      | Total LU       | Lot Factor | Lighting Factor | Total Special Benefit Point | Fiscal Year    |
|----------|--------------------------|------------------------|-------------------------|-----------------|---------------|----------------|------------|-----------------|-----------------------------|----------------|
|          |                          |                        |                         | Aesthetic       | (LU) - Safety | Benefit Points |            |                 |                             | 2025/26 Rates* |
| 199      | 072-0880-016-0000        | 198 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.74       | 1.00            | 3.49                        | 273.14         |
| 200      | 072-0880-017-0000        | 200 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.82       | 1.00            | 3.63                        | 284.50         |
| 201      | 072-0880-018-0000        | 100 FAHEY CT           | Residential             | 1.00            | 1.00          | 2.00           | 0.83       | 1.00            | 3.66                        | 286.89         |
| 202      | 072-0880-019-0000        | 102 FAHEY CT           | Residential             | 1.00            | 1.00          | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00         |
| 203      | 072-0880-020-0000        | 104 FAHEY CT           | Residential             | 1.00            | 1.00          | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00         |
| 204      | 072-0880-021-0000        | 105 FAHEY CT           | Residential             | 1.00            | 1.00          | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00         |
| 205      | 072-0880-022-0000        | 103 FAHEY CT           | Residential             | 1.00            | 1.00          | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00         |
| 206      | 072-0880-023-0000        | 204 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.86       | 1.00            | 3.72                        | 291.66         |
| 207      | 072-0880-024-0000        | IRON POINT RD          | Non-Residential         | 1.00            | 1.00          | 2.00           | 9.80       | 1.38            | 22.36                       | 1,751.62       |
| 208      | 072-0880-025-0000        | 1120 IRON POINT RD     | Non-Residential         | 1.00            | 1.00          | 2.00           | 6.48       | 1.38            | 15.73                       | 1,231.84       |
| 209      | 072-0880-026-0000        | 1130 IRON POINT RD     | Non-Residential         | 1.00            | 1.00          | 2.00           | 10.03      | 1.38            | 22.82                       | 1,787.47       |
| 210      | 072-0880-027-0000        | 1150 IRON POINT RD     | Non-Residential         | 1.00            | 1.00          | 2.00           | 6.98       | 1.38            | 16.72                       | 1,309.51       |
| 211      | 072-0880-028-0000        | 1180 IRON POINT RD     | Non-Residential         | 1.00            | 1.00          | 2.00           | 26.62      | 1.38            | 56.01                       | 4,386.40       |
| 212      | 072-0890-001-0000        | 193 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.62       | 1.00            | 3.24                        | 253.43         |
| 213      | 072-0890-002-0000        | 195 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.62       | 1.00            | 3.24                        | 253.43         |
| 214      | 072-0890-003-0000        | 197 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.62       | 1.00            | 3.24                        | 254.03         |
| 215      | 072-0890-004-0000        | 199 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.64       | 1.00            | 3.29                        | 257.61         |
| 216      | 072-0890-005-0000        | 201 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.73       | 1.00            | 3.46                        | 270.75         |
| 217      | 072-0890-006-0000        | 203 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.72       | 1.00            | 3.43                        | 268.96         |
| 218      | 072-0890-007-0000        | 205 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.68       | 1.00            | 3.37                        | 263.58         |
| 219      | 072-0890-008-0000        | 207 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.67       | 1.00            | 3.33                        | 261.19         |
| 220      | 072-0890-009-0000        | 209 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.58       | 1.00            | 3.15                        | 246.86         |
| 221      | 072-0890-010-0000        | 211 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.58       | 1.00            | 3.15                        | 246.86         |
| 222      | 072-0890-011-0000        | 213 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.64       | 1.00            | 3.27                        | 256.41         |
| 223      | 072-0890-012-0000        | 215 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.62       | 1.00            | 3.24                        | 254.03         |
| 224      | 072-0890-013-0000        | 217 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.63       | 1.00            | 3.25                        | 254.62         |
| 225      | 072-0890-014-0000        | 219 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.70       | 1.00            | 3.40                        | 266.57         |
| 226      | 072-0890-015-0000        | 221 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.74       | 1.00            | 3.49                        | 273.14         |
| 227      | 072-0890-016-0000        | 101 ORANGE BLOSSOM CIR | Residential             | 1.00            | 1.00          | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00         |
| 228      | 072-0890-017-0000        | 103 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.80       | 1.00            | 3.60                        | 282.11         |
| 229      | 072-0890-018-0000        | 105 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.72       | 1.00            | 3.44                        | 269.56         |
| 230      | 072-0890-019-0000        | 107 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.72       | 1.00            | 3.44                        | 269.56         |
| 231      | 072-0890-020-0000        | 109 YANKTON ST         | Residential             | 1.00            | 1.00          | 2.00           | 0.69       | 1.00            | 3.37                        | 264.18         |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address           | Land Use Classification | Land Use (LU) - Aesthetic | Land Use (LU) - Safety | Total LU Benefit Points | Lot Factor | Lighting Factor | Total Special Benefit Points | Fiscal Year 2025/26 Rates* |
|----------|--------------------------|------------------------|-------------------------|---------------------------|------------------------|-------------------------|------------|-----------------|------------------------------|----------------------------|
|          |                          |                        |                         |                           |                        |                         |            |                 |                              |                            |
| 232      | 072-0890-021-0000        | 111 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.58       | 1.00            | 3.16                         | 247.45                     |
| 233      | 072-0890-022-0000        | 113 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.84       | 1.00            | 3.67                         | 287.48                     |
| 234      | 072-0890-023-0000        | 115 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.91       | 1.00            | 3.82                         | 299.43                     |
| 235      | 072-0890-024-0000        | 117 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                         | 264.18                     |
| 236      | 072-0890-025-0000        | 119 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.64       | 1.00            | 3.28                         | 257.01                     |
| 237      | 072-0890-026-0000        | 121 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.64       | 1.00            | 3.28                         | 257.01                     |
| 238      | 072-0890-027-0000        | 123 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.62       | 1.00            | 3.24                         | 253.43                     |
| 239      | 072-0890-028-0000        | 126 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.57       | 1.00            | 3.14                         | 245.66                     |
| 240      | 072-0890-029-0000        | 124 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.59       | 1.00            | 3.18                         | 249.25                     |
| 241      | 072-0890-030-0000        | 120 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.59       | 1.00            | 3.17                         | 248.65                     |
| 242      | 072-0890-031-0000        | 116 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.72       | 1.00            | 3.44                         | 269.56                     |
| 243      | 072-0890-032-0000        | 112 YANKTON ST         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.57       | 1.00            | 3.14                         | 246.26                     |
| 244      | 072-0890-033-0000        | 101 FANTAGES WAY       | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.80       | 1.00            | 3.60                         | 282.11                     |
| 245      | 072-0890-034-0000        | 103 FANTAGES WAY       | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                         | 264.18                     |
| 246      | 072-0890-035-0000        | 105 FANTAGES WAY       | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.61       | 1.00            | 3.22                         | 252.23                     |
| 247      | 072-0890-036-0000        | 107 FANTAGES WAY       | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.64       | 1.00            | 3.29                         | 257.61                     |
| 248      | 072-0890-037-0000        | 112 FANTAGES WAY       | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                         | 264.18                     |
| 249      | 072-0890-038-0000        | 108 FANTAGES WAY       | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                         | 264.18                     |
| 250      | 072-0890-039-0000        | 104 FANTAGES WAY       | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                         | 264.18                     |
| 251      | 072-0890-040-0000        | 100 FANTAGES WAY       | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.72       | 1.00            | 3.44                         | 269.56                     |
| 252      | 072-0890-041-0000        | 103 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.84       | 1.00            | 3.67                         | 287.48                     |
| 253      | 072-0890-042-0000        | 105 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.84       | 1.00            | 3.67                         | 287.48                     |
| 254      | 072-0890-043-0000        | 101 VONNIE CT          | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.84       | 1.00            | 3.67                         | 287.48                     |
| 255      | 072-0890-044-0000        | 103 VONNIE CT          | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                         | 306.00                     |
| 256      | 072-0890-045-0000        | 114 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                         | 264.18                     |
| 257      | 072-0890-046-0000        | 112 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.64       | 1.00            | 3.29                         | 257.61                     |
| 258      | 072-0890-047-0000        | 110 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.64       | 1.00            | 3.29                         | 257.61                     |
| 259      | 072-0890-048-0000        | 108 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                         | 264.18                     |
| 260      | 072-0890-049-0000        | 106 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.64       | 1.00            | 3.29                         | 257.61                     |
| 261      | 072-0890-050-0000        | 104 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.64       | 1.00            | 3.29                         | 257.61                     |
| 262      | 072-0890-051-0000        | 102 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                         | 264.18                     |
| 263      | 072-0890-052-0000        | 100 ORANGE BLOSSOM CIR | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                         | 264.18                     |
| 264      | 072-0890-053-0000        | 102 BOXCAR WAY         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.76       | 1.00            | 3.53                         | 276.13                     |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address           | Land Use Classificatio | Land Use<br>(LU) - | Land Use      | Total LU         | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year       |
|-------------|-----------------------------|------------------------|------------------------|--------------------|---------------|------------------|---------------|--------------------|--------------------------------|-------------------|
|             |                             |                        |                        | Aesthetic          | (LU) - Safety | Benefit<br>Point |               |                    |                                | 2025/26<br>Rates* |
| 265         | 072-0890-054-0000           | 103 BOXCAR WAY         | Residential            | 1.00               | 1.00          | 2.00             | 0.84          | 1.00               | 3.67                           | 287.48            |
| 266         | 072-0890-055-0000           | 105 BOXCAR WAY         | Residential            | 1.00               | 1.00          | 2.00             | 0.64          | 1.00               | 3.29                           | 257.61            |
| 267         | 072-0890-056-0000           | 107 BOXCAR WAY         | Residential            | 1.00               | 1.00          | 2.00             | 0.72          | 1.00               | 3.44                           | 269.56            |
| 268         | 072-0890-057-0000           | 224 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00            |
| 269         | 072-0890-058-0000           | 222 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.71          | 1.00               | 3.43                           | 268.36            |
| 270         | 072-0890-059-0000           | 220 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.62          | 1.00               | 3.24                           | 253.43            |
| 271         | 072-0890-060-0000           | 218 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.62          | 1.00               | 3.24                           | 253.43            |
| 272         | 072-0890-061-0000           | 216 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.60          | 1.00               | 3.19                           | 249.84            |
| 273         | 072-0890-062-0000           | 212 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.61          | 1.00               | 3.21                           | 251.64            |
| 274         | 072-0890-063-0000           | 210 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.65          | 1.00               | 3.30                           | 258.21            |
| 275         | 072-0890-064-0000           | 208 ORANGE BLOSSOM CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.72          | 1.00               | 3.45                           | 270.16            |
| 276         | 072-0900-001-0000           | IRON POINT RD          | No Benefit             | -                  | -             | -                | -             | -                  | -                              | -                 |
| 277         | 072-0900-002-0000           | 120 DEMURRAGE WAY      | Residential            | 1.00               | 1.00          | 2.00             | 0.75          | 1.00               | 3.50                           | 273.74            |
| 278         | 072-0900-003-0000           | 124 DEMURRAGE WAY      | Residential            | 1.00               | 1.00          | 2.00             | 0.82          | 1.00               | 3.64                           | 285.09            |
| 279         | 072-0900-004-0000           | 128 DEMURRAGE WAY      | Residential            | 1.00               | 1.00          | 2.00             | 0.88          | 1.00               | 3.77                           | 295.25            |
| 280         | 072-0900-005-0000           | 168 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00            |
| 281         | 072-0900-006-0000           | 170 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.66          | 1.00               | 3.33                           | 260.60            |
| 282         | 072-0900-007-0000           | 172 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.74          | 1.00               | 3.49                           | 273.14            |
| 283         | 072-0900-008-0000           | 175 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.63          | 1.00               | 3.27                           | 255.82            |
| 284         | 072-0900-009-0000           | 173 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.63          | 1.00               | 3.27                           | 255.82            |
| 285         | 072-0900-010-0000           | 171 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.82          | 1.00               | 3.63                           | 284.50            |
| 286         | 072-0900-011-0000           | 169 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.73          | 1.00               | 3.46                           | 270.75            |
| 287         | 072-0900-012-0000           | 167 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.63          | 1.00               | 3.27                           | 255.82            |
| 288         | 072-0900-013-0000           | 165 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.66          | 1.00               | 3.31                           | 259.40            |
| 289         | 072-0900-014-0000           | 100 TEDFORD CT         | Residential            | 1.00               | 1.00          | 2.00             | 0.76          | 1.00               | 3.51                           | 274.94            |
| 290         | 072-0900-015-0000           | 102 TEDFORD CT         | Residential            | 1.00               | 1.00          | 2.00             | 0.78          | 1.00               | 3.56                           | 279.12            |
| 291         | 072-0900-016-0000           | 104 TEDFORD CT         | Residential            | 1.00               | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00            |
| 292         | 072-0900-017-0000           | 106 TEDFORD CT         | Residential            | 1.00               | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00            |
| 293         | 072-0900-018-0000           | 105 TEDFORD CT         | Residential            | 1.00               | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00            |
| 294         | 072-0900-019-0000           | 103 TEDFORD CT         | Residential            | 1.00               | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00            |
| 295         | 072-0900-020-0000           | 101 TEDFORD CT         | Residential            | 1.00               | 1.00          | 2.00             | 0.87          | 1.00               | 3.75                           | 293.46            |
| 296         | 072-0900-021-0000           | 161 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.86          | 1.00               | 3.72                           | 291.66            |
| 297         | 072-0900-022-0000           | 159 JOHN HENRY CIR     | Residential            | 1.00               | 1.00          | 2.00             | 0.88          | 1.00               | 3.75                           | 294.05            |

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address       | Land Use Classification | Land Use (LU) - | Land Use (LU) - | Total LU      | Lot Factor | Lighting Factor | Total Special Benefit Point | Fiscal Year    |
|----------|--------------------------|--------------------|-------------------------|-----------------|-----------------|---------------|------------|-----------------|-----------------------------|----------------|
|          |                          |                    |                         | Aesthetic       | Safety          | Benefit Point |            |                 |                             | 2025/26 Rates* |
| 298      | 072-0900-023-0000        | 157 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.91       | 1.00            | 3.82                        | 299.43         |
| 299      | 072-0900-024-0000        | 155 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.88       | 1.00            | 3.75                        | 294.05         |
| 300      | 072-0900-025-0000        | 153 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.88       | 1.00            | 3.75                        | 294.05         |
| 301      | 072-0900-026-0000        | 151 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.88       | 1.00            | 3.75                        | 294.05         |
| 302      | 072-0900-027-0000        | 149 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.88       | 1.00            | 3.75                        | 294.05         |
| 303      | 072-0900-028-0000        | 147 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.88       | 1.00            | 3.75                        | 294.05         |
| 304      | 072-0900-029-0000        | 145 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.88       | 1.00            | 3.75                        | 294.05         |
| 305      | 072-0900-030-0000        | 143 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.95       | 1.00            | 3.91                        | 306.00         |
| 306      | 072-0900-031-0000        | 141 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.95       | 1.00            | 3.91                        | 306.00         |
| 307      | 072-0900-032-0000        | 139 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.91       | 1.00            | 3.82                        | 299.43         |
| 308      | 072-0900-033-0000        | 137 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 309      | 072-0900-034-0000        | 135 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 310      | 072-0900-035-0000        | 133 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.64       | 1.00            | 3.29                        | 257.61         |
| 311      | 072-0900-036-0000        | 131 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 312      | 072-0900-037-0000        | 129 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 313      | 072-0900-038-0000        | 128 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 314      | 072-0900-039-0000        | 130 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 315      | 072-0900-040-0000        | 132 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.64       | 1.00            | 3.29                        | 257.61         |
| 316      | 072-0900-041-0000        | 134 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 317      | 072-0900-042-0000        | 136 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.76       | 1.00            | 3.53                        | 276.13         |
| 318      | 072-0900-043-0000        | 140 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 319      | 072-0900-044-0000        | 144 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 320      | 072-0900-045-0000        | 148 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 321      | 072-0900-046-0000        | 152 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 322      | 072-0900-047-0000        | 156 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.61       | 1.00            | 3.22                        | 252.23         |
| 323      | 072-0900-048-0000        | 160 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.57       | 1.00            | 3.14                        | 246.26         |
| 324      | 072-0900-049-0000        | 162 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.71       | 1.00            | 3.43                        | 268.36         |
| 325      | 072-0900-050-0000        | 164 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.69       | 1.00            | 3.37                        | 264.18         |
| 326      | 072-0900-051-0000        | 166 JOHN HENRY CIR | Residential             | 1.00            | 1.00            | 2.00          | 0.71       | 1.00            | 3.41                        | 267.17         |
| 327      | 072-0900-052-0000        | 133 DEMURRAGE WAY  | Residential             | 1.00            | 1.00            | 2.00          | 0.74       | 1.00            | 3.49                        | 273.14         |
| 328      | 072-0900-053-0000        | 131 DEMURRAGE WAY  | Residential             | 1.00            | 1.00            | 2.00          | 0.68       | 1.00            | 3.36                        | 262.99         |
| 329      | 072-0900-054-0000        | 129 DEMURRAGE WAY  | Residential             | 1.00            | 1.00            | 2.00          | 0.68       | 1.00            | 3.36                        | 262.99         |
| 330      | 072-0900-055-0000        | 127 DEMURRAGE WAY  | Residential             | 1.00            | 1.00            | 2.00          | 0.87       | 1.00            | 3.75                        | 293.46         |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address       | Land Use Classificatio | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year       |
|-------------|-----------------------------|--------------------|------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|-------------------|
|             |                             |                    |                        | Aesthetic          | (LU) - Safety | Benefit<br>Points |               |                    |                                | 2025/26<br>Rates* |
| 331         | 072-0900-056-0000           | 125 DEMURRAGE WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 332         | 072-0900-057-0000           | 123 DEMURRAGE WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.75          | 1.00               | 3.50                           | 273.74            |
| 333         | 072-0900-058-0000           | 121 DEMURRAGE WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.68          | 1.00               | 3.35                           | 262.39            |
| 334         | 072-0910-001-0000           | 103 COUTS WAY      | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.39                           | 265.38            |
| 335         | 072-0910-002-0000           | 105 COUTS WAY      | Residential            | 1.00               | 1.00          | 2.00              | 0.70          | 1.00               | 3.40                           | 266.57            |
| 336         | 072-0910-003-0000           | 205 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 337         | 072-0910-004-0000           | 207 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 338         | 072-0910-005-0000           | 104 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 339         | 072-0910-006-0000           | 102 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.67          | 1.00               | 3.34                           | 261.79            |
| 340         | 072-0910-007-0000           | 103 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56            |
| 341         | 072-0910-008-0000           | 105 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 342         | 072-0910-009-0000           | 107 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18            |
| 343         | 072-0910-010-0000           | 109 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18            |
| 344         | 072-0910-011-0000           | 111 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 345         | 072-0910-012-0000           | 113 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 346         | 072-0910-013-0000           | 115 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 347         | 072-0910-014-0000           | 117 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 348         | 072-0910-015-0000           | 119 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 349         | 072-0910-016-0000           | 121 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 350         | 072-0910-017-0000           | 123 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 351         | 072-0910-018-0000           | 125 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 352         | 072-0910-019-0000           | 127 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 353         | 072-0910-020-0000           | 126 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 354         | 072-0910-021-0000           | 124 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 355         | 072-0910-022-0000           | 122 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 356         | 072-0910-023-0000           | 120 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 357         | 072-0910-024-0000           | 118 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 358         | 072-0910-025-0000           | 116 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 359         | 072-0910-026-0000           | 114 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26            |
| 360         | 072-0910-027-0000           | 112 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 361         | 072-0910-028-0000           | 110 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 362         | 072-0910-029-0000           | 206 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13            |
| 363         | 072-0910-030-0000           | 204 JOHN HENRY CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address       | Land Use Classificatio | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|--------------------|------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                    |                        | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 364         | 072-0910-031-0000           | 202 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 365         | 072-0910-032-0000           | 103 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.66          | 1.00               | 3.31                           | 259.40                           |
| 366         | 072-0910-033-0000           | 105 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.63          | 1.00               | 3.27                           | 255.82                           |
| 367         | 072-0910-034-0000           | 107 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.63          | 1.00               | 3.27                           | 255.82                           |
| 368         | 072-0910-035-0000           | 109 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.63          | 1.00               | 3.27                           | 255.82                           |
| 369         | 072-0910-036-0000           | 111 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.63          | 1.00               | 3.27                           | 255.82                           |
| 370         | 072-0910-037-0000           | 113 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.70          | 1.00               | 3.40                           | 265.97                           |
| 371         | 072-0910-038-0000           | 115 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60                           |
| 372         | 072-0910-039-0000           | 117 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.64          | 1.00               | 3.28                           | 257.01                           |
| 373         | 072-0910-040-0000           | 119 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.63          | 1.00               | 3.27                           | 255.82                           |
| 374         | 072-0910-041-0000           | 116 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.84          | 1.00               | 3.69                           | 288.68                           |
| 375         | 072-0910-042-0000           | 114 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.75          | 1.00               | 3.50                           | 273.74                           |
| 376         | 072-0910-043-0000           | 112 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.76          | 1.00               | 3.51                           | 274.94                           |
| 377         | 072-0910-044-0000           | 110 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.76          | 1.00               | 3.51                           | 274.94                           |
| 378         | 072-0910-045-0000           | 108 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 379         | 072-0910-046-0000           | 106 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.90          | 1.00               | 3.80                           | 297.64                           |
| 380         | 072-0910-047-0000           | 104 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.82          | 1.00               | 3.63                           | 284.50                           |
| 381         | 072-0910-048-0000           | 102 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.88          | 1.00               | 3.75                           | 294.05                           |
| 382         | 072-0910-049-0000           | 100 DEMURRAGE WAY  | Residential            | 1.00                | 1.00          | 2.00              | 0.62          | 1.00               | 3.24                           | 254.03                           |
| 383         | 072-0910-050-0000           | 98 DEMURRAGE WAY   | Residential            | 1.00                | 1.00          | 2.00              | 0.79          | 1.00               | 3.59                           | 280.91                           |
| 384         | 072-0910-051-0000           | 194 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 385         | 072-0910-052-0000           | 190 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.76          | 1.00               | 3.51                           | 274.94                           |
| 386         | 072-0910-053-0000           | 188 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 387         | 072-0910-054-0000           | 186 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.70          | 1.00               | 3.40                           | 266.57                           |
| 388         | 072-0910-055-0000           | 184 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.64          | 1.00               | 3.28                           | 257.01                           |
| 389         | 072-0910-056-0000           | 182 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.73          | 1.00               | 3.46                           | 271.35                           |
| 390         | 072-0910-057-0000           | 180 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.78          | 1.00               | 3.56                           | 278.52                           |
| 391         | 072-0910-058-0000           | 178 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.77          | 1.00               | 3.55                           | 277.92                           |
| 392         | 072-0910-059-0000           | 176 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.78          | 1.00               | 3.56                           | 278.52                           |
| 393         | 072-0910-060-0000           | 174 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.76          | 1.00               | 3.51                           | 274.94                           |
| 394         | 072-0910-061-0000           | 177 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.63          | 1.00               | 3.27                           | 255.82                           |
| 395         | 072-0910-062-0000           | 185 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.76          | 1.00               | 3.52                           | 275.53                           |
| 396         | 072-0910-063-0000           | 187 JOHN HENRY CIR | Residential            | 1.00                | 1.00          | 2.00              | 0.69          | 1.00               | 3.38                           | 264.78                           |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address           | Land Use Classification | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|------------------------|-------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                        |                         | Aesthetic          | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 397         | 072-0910-064-0000           | 189 JOHN HENRY CIR     | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.27                           | 256.41                           |
| 398         | 072-0910-065-0000           | 191 JOHN HENRY CIR     | Residential             | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.60                           | 282.11                           |
| 399         | 072-0910-066-0000           | 193 JOHN HENRY CIR     | Residential             | 1.00               | 1.00          | 2.00              | 0.68          | 1.00               | 3.37                           | 263.58                           |
| 400         | 072-0910-067-0000           | 195 JOHN HENRY CIR     | Residential             | 1.00               | 1.00          | 2.00              | 0.73          | 1.00               | 3.46                           | 270.75                           |
| 401         | 072-0910-068-0000           | 197 JOHN HENRY CIR     | Residential             | 1.00               | 1.00          | 2.00              | 0.82          | 1.00               | 3.64                           | 285.09                           |
| 402         | 072-0910-069-0000           | 199 JOHN HENRY CIR     | Residential             | 1.00               | 1.00          | 2.00              | 0.84          | 1.00               | 3.67                           | 287.48                           |
| 403         | 072-0910-070-0000           | 104 COUTS WAY          | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 404         | 072-0910-071-0000           | 102 COUTS WAY          | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 405         | 072-0910-072-0000           | 214 ORANGE BLOSSOM CIR | Park/Recreational       | 0.25               | 0.25          | 0.50              | 2.34          | 1.00               | 1.67                           | 130.87                           |
| 406         | 072-0920-001-0000           | 106 CONDUCTOR WAY      | Residential             | 1.00               | 1.00          | 2.00              | 0.55          | 1.00               | 3.11                           | 243.27                           |
| 407         | 072-0920-002-0000           | 104 CONDUCTOR WAY      | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.28                           | 257.01                           |
| 408         | 072-0920-003-0000           | 102 CONDUCTOR WAY      | Residential             | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.39                           | 265.38                           |
| 409         | 072-0920-004-0000           | 105 CONDUCTOR WAY      | Residential             | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 410         | 072-0920-005-0000           | 103 CONDUCTOR WAY      | Residential             | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 411         | 072-0920-006-0000           | 134 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.51          | 1.00               | 3.02                           | 236.70                           |
| 412         | 072-0920-007-0000           | 132 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 413         | 072-0920-008-0000           | 130 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 414         | 072-0920-009-0000           | 128 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 245.66                           |
| 415         | 072-0920-010-0000           | 126 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.56          | 1.00               | 3.13                           | 245.06                           |
| 416         | 072-0920-011-0000           | 124 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 417         | 072-0920-012-0000           | 122 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.56          | 1.00               | 3.13                           | 245.06                           |
| 418         | 072-0920-013-0000           | 120 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.62          | 1.00               | 3.24                           | 254.03                           |
| 419         | 072-0920-014-0000           | 118 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 420         | 072-0920-015-0000           | 116 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 421         | 072-0920-016-0000           | 114 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 422         | 072-0920-017-0000           | 112 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.84          | 1.00               | 3.67                           | 287.48                           |
| 423         | 072-0920-018-0000           | 110 ASHCAT WAY         | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 424         | 072-0920-019-0000           | 422 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 425         | 072-0920-020-0000           | 420 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 426         | 072-0920-021-0000           | 418 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 427         | 072-0920-022-0000           | 416 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 428         | 072-0920-023-0000           | 414 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 429         | 072-0920-024-0000           | 412 TURN PIKE DR       | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address            | Land Use Classification | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|-------------------------|-------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                         |                         | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 430         | 072-0920-025-0000           | 410 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 431         | 072-0920-026-0000           | 408 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.11                           | 243.27                           |
| 432         | 072-0920-027-0000           | 406 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 433         | 072-0920-028-0000           | 404 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.56          | 1.00               | 3.13                           | 245.06                           |
| 434         | 072-0920-029-0000           | 402 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 435         | 072-0920-030-0000           | 400 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 436         | 072-0920-031-0000           | 101 CONDUCTOR WAY       | Residential             | 1.00                | 1.00          | 2.00              | 0.66          | 1.00               | 3.31                           | 259.40                           |
| 437         | 072-0920-032-0000           | 100 CONDUCTOR WAY       | Residential             | 1.00                | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 438         | 072-0920-033-0000           | 342 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.68          | 1.00               | 3.36                           | 262.99                           |
| 439         | 072-0920-034-0000           | 340 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.61          | 1.00               | 3.21                           | 251.64                           |
| 440         | 072-0920-035-0000           | 338 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.61          | 1.00               | 3.21                           | 251.64                           |
| 441         | 072-0920-036-0000           | 101 FAITHORNE LN        | Residential             | 1.00                | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 442         | 072-0920-037-0000           | 339 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 443         | 072-0920-038-0000           | 101 PERKINS STATION WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.68          | 1.00               | 3.37                           | 263.58                           |
| 444         | 072-0920-039-0000           | 100 PERKINS STATION WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.66          | 1.00               | 3.31                           | 259.40                           |
| 445         | 072-0920-040-0000           | 101 JOHN HENRY CIR      | Residential             | 1.00                | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 446         | 072-0920-041-0000           | 100 JOHN HENRY CIR      | Residential             | 1.00                | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 447         | 072-0920-042-0000           | 401 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.65          | 1.00               | 3.30                           | 258.80                           |
| 448         | 072-0920-043-0000           | 403 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.67          | 1.00               | 3.34                           | 261.79                           |
| 449         | 072-0920-044-0000           | 101 COUTS WAY           | Residential             | 1.00                | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 450         | 072-0920-045-0000           | 100 COUTS WAY           | Residential             | 1.00                | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 451         | 072-0920-046-0000           | 415 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 452         | 072-0920-047-0000           | 417 TURN PIKE DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 453         | 072-0920-048-0000           | 101 BOXCAR WAY          | Residential             | 1.00                | 1.00          | 2.00              | 0.88          | 1.00               | 3.75                           | 294.05                           |
| 454         | 072-0930-001-0000           | 113 ASHCAT WAY          | Residential             | 1.00                | 1.00          | 2.00              | 0.92          | 1.38               | 4.60                           | 360.15                           |
| 455         | 072-0930-002-0000           | 103 BALLAST WAY         | Residential             | 1.00                | 1.00          | 2.00              | 0.64          | 1.38               | 4.03                           | 315.94                           |
| 456         | 072-0930-003-0000           | 105 BALLAST WAY         | Residential             | 1.00                | 1.00          | 2.00              | 0.63          | 1.38               | 4.02                           | 314.74                           |
| 457         | 072-0930-004-0000           | 107 BALLAST WAY         | Residential             | 1.00                | 1.00          | 2.00              | 0.64          | 1.38               | 4.04                           | 316.54                           |
| 458         | 072-0930-005-0000           | 109 BALLAST WAY         | Residential             | 1.00                | 1.00          | 2.00              | 0.64          | 1.38               | 4.03                           | 315.94                           |
| 459         | 072-0930-006-0000           | 111 BALLAST WAY         | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.38               | 3.91                           | 306.38                           |
| 460         | 072-0930-007-0000           | 113 BALLAST WAY         | Residential             | 1.00                | 1.00          | 2.00              | 0.70          | 1.38               | 4.16                           | 325.50                           |
| 461         | 072-0930-008-0000           | 115 BALLAST WAY         | Residential             | 1.00                | 1.00          | 2.00              | 0.57          | 1.38               | 3.90                           | 305.18                           |
| 462         | 072-0930-009-0000           | 117 BALLAST WAY         | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.38               | 3.81                           | 298.01                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address      | Land Use Classification | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|-------------------|-------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                   |                         | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 463         | 072-0930-010-0000           | 119 BALLAST WAY   | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.38               | 3.81                           | 298.01                           |
| 464         | 072-0930-011-0000           | 121 BALLAST WAY   | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.38               | 3.93                           | 307.57                           |
| 465         | 072-0930-012-0000           | 123 BALLAST WAY   | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.38               | 3.93                           | 307.57                           |
| 466         | 072-0930-013-0000           | 125 BALLAST WAY   | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.38               | 3.91                           | 306.38                           |
| 467         | 072-0930-014-0000           | 127 BALLAST WAY   | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.38               | 3.81                           | 298.01                           |
| 468         | 072-0930-015-0000           | 129 BALLAST WAY   | Residential             | 1.00                | 1.00          | 2.00              | 0.69          | 1.00               | 3.38                           | 264.78                           |
| 469         | 072-0930-016-0000           | 119 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.61          | 1.00               | 3.23                           | 252.83                           |
| 470         | 072-0930-017-0000           | 121 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 471         | 072-0930-018-0000           | 123 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.64          | 1.00               | 3.27                           | 256.41                           |
| 472         | 072-0930-019-0000           | 125 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.77          | 1.00               | 3.53                           | 276.73                           |
| 473         | 072-0930-020-0000           | 127 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 474         | 072-0930-021-0000           | 132 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.80          | 1.00               | 3.59                           | 281.51                           |
| 475         | 072-0930-022-0000           | 130 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.92          | 1.00               | 3.83                           | 300.03                           |
| 476         | 072-0930-023-0000           | 128 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.00               | 3.15                           | 246.86                           |
| 477         | 072-0930-024-0000           | 126 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 245.66                           |
| 478         | 072-0930-025-0000           | 124 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 479         | 072-0930-026-0000           | 122 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 480         | 072-0930-027-0000           | 120 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 481         | 072-0930-028-0000           | 118 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 482         | 072-0930-029-0000           | 116 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 483         | 072-0930-030-0000           | 114 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 484         | 072-0930-031-0000           | 112 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 485         | 072-0930-032-0000           | 110 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 486         | 072-0930-033-0000           | 108 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 487         | 072-0930-034-0000           | 131 ASHCAT WAY    | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 488         | 072-0930-035-0000           | 133 ASHCAT WAY    | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 489         | 072-0930-036-0000           | 135 ASHCAT WAY    | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 490         | 072-0930-037-0000           | 107 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.66          | 1.00               | 3.31                           | 259.40                           |
| 491         | 072-0930-038-0000           | 109 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 492         | 072-0930-039-0000           | 111 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 493         | 072-0930-040-0000           | 113 CONDUCTOR WAY | Residential             | 1.00                | 1.00          | 2.00              | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 494         | 072-0930-041-0000           | 136 BALLAST WAY   | Residential             | 1.00                | 1.00          | 2.00              | 0.66          | 1.00               | 3.31                           | 259.40                           |
| 495         | 072-0930-042-0000           | 132 BALLAST WAY   | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address    | Land Use Classificatio | Land Use            | Land Use      | Total LU         | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|-----------------|------------------------|---------------------|---------------|------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                 |                        | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Point |               |                    |                                |                                  |
| 496         | 072-0930-043-0000           | 128 BALLAST WAY | Residential            | 1.00                | 1.00          | 2.00             | 0.93          | 1.00               | 3.86                           | 302.42                           |
| 497         | 072-0930-044-0000           | 103 RIGNEY CT   | Residential            | 1.00                | 1.00          | 2.00             | 0.89          | 1.00               | 3.78                           | 295.85                           |
| 498         | 072-0930-045-0000           | 104 RIGNEY CT   | Residential            | 1.00                | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 499         | 072-0930-046-0000           | 102 RIGNEY CT   | Residential            | 1.00                | 1.00          | 2.00             | 0.80          | 1.00               | 3.61                           | 282.70                           |
| 500         | 072-0930-047-0000           | 120 BALLAST WAY | Residential            | 1.00                | 1.00          | 2.00             | 0.74          | 1.00               | 3.49                           | 273.14                           |
| 501         | 072-0930-048-0000           | 118 BALLAST WAY | Residential            | 1.00                | 1.00          | 2.00             | 0.69          | 1.00               | 3.38                           | 264.78                           |
| 502         | 072-0930-049-0000           | 114 BALLAST WAY | Residential            | 1.00                | 1.00          | 2.00             | 0.63          | 1.00               | 3.25                           | 254.62                           |
| 503         | 072-0930-050-0000           | 112 BALLAST WAY | Residential            | 1.00                | 1.00          | 2.00             | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 504         | 072-0930-051-0000           | 108 BALLAST WAY | Residential            | 1.00                | 1.00          | 2.00             | 0.65          | 1.00               | 3.30                           | 258.21                           |
| 505         | 072-0930-052-0000           | 104 BALLAST WAY | Residential            | 1.00                | 1.00          | 2.00             | 0.67          | 1.00               | 3.34                           | 261.79                           |
| 506         | 072-0930-053-0000           | 100 BALLAST WAY | Residential            | 1.00                | 1.00          | 2.00             | 0.80          | 1.00               | 3.61                           | 282.70                           |
| 507         | 072-0930-054-0000           | 121 ASHCAT WAY  | Residential            | 1.00                | 1.00          | 2.00             | 0.76          | 1.00               | 3.52                           | 275.53                           |
| 508         | 072-0930-055-0000           | 123 ASHCAT WAY  | Residential            | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 509         | 072-0930-056-0000           | 125 ASHCAT WAY  | Residential            | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 510         | 072-0930-057-0000           | 127 ASHCAT WAY  | Residential            | 1.00                | 1.00          | 2.00             | 0.63          | 1.00               | 3.26                           | 255.22                           |
| 511         | 072-0930-058-0000           | 129 ASHCAT WAY  | Residential            | 1.00                | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 512         | 072-0930-059-0000           | BALLAST WAY     | No Benefit             | -                   | -             | -                | -             | -                  | -                              | -                                |
| 513         | 072-0940-001-0000           | 102 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.60          | 1.00               | 3.20                           | 250.44                           |
| 514         | 072-0940-002-0000           | 104 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.60          | 1.00               | 3.20                           | 250.44                           |
| 515         | 072-0940-003-0000           | 106 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 516         | 072-0940-004-0000           | 108 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 517         | 072-0940-005-0000           | 110 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 518         | 072-0940-006-0000           | 112 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 519         | 072-0940-007-0000           | 114 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 520         | 072-0940-008-0000           | 116 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 521         | 072-0940-009-0000           | 118 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 522         | 072-0940-010-0000           | 120 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.54          | 1.00               | 3.08                           | 241.48                           |
| 523         | 072-0940-011-0000           | 122 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 524         | 072-0940-012-0000           | 124 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 525         | 072-0940-013-0000           | 126 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 526         | 072-0940-014-0000           | 128 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 527         | 072-0940-015-0000           | 130 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 528         | 072-0940-016-0000           | 132 ELKINS CIR  | Residential            | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.15                           | 246.86                           |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address     | Land Use Classification | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|------------------|-------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                  |                         | Aesthetic          | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 529         | 072-0940-017-0000           | 134 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.90          | 1.00               | 3.80                           | 297.64                           |
| 530         | 072-0940-018-0000           | 136 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.62          | 1.00               | 3.24                           | 254.03                           |
| 531         | 072-0940-019-0000           | 138 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.60          | 1.00               | 3.19                           | 249.84                           |
| 532         | 072-0940-020-0000           | 140 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 533         | 072-0940-021-0000           | 142 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 534         | 072-0940-022-0000           | 144 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 535         | 072-0940-023-0000           | 146 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 536         | 072-0940-024-0000           | 148 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 537         | 072-0940-025-0000           | 150 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 538         | 072-0940-026-0000           | 152 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 539         | 072-0940-027-0000           | 154 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 540         | 072-0940-028-0000           | 156 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 541         | 072-0940-029-0000           | 158 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 542         | 072-0940-030-0000           | 160 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 543         | 072-0940-031-0000           | 103 FAITHORNE LN | Residential             | 1.00               | 1.00          | 2.00              | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 544         | 072-0940-032-0000           | 105 FAITHORNE LN | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 545         | 072-0940-033-0000           | 155 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.38                           | 264.78                           |
| 546         | 072-0940-034-0000           | 149 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 547         | 072-0940-035-0000           | 147 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 548         | 072-0940-036-0000           | 145 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 549         | 072-0940-037-0000           | 143 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 550         | 072-0940-038-0000           | 141 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 245.66                           |
| 551         | 072-0940-039-0000           | 139 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.28                           | 257.01                           |
| 552         | 072-0940-040-0000           | 129 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.43                           | 268.96                           |
| 553         | 072-0940-041-0000           | 127 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 554         | 072-0940-042-0000           | 125 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.54          | 1.00               | 3.08                           | 241.48                           |
| 555         | 072-0940-043-0000           | 123 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.53          | 1.00               | 3.05                           | 239.09                           |
| 556         | 072-0940-044-0000           | 121 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.53          | 1.00               | 3.07                           | 240.28                           |
| 557         | 072-0940-045-0000           | 119 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 558         | 072-0940-046-0000           | 117 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.54          | 1.00               | 3.08                           | 241.48                           |
| 559         | 072-0940-047-0000           | 115 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 560         | 072-0940-048-0000           | 113 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.53          | 1.00               | 3.05                           | 239.09                           |
| 561         | 072-0940-049-0000           | 111 ELKINS CIR   | Residential             | 1.00               | 1.00          | 2.00              | 0.68          | 1.00               | 3.35                           | 262.39                           |

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address     | Land Use Classification | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|------------------|-------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                  |                         | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 562         | 072-0940-050-0000           | 183 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.71          | 1.00               | 3.42                           | 267.77                           |
| 563         | 072-0940-051-0000           | 100 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.75          | 1.00               | 3.50                           | 273.74                           |
| 564         | 072-0940-052-0000           | 102 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.70          | 1.00               | 3.40                           | 265.97                           |
| 565         | 072-0940-053-0000           | 104 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 566         | 072-0940-054-0000           | 106 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.59          | 1.00               | 3.18                           | 249.25                           |
| 567         | 072-0940-055-0000           | 108 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 568         | 072-0940-056-0000           | 110 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 569         | 072-0940-057-0000           | 111 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.86          | 1.00               | 3.72                           | 291.66                           |
| 570         | 072-0940-058-0000           | 109 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 571         | 072-0940-059-0000           | 107 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 572         | 072-0940-060-0000           | 105 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 573         | 072-0940-061-0000           | 103 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.77          | 1.00               | 3.53                           | 276.73                           |
| 574         | 072-0940-062-0000           | 101 DONEGAN CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.80          | 1.00               | 3.59                           | 281.51                           |
| 575         | 072-0940-063-0000           | 175 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.61          | 1.00               | 3.23                           | 252.83                           |
| 576         | 072-0940-064-0000           | 171 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 245.66                           |
| 577         | 072-0940-065-0000           | 167 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 578         | 072-0940-066-0000           | 163 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.60          | 1.00               | 3.20                           | 250.44                           |
| 579         | 072-0940-067-0000           | 159 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 245.66                           |
| 580         | 072-0940-068-0000           | 104 FAITHORNE LN | Residential             | 1.00                | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 581         | 072-0940-069-0000           | 102 FAITHORNE LN | Residential             | 1.00                | 1.00          | 2.00              | 0.63          | 1.00               | 3.26                           | 255.22                           |
| 582         | 072-0940-070-0000           | 166 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.00               | 3.16                           | 247.45                           |
| 583         | 072-0940-071-0000           | 168 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 584         | 072-0940-072-0000           | 170 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.56          | 1.00               | 3.12                           | 244.47                           |
| 585         | 072-0940-073-0000           | 172 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.00               | 3.16                           | 247.45                           |
| 586         | 072-0940-074-0000           | 174 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.49          | 1.00               | 2.98                           | 233.71                           |
| 587         | 072-0940-075-0000           | 176 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.56          | 1.00               | 3.13                           | 245.06                           |
| 588         | 072-0940-076-0000           | 178 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.56          | 1.00               | 3.11                           | 243.87                           |
| 589         | 072-0940-077-0000           | 180 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 590         | 072-0940-078-0000           | 182 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.60          | 1.00               | 3.21                           | 251.04                           |
| 591         | 072-0940-079-0000           | 184 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.68          | 1.00               | 3.35                           | 262.39                           |
| 592         | 072-0940-080-0000           | 186 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23                           |
| 593         | 072-0940-081-0000           | 188 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.69          | 1.00               | 3.39                           | 265.38                           |
| 594         | 072-0940-082-0000           | 105 ELKINS CIR   | Residential             | 1.00                | 1.00          | 2.00              | 0.67          | 1.00               | 3.33                           | 261.19                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address     | Land Use Classification | Land Use (LU) - | Land Use (LU) - | Total LU       | Lot Factor | Lighting Factor | Total Special Benefit Point | Fiscal Year 2025/26 Rates* |
|----------|--------------------------|------------------|-------------------------|-----------------|-----------------|----------------|------------|-----------------|-----------------------------|----------------------------|
|          |                          |                  |                         | Aesthetic       | Safety          | Benefit Points |            |                 |                             |                            |
| 595      | 072-0940-083-0000        | 103 ELKINS CIR   | Residential             | 1.00            | 1.00            | 2.00           | 0.63       | 1.00            | 3.25                        | 254.62                     |
| 596      | 072-0940-084-0000        | 101 ELKINS CIR   | Residential             | 1.00            | 1.00            | 2.00           | 0.72       | 1.00            | 3.44                        | 269.56                     |
| 597      | 072-0940-085-0000        | 304 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.70       | 1.00            | 3.40                        | 265.97                     |
| 598      | 072-0940-086-0000        | 306 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.71       | 1.00            | 3.42                        | 267.77                     |
| 599      | 072-0940-087-0000        | 308 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.67       | 1.00            | 3.34                        | 261.79                     |
| 600      | 072-0940-088-0000        | 310 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.61       | 1.00            | 3.21                        | 251.64                     |
| 601      | 072-0940-089-0000        | 312 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.58       | 1.00            | 3.15                        | 246.86                     |
| 602      | 072-0940-090-0000        | 314 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.57       | 1.00            | 3.14                        | 246.26                     |
| 603      | 072-0940-091-0000        | 162 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.88       | 1.00            | 3.75                        | 294.05                     |
| 604      | 072-0940-092-0000        | 311 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.84       | 1.00            | 3.67                        | 287.48                     |
| 605      | 072-0940-093-0000        | 309 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.76       | 1.00            | 3.53                        | 276.13                     |
| 606      | 072-0940-094-0000        | 307 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.72       | 1.00            | 3.44                        | 269.56                     |
| 607      | 072-0940-095-0000        | 305 TURN PIKE DR | Residential             | 1.00            | 1.00            | 2.00           | 0.69       | 1.00            | 3.37                        | 264.18                     |
| 608      | 072-0940-096-0000        | 98 HOPFIELD DR   | Residential             | 1.00            | 1.00            | 2.00           | 0.84       | 1.00            | 3.67                        | 287.48                     |
| 609      | 072-0940-097-0000        | 99 HOPFIELD DR   | Residential             | 1.00            | 1.00            | 2.00           | 0.80       | 1.00            | 3.60                        | 282.11                     |
| 610      | 072-0940-098-0000        | 100 ELKINS CIR   | Residential             | 1.00            | 1.00            | 2.00           | 0.88       | 1.00            | 3.75                        | 294.05                     |
| 611      | 072-0950-001-0000        | 101 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.58       | 1.00            | 3.17                        | 248.05                     |
| 612      | 072-0950-002-0000        | 103 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.54       | 1.00            | 3.08                        | 240.88                     |
| 613      | 072-0950-003-0000        | 105 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.52       | 1.00            | 3.05                        | 238.49                     |
| 614      | 072-0950-004-0000        | 107 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.52       | 1.00            | 3.05                        | 238.49                     |
| 615      | 072-0950-005-0000        | 109 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.52       | 1.00            | 3.05                        | 238.49                     |
| 616      | 072-0950-006-0000        | 111 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.52       | 1.00            | 3.05                        | 238.49                     |
| 617      | 072-0950-007-0000        | 113 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.60       | 1.00            | 3.21                        | 251.04                     |
| 618      | 072-0950-008-0000        | 115 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 619      | 072-0950-009-0000        | 117 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 620      | 072-0950-010-0000        | 119 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.88       | 1.00            | 3.77                        | 295.25                     |
| 621      | 072-0950-011-0000        | 121 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.92       | 1.00            | 3.83                        | 300.03                     |
| 622      | 072-0950-012-0000        | 123 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 623      | 072-0950-013-0000        | 125 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 624      | 072-0950-014-0000        | 127 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 625      | 072-0950-015-0000        | 129 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 626      | 072-0950-016-0000        | 131 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 627      | 072-0950-017-0000        | 133 HOPFIELD DR  | Residential             | 1.00            | 1.00            | 2.00           | 0.95       | 1.00            | 3.91                        | 306.00                     |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address    | Land Use Classification | Land Use (LU) - | Land Use (LU) - Safety | Total LU Benefit Points | Lot Factor | Lighting Factor | Total Special Benefit Point | Fiscal Year 2025/26 Rates* |
|----------|--------------------------|-----------------|-------------------------|-----------------|------------------------|-------------------------|------------|-----------------|-----------------------------|----------------------------|
|          |                          |                 |                         | Aesthetic       |                        |                         |            |                 |                             |                            |
| 628      | 072-0950-018-0000        | 135 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 629      | 072-0950-019-0000        | 137 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 630      | 072-0950-020-0000        | 139 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 631      | 072-0950-021-0000        | 141 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 632      | 072-0950-022-0000        | 143 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 633      | 072-0950-023-0000        | 145 HOPFIELD DR | Undeveloped/Utility     | 0.25            | 0.25                   | 0.50                    | 1.09       | 1.00            | 1.05                        | 82.03                      |
| 634      | 072-0950-024-0000        | 147 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 635      | 072-0950-025-0000        | 149 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 636      | 072-0950-026-0000        | 151 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 637      | 072-0950-027-0000        | 153 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.68       | 1.00            | 3.36                        | 262.99                     |
| 638      | 072-0950-028-0000        | 155 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.63       | 1.00            | 3.27                        | 255.82                     |
| 639      | 072-0950-029-0000        | 157 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.71       | 1.00            | 3.42                        | 267.77                     |
| 640      | 072-0950-030-0000        | 159 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.61       | 1.00            | 3.22                        | 252.23                     |
| 641      | 072-0950-031-0000        | 161 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.56       | 1.00            | 3.12                        | 244.47                     |
| 642      | 072-0950-032-0000        | 163 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.54       | 1.00            | 3.08                        | 241.48                     |
| 643      | 072-0950-033-0000        | 160 HOPFIELD DR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                        | 264.18                     |
| 644      | 072-0950-034-0000        | 101 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.88       | 1.00            | 3.75                        | 294.05                     |
| 645      | 072-0950-035-0000        | 103 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.64       | 1.00            | 3.29                        | 257.61                     |
| 646      | 072-0950-036-0000        | 105 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.61       | 1.00            | 3.22                        | 252.23                     |
| 647      | 072-0950-037-0000        | 107 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.61       | 1.00            | 3.22                        | 252.23                     |
| 648      | 072-0950-038-0000        | 109 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.61       | 1.00            | 3.22                        | 252.23                     |
| 649      | 072-0950-039-0000        | 111 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.58       | 1.00            | 3.16                        | 247.45                     |
| 650      | 072-0950-040-0000        | 113 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.80       | 1.00            | 3.59                        | 281.51                     |
| 651      | 072-0950-041-0000        | 115 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.80       | 1.00            | 3.60                        | 282.11                     |
| 652      | 072-0950-042-0000        | 117 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 653      | 072-0950-043-0000        | 116 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.91       | 1.00            | 3.82                        | 299.43                     |
| 654      | 072-0950-044-0000        | 114 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                        | 264.18                     |
| 655      | 072-0950-045-0000        | 112 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.72       | 1.00            | 3.44                        | 269.56                     |
| 656      | 072-0950-046-0000        | 110 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                        | 264.18                     |
| 657      | 072-0950-047-0000        | 108 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                        | 264.18                     |
| 658      | 072-0950-048-0000        | 106 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.72       | 1.00            | 3.44                        | 269.56                     |
| 659      | 072-0950-049-0000        | 104 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.37                        | 264.18                     |
| 660      | 072-0950-050-0000        | 102 CASSIN CT   | Residential             | 1.00            | 1.00                   | 2.00                    | 0.72       | 1.00            | 3.44                        | 269.56                     |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address     | Land Use Classificatio | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|------------------|------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                  |                        | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 661         | 072-0950-051-0000           | 100 CASSIN CT    | Residential            | 1.00                | 1.00          | 2.00              | 0.77          | 1.00               | 3.53                           | 276.73                           |
| 662         | 072-0950-052-0000           | 154 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.71          | 1.00               | 3.42                           | 267.77                           |
| 663         | 072-0950-053-0000           | 152 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.81          | 1.00               | 3.62                           | 283.30                           |
| 664         | 072-0950-054-0000           | 150 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 665         | 072-0950-055-0000           | 148 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.56          | 1.00               | 3.11                           | 243.87                           |
| 666         | 072-0950-056-0000           | 146 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 667         | 072-0950-057-0000           | 144 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.58          | 1.00               | 3.15                           | 246.86                           |
| 668         | 072-0950-058-0000           | 142 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.63          | 1.00               | 3.27                           | 255.82                           |
| 669         | 072-0950-059-0000           | 138 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.65          | 1.00               | 3.30                           | 258.80                           |
| 670         | 072-0950-060-0000           | 134 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.62          | 1.00               | 3.24                           | 254.03                           |
| 671         | 072-0950-061-0000           | 130 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.56          | 1.00               | 3.13                           | 245.06                           |
| 672         | 072-0950-062-0000           | 126 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.54          | 1.00               | 3.08                           | 240.88                           |
| 673         | 072-0950-063-0000           | 122 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.56          | 1.00               | 3.11                           | 243.87                           |
| 674         | 072-0950-064-0000           | 118 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.62          | 1.00               | 3.24                           | 254.03                           |
| 675         | 072-0950-065-0000           | 114 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.11                           | 243.27                           |
| 676         | 072-0950-066-0000           | 110 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.70          | 1.00               | 3.40                           | 265.97                           |
| 677         | 072-0950-067-0000           | 108 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 245.66                           |
| 678         | 072-0950-068-0000           | 106 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.09                           | 242.08                           |
| 679         | 072-0950-069-0000           | 104 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.09                           | 242.08                           |
| 680         | 072-0950-070-0000           | 102 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.59          | 1.00               | 3.18                           | 249.25                           |
| 681         | 072-0950-071-0000           | 100 HOPFIELD DR  | Residential            | 1.00                | 1.00          | 2.00              | 0.68          | 1.00               | 3.35                           | 262.39                           |
| 682         | 072-0950-072-0000           | PRAIRIE CITY RD  | No Benefit             | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 683         | 072-0960-001-0000           | 316 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 684         | 072-0960-002-0000           | 318 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 685         | 072-0960-003-0000           | 320 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.55          | 1.00               | 3.10                           | 242.67                           |
| 686         | 072-0960-004-0000           | 322 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 687         | 072-0960-005-0000           | 324 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.59          | 1.00               | 3.17                           | 248.65                           |
| 688         | 072-0960-006-0000           | 326 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.53          | 1.00               | 3.05                           | 239.09                           |
| 689         | 072-0960-007-0000           | 328 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.56          | 1.00               | 3.11                           | 243.87                           |
| 690         | 072-0960-008-0000           | 330 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.59          | 1.00               | 3.18                           | 249.25                           |
| 691         | 072-0960-009-0000           | 100 FAITHORNE LN | Residential            | 1.00                | 1.00          | 2.00              | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 692         | 072-0960-010-0000           | 337 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 693         | 072-0960-011-0000           | 335 TURN PIKE DR | Residential            | 1.00                | 1.00          | 2.00              | 0.66          | 1.00               | 3.31                           | 259.40                           |

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address         | Land Use Classificatio | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year       |
|-------------|-----------------------------|----------------------|------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|-------------------|
|             |                             |                      |                        | Aesthetic          | (LU) - Safety | Benefit<br>Point: |               |                    |                                | 2025/26<br>Rates* |
| 694         | 072-0960-012-0000           | 333 TURN PIKE DR     | Residential            | 1.00               | 1.00          | 2.00              | 0.67          | 1.00               | 3.33                           | 261.19            |
| 695         | 072-0960-013-0000           | 331 TURN PIKE DR     | Residential            | 1.00               | 1.00          | 2.00              | 0.65          | 1.00               | 3.30                           | 258.80            |
| 696         | 072-0960-014-0000           | 329 TURN PIKE DR     | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 697         | 072-0960-015-0000           | 98 WHISTLE STOP WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56            |
| 698         | 072-0960-016-0000           | 100 WHISTLE STOP WAY | Residential            | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.60                           | 282.11            |
| 699         | 072-0960-017-0000           | 100 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.78          | 1.00               | 3.56                           | 278.52            |
| 700         | 072-0960-018-0000           | 102 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.43                           | 268.96            |
| 701         | 072-0960-019-0000           | 104 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.23                           | 252.83            |
| 702         | 072-0960-020-0000           | 106 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.60          | 1.00               | 3.21                           | 251.04            |
| 703         | 072-0960-021-0000           | 108 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 704         | 072-0960-022-0000           | 100 KENNAR WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.76          | 1.00               | 3.53                           | 276.13            |
| 705         | 072-0960-023-0000           | 102 KENNAR WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.38                           | 264.78            |
| 706         | 072-0960-024-0000           | 104 KENNAR WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.43                           | 268.96            |
| 707         | 072-0960-025-0000           | 111 KENNAR WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 708         | 072-0960-026-0000           | 109 KENNAR WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56            |
| 709         | 072-0960-027-0000           | 107 KENNAR WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.60                           | 282.11            |
| 710         | 072-0960-028-0000           | 105 KENNAR WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.91          | 1.00               | 3.82                           | 299.43            |
| 711         | 072-0960-029-0000           | 103 KENNAR WAY       | Residential            | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.60                           | 282.11            |
| 712         | 072-0960-030-0000           | 101 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 713         | 072-0960-031-0000           | 191 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.60                           | 282.11            |
| 714         | 072-0960-032-0000           | 189 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56            |
| 715         | 072-0960-033-0000           | 187 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.84          | 1.00               | 3.67                           | 287.48            |
| 716         | 072-0960-034-0000           | 185 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.33                           | 260.60            |
| 717         | 072-0960-035-0000           | 183 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.23                           | 252.83            |
| 718         | 072-0960-036-0000           | 181 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26            |
| 719         | 072-0960-037-0000           | 179 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26            |
| 720         | 072-0960-038-0000           | 177 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 721         | 072-0960-039-0000           | 175 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 722         | 072-0960-040-0000           | 173 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 723         | 072-0960-043-0000           | 174 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 724         | 072-0960-045-0000           | 178 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 725         | 072-0960-046-0000           | 180 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 726         | 072-0960-047-0000           | 182 BAYLINE CIR      | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel |                         |                         | Land Use<br>(LU) -<br>Aesthetic | Land Use<br>(LU) - Safety | Total LU<br>Benefit<br>Points | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-------------------|-------------------------|-------------------------|---------------------------------|---------------------------|-------------------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             | Number            | Site Address            | Land Use Classification |                                 |                           |                               |               |                    |                                |                                  |
| 727         | 072-0960-048-0000 | 184 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 728         | 072-0960-049-0000 | 186 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 729         | 072-0960-050-0000 | 188 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 730         | 072-0960-051-0000 | 190 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 731         | 072-0960-052-0000 | 192 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 732         | 072-0960-053-0000 | 194 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.62          | 1.00               | 3.24                           | 254.03                           |
| 733         | 072-0960-054-0000 | 196 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.69          | 1.00               | 3.37                           | 264.18                           |
| 734         | 072-0960-055-0000 | 198 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 735         | 072-0960-056-0000 | 105 WHISTLE STOP WAY    | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.64          | 1.00               | 3.29                           | 257.61                           |
| 736         | 072-0960-057-0000 | 103 WHISTLE STOP WAY    | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 737         | 072-0960-058-0000 | 101 WHISTLE STOP WAY    | Park/Recreational       | 0.25                            | 0.25                      | 0.50                          | 3.63          | 1.00               | 2.32                           | 181.50                           |
| 738         | 072-0960-059-0000 | 176 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 739         | 072-0960-060-0000 | 172 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 740         | 072-0960-061-0000 | 170 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 741         | 072-0970-001-0000 | 110 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 742         | 072-0970-002-0000 | 112 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 743         | 072-0970-003-0000 | 114 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 744         | 072-0970-004-0000 | 103 PERKINS STATION WAY | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 745         | 072-0970-005-0000 | 105 PERKINS STATION WAY | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 746         | 072-0970-006-0000 | 101 BEUTH CT            | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 747         | 072-0970-007-0000 | 103 BEUTH CT            | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 748         | 072-0970-008-0000 | 105 BEUTH CT            | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 749         | 072-0970-009-0000 | 104 BEUTH CT            | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 750         | 072-0970-010-0000 | 102 BEUTH CT            | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.77          | 1.00               | 3.54                           | 277.33                           |
| 751         | 072-0970-011-0000 | 100 BEUTH CT            | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.93          | 1.00               | 3.85                           | 301.82                           |
| 752         | 072-0970-012-0000 | 117 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.71          | 1.00               | 3.43                           | 268.36                           |
| 753         | 072-0970-013-0000 | 121 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.73          | 1.00               | 3.46                           | 271.35                           |
| 754         | 072-0970-014-0000 | 125 BAYLINE CIR         | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.76          | 1.00               | 3.53                           | 276.13                           |
| 755         | 072-0970-015-0000 | 103 HESILER CT          | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 756         | 072-0970-016-0000 | 104 HESILER CT          | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 757         | 072-0970-017-0000 | 102 HESILER CT          | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.83          | 1.00               | 3.66                           | 286.29                           |
| 758         | 072-0970-018-0000 | 100 HESILER CT          | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.84          | 1.00               | 3.68                           | 288.08                           |
| 759         | 072-0970-019-0000 | 122 KENNAR WAY          | Residential             | 1.00                            | 1.00                      | 2.00                          | 0.85          | 1.00               | 3.69                           | 289.27                           |

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address    | Land Use Classificatio | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year       |
|-------------|-----------------------------|-----------------|------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|-------------------|
|             |                             |                 |                        | Aesthetic          | (LU) - Safety | Benefit<br>Points |               |                    |                                | 2025/26<br>Rates* |
| 760         | 072-0970-020-0000           | 120 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.63          | 1.00               | 3.25                           | 254.62            |
| 761         | 072-0970-021-0000           | 118 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.62          | 1.00               | 3.24                           | 254.03            |
| 762         | 072-0970-022-0000           | 116 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.63          | 1.00               | 3.27                           | 255.82            |
| 763         | 072-0970-023-0000           | 114 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.66          | 1.00               | 3.32                           | 260.00            |
| 764         | 072-0970-024-0000           | 112 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.68          | 1.00               | 3.36                           | 262.99            |
| 765         | 072-0970-025-0000           | 110 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 766         | 072-0970-026-0000           | 108 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.21                           | 251.64            |
| 767         | 072-0970-027-0000           | 106 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.28                           | 257.01            |
| 768         | 072-0970-028-0000           | 113 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.28                           | 257.01            |
| 769         | 072-0970-029-0000           | 115 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.23                           | 252.83            |
| 770         | 072-0970-030-0000           | 117 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.70          | 1.00               | 3.40                           | 265.97            |
| 771         | 072-0970-031-0000           | 119 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.68          | 1.00               | 3.37                           | 263.58            |
| 772         | 072-0970-032-0000           | 121 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.67          | 1.00               | 3.33                           | 261.19            |
| 773         | 072-0970-033-0000           | 123 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.21                           | 251.64            |
| 774         | 072-0970-034-0000           | 125 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.79          | 1.00               | 3.59                           | 280.91            |
| 775         | 072-0970-035-0000           | 127 KENNAR WAY  | Residential            | 1.00               | 1.00          | 2.00              | 0.89          | 1.00               | 3.79                           | 296.44            |
| 776         | 072-0970-036-0000           | 141 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.81          | 1.00               | 3.62                           | 283.30            |
| 777         | 072-0970-037-0000           | 145 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56            |
| 778         | 072-0970-038-0000           | 149 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.91          | 1.00               | 3.82                           | 299.43            |
| 779         | 072-0970-039-0000           | 153 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 780         | 072-0970-040-0000           | 157 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 781         | 072-0970-041-0000           | 161 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26            |
| 782         | 072-0970-042-0000           | 163 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.15                           | 246.86            |
| 783         | 072-0970-043-0000           | 165 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.15                           | 246.86            |
| 784         | 072-0970-044-0000           | 167 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.21                           | 251.64            |
| 785         | 072-0970-045-0000           | 169 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |
| 786         | 072-0970-046-0000           | 171 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 787         | 072-0970-056-0000           | 150 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 788         | 072-0970-057-0000           | 148 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00            |
| 789         | 072-0970-058-0000           | 146 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.29                           | 257.61            |
| 790         | 072-0970-059-0000           | 144 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.15                           | 246.86            |
| 791         | 072-0970-060-0000           | 142 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.15                           | 246.86            |
| 792         | 072-0970-061-0000           | 140 BAYLINE CIR | Residential            | 1.00               | 1.00          | 2.00              | 0.61          | 1.00               | 3.22                           | 252.23            |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address            | Land Use Classification | Land Use (LU) - Aesthetic | Land Use (LU) - Safety | Total LU Benefit Points | Lot Factor | Lighting Factor | Total Special Benefit Point | Fiscal Year 2025/26 Rates* |
|----------|--------------------------|-------------------------|-------------------------|---------------------------|------------------------|-------------------------|------------|-----------------|-----------------------------|----------------------------|
|          |                          |                         |                         |                           |                        |                         |            |                 |                             |                            |
| 793      | 072-0970-062-0000        | 138 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.55       | 1.00            | 3.10                        | 242.67                     |
| 794      | 072-0970-063-0000        | 136 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.63       | 1.00            | 3.25                        | 254.62                     |
| 795      | 072-0970-064-0000        | 134 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.67       | 1.00            | 3.34                        | 261.79                     |
| 796      | 072-0970-065-0000        | 132 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.58       | 1.00            | 3.17                        | 248.05                     |
| 797      | 072-0970-066-0000        | 130 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.58       | 1.00            | 3.15                        | 246.86                     |
| 798      | 072-0970-067-0000        | 128 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.58       | 1.00            | 3.15                        | 246.86                     |
| 799      | 072-0970-068-0000        | 126 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.58       | 1.00            | 3.15                        | 246.86                     |
| 800      | 072-0970-069-0000        | 124 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.58       | 1.00            | 3.15                        | 246.86                     |
| 801      | 072-0970-070-0000        | 122 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.58       | 1.00            | 3.15                        | 246.86                     |
| 802      | 072-0970-071-0000        | 120 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.58       | 1.00            | 3.15                        | 246.86                     |
| 803      | 072-0970-072-0000        | 118 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.74       | 1.00            | 3.49                        | 273.14                     |
| 804      | 072-0970-073-0000        | 106 PERKINS STATION WAY | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.79       | 1.00            | 3.57                        | 279.72                     |
| 805      | 072-0970-074-0000        | 104 PERKINS STATION WAY | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.67       | 1.00            | 3.33                        | 261.19                     |
| 806      | 072-0970-075-0000        | 102 PERKINS STATION WAY | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.69       | 1.00            | 3.39                        | 265.38                     |
| 807      | 072-0970-076-0000        | IRON POINT RD           | No Benefit              | -                         | -                      | -                       | -          | -               | -                           | -                          |
| 808      | 072-0970-077-0000        | 168 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 809      | 072-0970-078-0000        | 166 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 810      | 072-0970-079-0000        | 164 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 811      | 072-0970-080-0000        | 162 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 812      | 072-0970-081-0000        | 160 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 813      | 072-0970-082-0000        | 158 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 814      | 072-0970-083-0000        | 152 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 815      | 072-0970-084-0000        | 154 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 816      | 072-0970-085-0000        | 156 BAYLINE CIR         | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.95       | 1.00            | 3.91                        | 306.00                     |
| 817      | 072-1150-001-0000        | 100 BRIGHTSTONE CIR     | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.35       | 1.38            | 3.47                        | 271.73                     |
| 818      | 072-1150-002-0000        | 104 BRIGHTSTONE CIR     | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.27       | 1.38            | 3.29                        | 257.99                     |
| 819      | 072-1150-003-0000        | 108 BRIGHTSTONE CIR     | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.32       | 1.38            | 3.39                        | 265.75                     |
| 820      | 072-1150-004-0000        | 112 BRIGHTSTONE CIR     | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.27       | 1.38            | 3.29                        | 257.99                     |
| 821      | 072-1150-005-0000        | 116 BRIGHTSTONE CIR     | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.26       | 1.38            | 3.29                        | 257.39                     |
| 822      | 072-1150-006-0000        | 120 BRIGHTSTONE CIR     | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.32       | 1.38            | 3.39                        | 265.75                     |
| 823      | 072-1150-007-0000        | 124 BRIGHTSTONE CIR     | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.27       | 1.38            | 3.29                        | 257.99                     |
| 824      | 072-1150-008-0000        | 128 BRIGHTSTONE CIR     | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.27       | 1.38            | 3.29                        | 257.99                     |
| 825      | 072-1150-009-0000        | 132 BRIGHTSTONE CIR     | Residential             | 1.00                      | 1.00                   | 2.00                    | 0.32       | 1.38            | 3.40                        | 266.35                     |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number Site Address |                     | Land Use<br>Land Use Classificatio | Land Use            |               | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|------------------------------------------|---------------------|------------------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                                          |                     |                                    | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 826         | 072-1150-010-0000                        | 136 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.27          | 1.38               | 3.29                           | 257.99                           |
| 827         | 072-1150-011-0000                        | 140 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.27          | 1.38               | 3.29                           | 257.99                           |
| 828         | 072-1150-012-0000                        | 144 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.32          | 1.38               | 3.40                           | 266.35                           |
| 829         | 072-1150-013-0000                        | 148 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.27          | 1.38               | 3.29                           | 257.99                           |
| 830         | 072-1150-014-0000                        | 152 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.27          | 1.38               | 3.29                           | 257.99                           |
| 831         | 072-1150-015-0000                        | 156 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.36          | 1.38               | 3.48                           | 272.92                           |
| 832         | 072-1150-016-0000                        | 149 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.27          | 1.38               | 3.31                           | 259.18                           |
| 833         | 072-1150-017-0000                        | 145 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 834         | 072-1150-018-0000                        | 141 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 835         | 072-1150-019-0000                        | 137 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 836         | 072-1150-020-0000                        | 133 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 837         | 072-1150-021-0000                        | 129 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 838         | 072-1150-022-0000                        | 125 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 839         | 072-1150-023-0000                        | 121 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 840         | 072-1150-024-0000                        | 117 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.20          | 1.38               | 3.16                           | 247.83                           |
| 841         | 072-1150-025-0000                        | 113 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 842         | 072-1150-026-0000                        | 109 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 843         | 072-1150-027-0000                        | 105 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 844         | 072-1150-028-0000                        | 101 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 845         | 072-1150-029-0000                        | 1141 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 846         | 072-1150-030-0000                        | 1137 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 847         | 072-1150-031-0000                        | 1133 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 848         | 072-1150-032-0000                        | 1129 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 849         | 072-1150-033-0000                        | 1125 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 850         | 072-1150-034-0000                        | 1121 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 851         | 072-1150-035-0000                        | 1117 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 852         | 072-1150-036-0000                        | 1113 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 853         | 072-1150-037-0000                        | 1109 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 854         | 072-1150-038-0000                        | 1105 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 855         | 072-1150-039-0000                        | 1101 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 856         | 072-1150-040-0000                        | 155 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 857         | 072-1150-041-0000                        | 151 BRIGHTSTONE CIR | Residential                        | 1.00                | 1.00          | 2.00              | 0.27          | 1.38               | 3.31                           | 259.18                           |
| 858         | 072-1150-042-0000                        | 1100 SANDY CREEK DR | Residential                        | 1.00                | 1.00          | 2.00              | 0.25          | 1.38               | 3.26                           | 255.00                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address         | Land Use Classification | Land Use            | Land Use      | Total LU         | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|----------------------|-------------------------|---------------------|---------------|------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                      |                         | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Point |               |                    |                                |                                  |
| 859         | 072-1150-043-0000           | 1104 SANDY CREEK DR  | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 860         | 072-1150-044-0000           | 1108 SANDY CREEK DR  | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 861         | 072-1150-045-0000           | 1112 SANDY CREEK DR  | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 862         | 072-1150-046-0000           | 1116 SANDY CREEK DR  | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 863         | 072-1150-047-0000           | 1120 SANDY CREEK DR  | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 864         | 072-1150-048-0000           | 1124 SANDY CREEK DR  | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 865         | 072-1150-049-0000           | 1128 SANDY CREEK DR  | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 866         | 072-1150-050-0000           | 1132 SANDY CREEK DR  | Residential             | 1.00                | 1.00          | 2.00             | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 867         | 072-1150-051-0000           | 1136 SANDY CREEK DR  | Residential             | 1.00                | 1.00          | 2.00             | 0.28          | 1.38               | 3.32                           | 259.78                           |
| 868         | 072-1150-052-0000           | 636 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.33          | 1.38               | 3.42                           | 268.14                           |
| 869         | 072-1150-053-0000           | 632 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 870         | 072-1150-054-0000           | 628 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 871         | 072-1150-055-0000           | 624 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 872         | 072-1150-056-0000           | 620 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 873         | 072-1150-057-0000           | 616 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 874         | 072-1150-058-0000           | 612 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 875         | 072-1150-059-0000           | 608 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 876         | 072-1150-060-0000           | 604 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 877         | 072-1150-061-0000           | 600 PEMBERTON LN     | Residential             | 1.00                | 1.00          | 2.00             | 0.33          | 1.38               | 3.42                           | 268.14                           |
| 878         | 072-1150-062-0000           | 1037 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.28          | 1.38               | 3.32                           | 259.78                           |
| 879         | 072-1150-063-0000           | 1033 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 880         | 072-1150-064-0000           | 1029 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 881         | 072-1150-065-0000           | 1025 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 882         | 072-1150-066-0000           | 1021 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 883         | 072-1150-067-0000           | 1017 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 884         | 072-1150-068-0000           | 1013 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 885         | 072-1150-069-0000           | 1009 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 886         | 072-1150-070-0000           | 1005 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 887         | 072-1150-071-0000           | 1001 MEADOWBRIDGE DR | Residential             | 1.00                | 1.00          | 2.00             | 0.25          | 1.38               | 3.26                           | 255.00                           |
| 888         | 072-1150-072-0000           | 200 BRIGHTSTONE CIR  | Residential             | 1.00                | 1.00          | 2.00             | 0.33          | 1.38               | 3.42                           | 268.14                           |
| 889         | 072-1150-073-0000           | 204 BRIGHTSTONE CIR  | Residential             | 1.00                | 1.00          | 2.00             | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 890         | 072-1150-074-0000           | 208 BRIGHTSTONE CIR  | Residential             | 1.00                | 1.00          | 2.00             | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 891         | 072-1150-075-0000           | 212 BRIGHTSTONE CIR  | Residential             | 1.00                | 1.00          | 2.00             | 0.31          | 1.38               | 3.37                           | 263.96                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address         | Land Use Classification | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|----------------------|-------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                      |                         | Aesthetic          | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 892         | 072-1150-076-0000           | 216 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 893         | 072-1150-077-0000           | 220 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 894         | 072-1150-078-0000           | 224 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 895         | 072-1150-079-0000           | 228 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.25          | 1.38               | 3.26                           | 255.60                           |
| 896         | 072-1150-080-0000           | 209 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 897         | 072-1150-081-0000           | 205 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.21          | 1.38               | 3.18                           | 249.02                           |
| 898         | 072-1150-082-0000           | 201 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.23          | 1.38               | 3.22                           | 252.01                           |
| 899         | 072-1150-083-0000           | 1000 MEADOWBRIDGE DR | Residential             | 1.00               | 1.00          | 2.00              | 0.27          | 1.38               | 3.30                           | 258.58                           |
| 900         | 072-1150-084-0000           | 1004 MEADOWBRIDGE DR | Residential             | 1.00               | 1.00          | 2.00              | 0.26          | 1.38               | 3.27                           | 256.19                           |
| 901         | 072-1150-085-0000           | 1008 MEADOWBRIDGE DR | Residential             | 1.00               | 1.00          | 2.00              | 0.25          | 1.38               | 3.26                           | 255.00                           |
| 902         | 072-1150-086-0000           | 1012 MEADOWBRIDGE DR | Residential             | 1.00               | 1.00          | 2.00              | 0.25          | 1.38               | 3.26                           | 255.00                           |
| 903         | 072-1150-087-0000           | 1016 MEADOWBRIDGE DR | Residential             | 1.00               | 1.00          | 2.00              | 0.28          | 1.38               | 3.32                           | 259.78                           |
| 904         | 072-1150-088-0000           | 512 PEMBERTON LN     | Residential             | 1.00               | 1.00          | 2.00              | 0.33          | 1.38               | 3.42                           | 268.14                           |
| 905         | 072-1150-089-0000           | 508 PEMBERTON LN     | Residential             | 1.00               | 1.00          | 2.00              | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 906         | 072-1150-090-0000           | 501 PEMBERTON LN     | Park/Recreational       | 0.25               | 0.25          | 0.50              | 1.05          | 1.38               | 1.21                           | 95.12                            |
| 907         | 072-1150-091-0000           | BLACK DIAMOND DR     | No Benefit              | -                  | -             | -                 | -             | -                  | -                              | -                                |
| 908         | 072-1150-092-0000           | BLACK DIAMOND DR     | No Benefit              | -                  | -             | -                 | -             | -                  | -                              | -                                |
| 909         | 072-1150-093-0000           | BLACK DIAMOND DR     | No Benefit              | -                  | -             | -                 | -             | -                  | -                              | -                                |
| 910         | 072-1160-001-0000           | 504 PEMBERTON LN     | Residential             | 1.00               | 1.00          | 2.00              | 0.32          | 1.38               | 3.41                           | 266.95                           |
| 911         | 072-1160-002-0000           | 500 PEMBERTON LN     | Residential             | 1.00               | 1.00          | 2.00              | 0.34          | 1.38               | 3.45                           | 269.93                           |
| 912         | 072-1160-003-0000           | 919 BLUE RAPIDS DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.21          | 1.38               | 3.18                           | 249.02                           |
| 913         | 072-1160-004-0000           | 917 BLUE RAPIDS DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.21          | 1.38               | 3.18                           | 249.02                           |
| 914         | 072-1160-005-0000           | 913 BLUE RAPIDS DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.21          | 1.38               | 3.18                           | 249.02                           |
| 915         | 072-1160-006-0000           | 911 BLUE RAPIDS DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.21          | 1.38               | 3.18                           | 249.02                           |
| 916         | 072-1160-007-0000           | 909 BLUE RAPIDS DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.21          | 1.38               | 3.18                           | 249.02                           |
| 917         | 072-1160-008-0000           | 229 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.21          | 1.38               | 3.18                           | 249.02                           |
| 918         | 072-1160-009-0000           | 231 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 919         | 072-1160-010-0000           | 232 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 920         | 072-1160-011-0000           | 236 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 921         | 072-1160-012-0000           | 240 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 922         | 072-1160-013-0000           | 244 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 923         | 072-1160-014-0000           | 248 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 924         | 072-1160-015-0000           | 252 BRIGHTSTONE CIR  | Residential             | 1.00               | 1.00          | 2.00              | 0.31          | 1.38               | 3.37                           | 263.96                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt | Assessor's Parcel |                     | Land Use                |                  | Total LU      | Lot    | Lighting | Total Special | Fiscal Year    |
|-------|-------------------|---------------------|-------------------------|------------------|---------------|--------|----------|---------------|----------------|
| ID    | Number            | Site Address        | Land Use Classification | (LU) - Aesthetic | (LU) - Safety |        |          |               |                |
|       |                   |                     |                         |                  |               | Factor | Factor   | Benefit Point | 2025/26 Rates* |
| 925   | 072-1160-016-0000 | 256 BRIGHTSTONE CIR | Residential             | 1.00             | 1.00          | 0.33   | 1.38     | 3.42          | 268.14         |
| 926   | 072-1160-017-0000 | 900 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.23   | 1.38     | 3.21          | 251.41         |
| 927   | 072-1160-018-0000 | 904 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.18          | 249.02         |
| 928   | 072-1160-019-0000 | 908 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.18          | 249.02         |
| 929   | 072-1160-020-0000 | 910 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.17          | 248.43         |
| 930   | 072-1160-021-0000 | 912 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.18          | 249.02         |
| 931   | 072-1160-022-0000 | 914 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.17          | 248.43         |
| 932   | 072-1160-023-0000 | 916 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.18          | 249.02         |
| 933   | 072-1160-024-0000 | 918 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.17          | 248.43         |
| 934   | 072-1160-025-0000 | 920 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.18          | 249.02         |
| 935   | 072-1160-026-0000 | 922 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.17          | 248.43         |
| 936   | 072-1160-027-0000 | 924 BLUE RAPIDS DR  | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.18          | 249.02         |
| 937   | 072-1160-028-0000 | 495 PEMBERTON LN    | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.18          | 249.02         |
| 938   | 072-1160-029-0000 | 491 PEMBERTON LN    | Residential             | 1.00             | 1.00          | 0.26   | 1.38     | 3.28          | 256.79         |
| 939   | 072-1160-030-0000 | 425 PEMBERTON LN    | Residential             | 1.00             | 1.00          | 0.26   | 1.38     | 3.28          | 256.79         |
| 940   | 072-1160-031-0000 | 421 PEMBERTON LN    | Residential             | 1.00             | 1.00          | 0.24   | 1.38     | 3.24          | 253.80         |
| 941   | 072-1160-032-0000 | 329 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.19          | 249.62         |
| 942   | 072-1160-033-0000 | 327 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.24   | 1.38     | 3.24          | 253.80         |
| 943   | 072-1160-034-0000 | 325 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.19          | 249.62         |
| 944   | 072-1160-035-0000 | 323 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.24   | 1.38     | 3.24          | 253.80         |
| 945   | 072-1160-036-0000 | 321 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.19          | 249.62         |
| 946   | 072-1160-037-0000 | 319 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.24   | 1.38     | 3.24          | 253.80         |
| 947   | 072-1160-038-0000 | 317 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.19          | 249.62         |
| 948   | 072-1160-039-0000 | 315 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.24   | 1.38     | 3.24          | 253.80         |
| 949   | 072-1160-040-0000 | 313 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.19          | 249.62         |
| 950   | 072-1160-041-0000 | 311 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.23   | 1.38     | 3.21          | 251.41         |
| 951   | 072-1160-042-0000 | 263 BRIGHTSTONE CIR | Residential             | 1.00             | 1.00          | 0.23   | 1.38     | 3.21          | 251.41         |
| 952   | 072-1160-043-0000 | 259 BRIGHTSTONE CIR | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.19          | 249.62         |
| 953   | 072-1160-044-0000 | 310 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.24   | 1.38     | 3.24          | 253.80         |
| 954   | 072-1160-045-0000 | 312 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.19          | 249.62         |
| 955   | 072-1160-046-0000 | 314 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.24   | 1.38     | 3.24          | 253.80         |
| 956   | 072-1160-047-0000 | 316 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.21   | 1.38     | 3.19          | 249.62         |
| 957   | 072-1160-048-0000 | 318 BAIRD DR        | Residential             | 1.00             | 1.00          | 0.24   | 1.38     | 3.24          | 253.80         |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address        | Land Use Classification | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|---------------------|-------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                     |                         | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 958         | 072-1160-049-0000           | 320 BAIRD DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 959         | 072-1160-050-0000           | 322 BAIRD DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 960         | 072-1160-051-0000           | 324 BAIRD DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 961         | 072-1160-052-0000           | 326 BAIRD DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 962         | 072-1160-053-0000           | 328 BAIRD DR        | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.28                           | 256.79                           |
| 963         | 072-1160-054-0000           | 418 PEMBERTON LN    | Residential             | 1.00                | 1.00          | 2.00              | 0.34          | 1.38               | 3.45                           | 269.93                           |
| 964         | 072-1160-055-0000           | 416 PEMBERTON LN    | Residential             | 1.00                | 1.00          | 2.00              | 0.28          | 1.38               | 3.32                           | 260.37                           |
| 965         | 072-1160-056-0000           | 414 PEMBERTON LN    | Residential             | 1.00                | 1.00          | 2.00              | 0.28          | 1.38               | 3.32                           | 260.37                           |
| 966         | 072-1160-057-0000           | 412 PEMBERTON LN    | Residential             | 1.00                | 1.00          | 2.00              | 0.34          | 1.38               | 3.45                           | 269.93                           |
| 967         | 072-1160-058-0000           | 325 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.28                           | 256.79                           |
| 968         | 072-1160-059-0000           | 323 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 969         | 072-1160-060-0000           | 321 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 970         | 072-1160-061-0000           | 319 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 971         | 072-1160-062-0000           | 317 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 972         | 072-1160-063-0000           | 315 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 973         | 072-1160-064-0000           | 313 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 974         | 072-1160-065-0000           | 311 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 975         | 072-1160-066-0000           | 309 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 976         | 072-1160-067-0000           | 307 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 977         | 072-1160-068-0000           | 305 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.19                           | 249.62                           |
| 978         | 072-1160-069-0000           | 303 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 979         | 072-1160-070-0000           | 300 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.35          | 1.38               | 3.46                           | 271.13                           |
| 980         | 072-1160-071-0000           | 302 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.28                           | 256.79                           |
| 981         | 072-1160-072-0000           | 304 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.28                           | 256.79                           |
| 982         | 072-1160-073-0000           | 306 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.31          | 1.38               | 3.38                           | 264.56                           |
| 983         | 072-1160-074-0000           | 308 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.28                           | 256.79                           |
| 984         | 072-1160-075-0000           | 310 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.28                           | 256.79                           |
| 985         | 072-1160-076-0000           | 312 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.31          | 1.38               | 3.38                           | 264.56                           |
| 986         | 072-1160-077-0000           | 314 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.27                           | 256.19                           |
| 987         | 072-1160-078-0000           | 316 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.27                           | 256.19                           |
| 988         | 072-1160-079-0000           | 318 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 989         | 072-1160-080-0000           | 320 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.27                           | 256.19                           |
| 990         | 072-1160-081-0000           | 322 BRIGHTSTONE CIR | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.27                           | 256.19                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address        | Land Use Classification | Land Use (LU) - | Land Use (LU) - Safety | Total LU Benefit Points | Lot Factor | Lighting Factor | Total Special Benefit Point | Fiscal Year 2025/26 Rates* |
|----------|--------------------------|---------------------|-------------------------|-----------------|------------------------|-------------------------|------------|-----------------|-----------------------------|----------------------------|
|          |                          |                     |                         | Aesthetic       |                        |                         |            |                 |                             |                            |
| 991      | 072-1160-082-0000        | 324 BRIGHTSTONE CIR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.26       | 1.38            | 3.27                        | 256.19                     |
| 992      | 072-1160-083-0000        | 326 BRIGHTSTONE CIR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.26       | 1.38            | 3.27                        | 256.19                     |
| 993      | 072-1160-084-0000        | 328 BRIGHTSTONE CIR | Residential             | 1.00            | 1.00                   | 2.00                    | 0.35       | 1.38            | 3.46                        | 271.13                     |
| 994      | 072-1160-085-0000        | BLACK DIAMOND DR    | No Benefit              | -               | -                      | -                       | -          | -               | -                           | -                          |
| 995      | 072-1160-086-0000        | 263 BRIGHTSTONE CIR | No Benefit              | -               | -                      | -                       | -          | -               | -                           | -                          |
| 996      | 072-1160-087-0000        | BRIGHTSTONE CIR     | No Benefit              | -               | -                      | -                       | -          | -               | -                           | -                          |
| 997      | 072-1160-088-0000        | BLACK DIAMOND DR    | No Benefit              | -               | -                      | -                       | -          | -               | -                           | -                          |
| 998      | 072-1220-004-0000        | 141 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 4.23       | 1.38            | 11.23                       | 879.34                     |
| 999      | 072-1220-005-0000        | 161 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 3.81       | 1.38            | 10.39                       | 813.62                     |
| 1000     | 072-1220-008-0000        | 321 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 2.50       | 1.00            | 7.00                        | 547.97                     |
| 1001     | 072-1220-009-0000        | 341 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 2.77       | 1.00            | 7.54                        | 590.39                     |
| 1002     | 072-1220-010-0000        | 171 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 5.15       | 1.38            | 13.06                       | 1,022.73                   |
| 1003     | 072-1220-012-0000        | 181 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 1.87       | 1.38            | 6.49                        | 508.32                     |
| 1004     | 072-1220-020-0000        | 261 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 23.27      | 1.38            | 49.29                       | 3,860.64                   |
| 1005     | 072-1220-022-0000        | IRON POINT RD       | Undeveloped/Utility     | 0.25            | 0.25                   | 0.50                    | 0.84       | 1.38            | 1.11                        | 86.75                      |
| 1006     | 072-1220-024-0000        | 121 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 7.67       | 1.38            | 18.09                       | 1,417.05                   |
| 1007     | 072-1220-025-0000        | IRON POINT RD       | Undeveloped/Utility     | 0.25            | 0.25                   | 0.50                    | 18.80      | 1.38            | 10.09                       | 790.40                     |
| 1008     | 072-1220-027-0000        | 301 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 5.57       | 1.38            | 13.90                       | 1,088.45                   |
| 1009     | 072-1220-028-0000        | 221 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 7.67       | 1.38            | 18.09                       | 1,417.05                   |
| 1010     | 072-1220-030-0000        | 281 IRON POINT RD   | Non-Residential         | 1.00            | 1.00                   | 2.00                    | 9.19       | 1.38            | 21.14                       | 1,656.03                   |
| 1011     | 072-1230-001-0000        | INGERSOLL WAY       | No Benefit              | -               | -                      | -                       | -          | -               | -                           | -                          |
| 1012     | 072-1230-002-0000        | 421 SLOCUM DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.66       | 1.00            | 3.31                        | 259.40                     |
| 1013     | 072-1230-003-0000        | 425 SLOCUM DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.41       | 1.00            | 2.82                        | 221.17                     |
| 1014     | 072-1230-004-0000        | 429 SLOCUM DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.41       | 1.00            | 2.82                        | 221.17                     |
| 1015     | 072-1230-005-0000        | 430 SLOCUM DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.41       | 1.00            | 2.82                        | 221.17                     |
| 1016     | 072-1230-006-0000        | 426 SLOCUM DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.41       | 1.00            | 2.82                        | 221.17                     |
| 1017     | 072-1230-007-0000        | 422 SLOCUM DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.41       | 1.00            | 2.82                        | 221.17                     |
| 1018     | 072-1230-008-0000        | 418 SLOCUM DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.52       | 1.00            | 3.05                        | 238.49                     |
| 1019     | 072-1230-009-0000        | 319 PARKER DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.48       | 1.00            | 2.95                        | 231.32                     |
| 1020     | 072-1230-010-0000        | 323 PARKER DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.43       | 1.00            | 2.86                        | 224.15                     |
| 1021     | 072-1230-011-0000        | 327 PARKER DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.43       | 1.00            | 2.86                        | 224.15                     |
| 1022     | 072-1230-012-0000        | 331 PARKER DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.44       | 1.00            | 2.88                        | 225.35                     |
| 1023     | 072-1230-013-0000        | 335 PARKER DR       | Residential             | 1.00            | 1.00                   | 2.00                    | 0.70       | 1.00            | 3.40                        | 265.97                     |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address    | Land Use Classificatio | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|-----------------|------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                 |                        | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 1024        | 072-1230-014-0000           | 435 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.73          | 1.00               | 3.46                           | 270.75                           |
| 1025        | 072-1230-015-0000           | 439 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.67          | 1.00               | 3.34                           | 261.79                           |
| 1026        | 072-1230-016-0000           | 443 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.78          | 1.00               | 3.56                           | 279.12                           |
| 1027        | 072-1230-017-0000           | 438 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1028        | 072-1230-018-0000           | 434 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1029        | 072-1230-019-0000           | 430 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1030        | 072-1230-020-0000           | 426 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1031        | 072-1230-021-0000           | 422 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.48          | 1.00               | 2.97                           | 232.52                           |
| 1032        | 072-1230-022-0000           | 418 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.48          | 1.00               | 2.96                           | 231.92                           |
| 1033        | 072-1230-023-0000           | 414 CARLSON WAY | Residential            | 1.00                | 1.00          | 2.00              | 0.61          | 1.00               | 3.21                           | 251.64                           |
| 1034        | 072-1230-024-0000           | 355 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.45          | 1.00               | 2.90                           | 227.14                           |
| 1035        | 072-1230-025-0000           | 359 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.45          | 1.00               | 2.91                           | 227.74                           |
| 1036        | 072-1230-026-0000           | 363 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.71          | 1.00               | 3.43                           | 268.36                           |
| 1037        | 072-1230-027-0000           | 419 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1038        | 072-1230-028-0000           | 423 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.85                           | 222.96                           |
| 1039        | 072-1230-029-0000           | 427 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1040        | 072-1230-030-0000           | 431 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1041        | 072-1230-031-0000           | 435 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1042        | 072-1230-032-0000           | 439 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1043        | 072-1230-033-0000           | 443 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1044        | 072-1230-034-0000           | 444 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1045        | 072-1230-035-0000           | 440 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1046        | 072-1230-036-0000           | 436 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1047        | 072-1230-037-0000           | 432 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1048        | 072-1230-038-0000           | 428 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1049        | 072-1230-039-0000           | 424 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1050        | 072-1230-040-0000           | 420 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1051        | 072-1230-041-0000           | 416 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1052        | 072-1230-042-0000           | 412 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1053        | 072-1230-043-0000           | 408 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.85                           | 222.96                           |
| 1054        | 072-1230-044-0000           | 404 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.45          | 1.00               | 2.91                           | 227.74                           |
| 1055        | 072-1230-045-0000           | 400 PARKER DR   | Residential            | 1.00                | 1.00          | 2.00              | 0.63          | 1.00               | 3.26                           | 255.22                           |
| 1056        | 072-1230-046-0000           | 380 PARKER DR   | No Benefit             | -                   | -             | -                 | -             | -                  | -                              | -                                |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address  | Land Use Classificatio | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|---------------|------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |               |                        | Aesthetic          | (LU) - Safety | Benefit<br>Point: |               |                    |                                |                                  |
| 1057        | 072-1230-047-0000           | 376 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 1058        | 072-1230-048-0000           | 372 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1059        | 072-1230-049-0000           | 368 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.87                           | 224.75                           |
| 1060        | 072-1230-050-0000           | 364 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.87                           | 224.75                           |
| 1061        | 072-1230-051-0000           | 360 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.85                           | 223.55                           |
| 1062        | 072-1230-052-0000           | 356 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.87                           | 224.75                           |
| 1063        | 072-1230-053-0000           | 352 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1064        | 072-1230-054-0000           | 348 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1065        | 072-1230-055-0000           | 344 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.42          | 1.00               | 2.85                           | 222.96                           |
| 1066        | 072-1230-056-0000           | 340 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.45          | 1.00               | 2.90                           | 227.14                           |
| 1067        | 072-1230-057-0000           | 336 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.87                           | 224.75                           |
| 1068        | 072-1230-058-0000           | 332 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1069        | 072-1230-059-0000           | 328 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1070        | 072-1230-060-0000           | 324 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1071        | 072-1230-061-0000           | 320 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1072        | 072-1230-062-0000           | 316 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1073        | 072-1230-063-0000           | 312 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1074        | 072-1230-064-0000           | 308 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1075        | 072-1230-065-0000           | 304 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.87                           | 224.75                           |
| 1076        | 072-1230-066-0000           | 300 PARKER DR | Residential            | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.04                           | 237.89                           |
| 1077        | 072-1230-067-0000           | INGERSOLL WAY | No Benefit             | -                  | -             | -                 | -             | -                  | -                              | -                                |
| 1078        | 072-1240-001-0000           | 499 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.45                           | 270.16                           |
| 1079        | 072-1240-002-0000           | 495 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.45          | 1.00               | 2.90                           | 227.14                           |
| 1080        | 072-1240-003-0000           | 491 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.45          | 1.00               | 2.90                           | 227.14                           |
| 1081        | 072-1240-004-0000           | 487 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.45          | 1.00               | 2.90                           | 227.14                           |
| 1082        | 072-1240-005-0000           | 483 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.45          | 1.00               | 2.90                           | 227.14                           |
| 1083        | 072-1240-006-0000           | 479 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.45          | 1.00               | 2.90                           | 227.14                           |
| 1084        | 072-1240-007-0000           | 475 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.45          | 1.00               | 2.90                           | 227.14                           |
| 1085        | 072-1240-008-0000           | 471 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.45          | 1.00               | 2.90                           | 227.14                           |
| 1086        | 072-1240-009-0000           | 467 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.87                           | 224.75                           |
| 1087        | 072-1240-010-0000           | 463 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.64          | 1.00               | 3.28                           | 257.01                           |
| 1088        | 072-1240-011-0000           | 459 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.59          | 1.00               | 3.17                           | 248.65                           |
| 1089        | 072-1240-012-0000           | 457 SLOCUM DR | Residential            | 1.00               | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address    | Land Use Classification | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|-----------------|-------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                 |                         | Aesthetic          | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 1090        | 072-1240-013-0000           | 453 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1091        | 072-1240-014-0000           | 449 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1092        | 072-1240-015-0000           | 445 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.42          | 1.00               | 2.83                           | 221.76                           |
| 1093        | 072-1240-016-0000           | 441 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1094        | 072-1240-017-0000           | 437 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1095        | 072-1240-018-0000           | 433 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1096        | 072-1240-019-0000           | 434 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1097        | 072-1240-020-0000           | 438 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.42          | 1.00               | 2.83                           | 221.76                           |
| 1098        | 072-1240-021-0000           | 442 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.86                           | 224.15                           |
| 1099        | 072-1240-022-0000           | 446 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.56          | 1.00               | 3.11                           | 243.87                           |
| 1100        | 072-1240-023-0000           | 468 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.85          | 1.00               | 3.70                           | 289.87                           |
| 1101        | 072-1240-024-0000           | 472 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.43          | 1.00               | 2.85                           | 223.55                           |
| 1102        | 072-1240-025-0000           | 476 SLOCUM DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 1103        | 072-1240-026-0000           | 465 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.46          | 1.00               | 2.92                           | 228.93                           |
| 1104        | 072-1240-027-0000           | 461 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1105        | 072-1240-028-0000           | 457 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.45          | 1.00               | 2.89                           | 226.54                           |
| 1106        | 072-1240-029-0000           | 451 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.76          | 1.00               | 3.52                           | 275.53                           |
| 1107        | 072-1240-030-0000           | 447 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.55          | 1.00               | 3.11                           | 243.27                           |
| 1108        | 072-1240-031-0000           | 442 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1109        | 072-1240-032-0000           | 446 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1110        | 072-1240-033-0000           | 450 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1111        | 072-1240-034-0000           | 454 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1112        | 072-1240-035-0000           | 458 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1113        | 072-1240-036-0000           | 462 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1114        | 072-1240-037-0000           | 466 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1115        | 072-1240-038-0000           | 470 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1116        | 072-1240-039-0000           | 474 CARLSON WAY | Residential             | 1.00               | 1.00          | 2.00              | 0.68          | 1.00               | 3.37                           | 263.58                           |
| 1117        | 072-1240-040-0000           | 479 PARKER DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.68          | 1.00               | 3.37                           | 263.58                           |
| 1118        | 072-1240-041-0000           | 475 PARKER DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1119        | 072-1240-042-0000           | 471 PARKER DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1120        | 072-1240-043-0000           | 467 PARKER DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1121        | 072-1240-044-0000           | 463 PARKER DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1122        | 072-1240-045-0000           | 459 PARKER DR   | Residential             | 1.00               | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address      | Land Use Classification | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|-------------------|-------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                   |                         | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 1123        | 072-1240-046-0000           | 455 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1124        | 072-1240-047-0000           | 451 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1125        | 072-1240-048-0000           | 447 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.41          | 1.00               | 2.82                           | 221.17                           |
| 1126        | 072-1240-049-0000           | 448 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1127        | 072-1240-050-0000           | 452 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1128        | 072-1240-051-0000           | 456 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1129        | 072-1240-052-0000           | 460 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1130        | 072-1240-053-0000           | 464 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1131        | 072-1240-054-0000           | 468 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1132        | 072-1240-055-0000           | 472 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1133        | 072-1240-056-0000           | 476 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.42          | 1.00               | 2.84                           | 222.36                           |
| 1134        | 072-1240-057-0000           | 480 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.50          | 1.00               | 2.99                           | 234.31                           |
| 1135        | 072-1240-058-0000           | 484 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.48          | 1.00               | 2.95                           | 231.32                           |
| 1136        | 072-1240-059-0000           | 488 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.47          | 1.00               | 2.95                           | 230.72                           |
| 1137        | 072-1240-060-0000           | 492 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.49          | 1.00               | 2.98                           | 233.71                           |
| 1138        | 072-1240-061-0000           | 496 PARKER DR     | Residential             | 1.00                | 1.00          | 2.00              | 0.53          | 1.00               | 3.05                           | 239.09                           |
| 1139        | 072-1240-062-0000           | NATOMA STATION DR | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1140        | 072-1240-063-0000           | NATOMA STATION DR | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1141        | 072-1290-001-0000           | OAK VILLA DR      | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1142        | 072-1290-002-0000           | 223 SIERRA OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.17          | 1.38               | 3.10                           | 242.45                           |
| 1143        | 072-1290-003-0000           | 219 SIERRA OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.23          | 1.38               | 3.22                           | 252.01                           |
| 1144        | 072-1290-004-0000           | 244 OAK VILLA DR  | Residential             | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.17                           | 248.43                           |
| 1145        | 072-1290-005-0000           | 240 OAK VILLA DR  | Residential             | 1.00                | 1.00          | 2.00              | 0.18          | 1.38               | 3.11                           | 243.65                           |
| 1146        | 072-1290-006-0000           | 222 SPRING OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.28                           | 256.79                           |
| 1147        | 072-1290-007-0000           | 226 SPRING OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.17          | 1.38               | 3.10                           | 242.45                           |
| 1148        | 072-1290-008-0000           | 230 SPRING OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.17          | 1.38               | 3.10                           | 242.45                           |
| 1149        | 072-1290-009-0000           | 233 SPRING OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.16          | 1.38               | 3.09                           | 241.85                           |
| 1150        | 072-1290-010-0000           | 229 SPRING OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.18          | 1.38               | 3.11                           | 243.65                           |
| 1151        | 072-1290-011-0000           | 225 SPRING OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.17          | 1.38               | 3.10                           | 243.05                           |
| 1152        | 072-1290-012-0000           | 221 SPRING OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.27                           | 256.19                           |
| 1153        | 072-1290-013-0000           | 228 GOLDEN OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.18                           | 249.02                           |
| 1154        | 072-1290-014-0000           | 224 GOLDEN OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.18          | 1.38               | 3.12                           | 244.24                           |
| 1155        | 072-1290-015-0000           | 220 GOLDEN OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.32          | 1.38               | 3.40                           | 266.35                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address         | Land Use Classificatio | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|----------------------|------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                      |                        | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 1156        | 072-1290-016-0000           | 219 GOLDEN OAK CT    | Residential            | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.29                           | 257.39                           |
| 1157        | 072-1290-017-0000           | 223 GOLDEN OAK CT    | Residential            | 1.00                | 1.00          | 2.00              | 0.18          | 1.38               | 3.11                           | 243.65                           |
| 1158        | 072-1290-018-0000           | 227 GOLDEN OAK CT    | Residential            | 1.00                | 1.00          | 2.00              | 0.18          | 1.38               | 3.11                           | 243.65                           |
| 1159        | 072-1290-019-0000           | 218 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 1160        | 072-1290-020-0000           | 222 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.18          | 1.38               | 3.11                           | 243.65                           |
| 1161        | 072-1290-021-0000           | 226 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.18          | 1.38               | 3.11                           | 243.65                           |
| 1162        | 072-1290-022-0000           | 229 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 1163        | 072-1290-023-0000           | 225 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.16          | 1.38               | 3.09                           | 241.85                           |
| 1164        | 072-1290-024-0000           | 221 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.16          | 1.38               | 3.09                           | 241.85                           |
| 1165        | 072-1290-025-0000           | 217 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.19          | 1.38               | 3.14                           | 246.04                           |
| 1166        | 072-1290-026-0000           | 213 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 1167        | 072-1290-027-0000           | 209 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.18          | 1.38               | 3.13                           | 244.84                           |
| 1168        | 072-1290-028-0000           | 205 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.17                           | 248.43                           |
| 1169        | 072-1290-029-0000           | 201 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.21          | 1.38               | 3.18                           | 249.02                           |
| 1170        | 072-1290-030-0000           | 202 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.37          | 1.38               | 3.49                           | 273.52                           |
| 1171        | 072-1290-031-0000           | 206 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.19          | 1.38               | 3.15                           | 246.63                           |
| 1172        | 072-1290-032-0000           | 210 PACIFIC OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 1173        | 072-1290-033-0000           | 211 TOWERING OAKS CT | Residential            | 1.00                | 1.00          | 2.00              | 0.35          | 1.38               | 3.45                           | 270.53                           |
| 1174        | 072-1290-034-0000           | 207 TOWERING OAKS CT | Residential            | 1.00                | 1.00          | 2.00              | 0.47          | 1.38               | 3.69                           | 289.05                           |
| 1175        | 072-1290-035-0000           | 203 TOWERING OAKS CT | Residential            | 1.00                | 1.00          | 2.00              | 0.28          | 1.38               | 3.32                           | 260.37                           |
| 1176        | 072-1290-036-0000           | 200 TOWERING OAKS CT | Residential            | 1.00                | 1.00          | 2.00              | 0.45          | 1.38               | 3.65                           | 286.07                           |
| 1177        | 072-1290-037-0000           | 204 TOWERING OAKS CT | Residential            | 1.00                | 1.00          | 2.00              | 0.28          | 1.38               | 3.32                           | 259.78                           |
| 1178        | 072-1290-038-0000           | 213 OAK BUTTE CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.28          | 1.38               | 3.32                           | 259.78                           |
| 1179        | 072-1290-039-0000           | 209 OAK BUTTE CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.43          | 1.38               | 3.61                           | 283.08                           |
| 1180        | 072-1290-040-0000           | 205 OAK BUTTE CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.28          | 1.38               | 3.32                           | 259.78                           |
| 1181        | 072-1290-041-0000           | 206 OAK BUTTE CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.36          | 1.38               | 3.48                           | 272.92                           |
| 1182        | 072-1290-042-0000           | 210 OAK BUTTE CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.28                           | 256.79                           |
| 1183        | 072-1290-043-0000           | 209 WHITE OAK CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.27                           | 256.19                           |
| 1184        | 072-1290-044-0000           | 205 WHITE OAK CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.36          | 1.38               | 3.48                           | 272.92                           |
| 1185        | 072-1290-045-0000           | 201 WHITE OAK CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.27          | 1.38               | 3.30                           | 258.58                           |
| 1186        | 072-1290-046-0000           | 204 WHITE OAK CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.33          | 1.38               | 3.42                           | 267.54                           |
| 1187        | 072-1290-047-0000           | 208 WHITE OAK CT     | Residential            | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.28                           | 256.79                           |
| 1188        | 072-1290-048-0000           | 211 MISSION OAK CT   | Residential            | 1.00                | 1.00          | 2.00              | 0.25          | 1.38               | 3.26                           | 255.60                           |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address       | Land Use Classification | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|--------------------|-------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                    |                         | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 1189        | 072-1290-049-0000           | 207 MISSION OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.36          | 1.38               | 3.48                           | 272.32                           |
| 1190        | 072-1290-050-0000           | SPRING OAK CT      | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1191        | 072-1290-051-0000           | PACIFIC OAK CT     | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1192        | 072-1290-052-0000           | OAK VILLA DR       | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1193        | 072-1290-053-0000           | NATOMA DR          | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1194        | 072-1290-054-0000           | NATOMA DR          | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1195        | 072-1290-055-0000           | OAK VILLA DR       | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1196        | 072-1300-001-0000           | 277 OAK BRIAR CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.45          | 1.38               | 3.67                           | 287.26                           |
| 1197        | 072-1300-002-0000           | 281 OAK BRIAR CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.23          | 1.38               | 3.23                           | 252.61                           |
| 1198        | 072-1300-003-0000           | 285 OAK BRIAR CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.20                           | 250.82                           |
| 1199        | 072-1300-004-0000           | 289 OAK BRIAR CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.44          | 1.38               | 3.64                           | 284.87                           |
| 1200        | 072-1300-005-0000           | 286 OAK BRIAR CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.30          | 1.38               | 3.36                           | 262.76                           |
| 1201        | 072-1300-006-0000           | 282 OAK BRIAR CT   | Residential             | 1.00                | 1.00          | 2.00              | 0.24          | 1.38               | 3.24                           | 253.80                           |
| 1202        | 072-1300-007-0000           | 281 BRANDY OAK CT  | Residential             | 1.00                | 1.00          | 2.00              | 0.30          | 1.38               | 3.36                           | 262.76                           |
| 1203        | 072-1300-008-0000           | 285 BRANDY OAK CT  | Residential             | 1.00                | 1.00          | 2.00              | 0.20          | 1.38               | 3.16                           | 247.83                           |
| 1204        | 072-1300-009-0000           | 289 BRANDY OAK CT  | Residential             | 1.00                | 1.00          | 2.00              | 0.18          | 1.38               | 3.12                           | 244.24                           |
| 1205        | 072-1300-010-0000           | 288 BRANDY OAK CT  | Residential             | 1.00                | 1.00          | 2.00              | 0.17          | 1.38               | 3.10                           | 242.45                           |
| 1206        | 072-1300-011-0000           | 284 BRANDY OAK CT  | Residential             | 1.00                | 1.00          | 2.00              | 0.17          | 1.38               | 3.10                           | 242.45                           |
| 1207        | 072-1300-012-0000           | 280 BRANDY OAK CT  | Residential             | 1.00                | 1.00          | 2.00              | 0.20          | 1.38               | 3.16                           | 247.83                           |
| 1208        | 072-1300-013-0000           | 266 OAK VILLA DR   | Residential             | 1.00                | 1.00          | 2.00              | 0.22          | 1.38               | 3.19                           | 250.22                           |
| 1209        | 072-1300-014-0000           | 262 OAK VILLA DR   | Residential             | 1.00                | 1.00          | 2.00              | 0.23          | 1.38               | 3.21                           | 251.41                           |
| 1210        | 072-1300-015-0000           | 216 SIERRA OAK CT  | Residential             | 1.00                | 1.00          | 2.00              | 0.23          | 1.38               | 3.23                           | 252.61                           |
| 1211        | 072-1300-016-0000           | 220 SIERRA OAK CT  | Residential             | 1.00                | 1.00          | 2.00              | 0.17          | 1.38               | 3.10                           | 242.45                           |
| 1212        | 072-1300-017-0000           | 203 MISSION OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.27          | 1.38               | 3.30                           | 258.58                           |
| 1213        | 072-1300-018-0000           | 204 MISSION OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.35          | 1.38               | 3.45                           | 270.53                           |
| 1214        | 072-1300-019-0000           | 208 MISSION OAK CT | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.29                           | 257.39                           |
| 1215        | 072-1300-020-0000           | 209 RED OAK CT     | Residential             | 1.00                | 1.00          | 2.00              | 0.27          | 1.38               | 3.31                           | 259.18                           |
| 1216        | 072-1300-021-0000           | 205 RED OAK CT     | Residential             | 1.00                | 1.00          | 2.00              | 0.54          | 1.38               | 3.84                           | 300.40                           |
| 1217        | 072-1300-022-0000           | 202 RED OAK CT     | Residential             | 1.00                | 1.00          | 2.00              | 0.39          | 1.38               | 3.55                           | 277.70                           |
| 1218        | 072-1300-023-0000           | 206 RED OAK CT     | Residential             | 1.00                | 1.00          | 2.00              | 0.26          | 1.38               | 3.29                           | 257.39                           |
| 1219        | 072-1300-024-0000           | OAK VILLA DR       | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1220        | 072-1300-025-0000           | OAK BRIAR CT       | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1221        | 072-1300-026-0000           | OAK VILLA DR       | No Benefit              | -                   | -             | -                 | -             | -                  | -                              | -                                |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address      | Land Use Classification | Land Use            | Land Use      | Total LU         | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|-------------------|-------------------------|---------------------|---------------|------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                   |                         | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Point |               |                    |                                |                                  |
| 1222        | 072-1300-027-0000           | OAK VILLA DR      | No Benefit              | -                   | -             | -                | -             | -                  | -                              | -                                |
| 1223        | 072-1300-028-0000           | NATOMA STATION DR | No Benefit              | -                   | -             | -                | -             | -                  | -                              | -                                |
| 1224        | 072-1300-029-0000           | OAK VILLA DR      | No Benefit              | -                   | -             | -                | -             | -                  | -                              | -                                |
| 1225        | 072-1320-001-0000           | 413 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.72          | 1.00               | 3.43                           | 268.96                           |
| 1226        | 072-1320-002-0000           | 417 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.68          | 1.00               | 3.35                           | 262.39                           |
| 1227        | 072-1320-003-0000           | 421 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.69          | 1.00               | 3.38                           | 264.78                           |
| 1228        | 072-1320-004-0000           | 425 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.88          | 1.00               | 3.77                           | 295.25                           |
| 1229        | 072-1320-005-0000           | 429 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.83          | 1.00               | 3.66                           | 286.89                           |
| 1230        | 072-1320-006-0000           | 428 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 1231        | 072-1320-007-0000           | 424 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.80          | 1.00               | 3.60                           | 282.11                           |
| 1232        | 072-1320-008-0000           | 420 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.70          | 1.00               | 3.40                           | 266.57                           |
| 1233        | 072-1320-009-0000           | 416 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.57          | 1.00               | 3.14                           | 246.26                           |
| 1234        | 072-1320-010-0000           | 412 WELLSLEY CT   | Residential             | 1.00                | 1.00          | 2.00             | 0.71          | 1.00               | 3.43                           | 268.36                           |
| 1235        | 072-1320-011-0000           | 358 SEATON DR     | Residential             | 1.00                | 1.00          | 2.00             | 0.66          | 1.00               | 3.31                           | 259.40                           |
| 1236        | 072-1320-012-0000           | 411 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.65          | 1.00               | 3.30                           | 258.80                           |
| 1237        | 072-1320-013-0000           | 413 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.56          | 1.00               | 3.12                           | 244.47                           |
| 1238        | 072-1320-014-0000           | 415 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.57          | 1.00               | 3.14                           | 245.66                           |
| 1239        | 072-1320-015-0000           | 417 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.84          | 1.00               | 3.67                           | 287.48                           |
| 1240        | 072-1320-016-0000           | 419 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 1241        | 072-1320-017-0000           | 421 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.15                           | 246.86                           |
| 1242        | 072-1320-018-0000           | 423 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 1243        | 072-1320-019-0000           | 425 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 1244        | 072-1320-020-0000           | 427 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.16                           | 247.45                           |
| 1245        | 072-1320-021-0000           | 429 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.16                           | 247.45                           |
| 1246        | 072-1320-022-0000           | 431 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.16                           | 247.45                           |
| 1247        | 072-1320-023-0000           | 433 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.59          | 1.00               | 3.18                           | 249.25                           |
| 1248        | 072-1320-024-0000           | 435 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.59          | 1.00               | 3.18                           | 249.25                           |
| 1249        | 072-1320-025-0000           | 437 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.59          | 1.00               | 3.17                           | 248.65                           |
| 1250        | 072-1320-026-0000           | 439 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.17                           | 248.05                           |
| 1251        | 072-1320-027-0000           | 441 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.73          | 1.00               | 3.46                           | 271.35                           |
| 1252        | 072-1320-028-0000           | 443 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 1253        | 072-1320-029-0000           | 445 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.58          | 1.00               | 3.15                           | 246.86                           |
| 1254        | 072-1320-030-0000           | 447 AMHURST CIR   | Residential             | 1.00                | 1.00          | 2.00             | 0.62          | 1.00               | 3.24                           | 254.03                           |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address    | Land Use Classificatio | Land Use<br>(LU) - | Land Use      | Total LU         | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year       |
|-------------|-----------------------------|-----------------|------------------------|--------------------|---------------|------------------|---------------|--------------------|--------------------------------|-------------------|
|             |                             |                 |                        | Aesthetic          | (LU) - Safety | Benefit<br>Point |               |                    |                                | 2025/26<br>Rates* |
| 1255        | 072-1320-031-0000           | 394 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.70          | 1.00               | 3.40                           | 266.57            |
| 1256        | 072-1320-032-0000           | 396 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.58          | 1.00               | 3.16                           | 247.45            |
| 1257        | 072-1320-033-0000           | 438 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.76          | 1.00               | 3.51                           | 274.94            |
| 1258        | 072-1320-034-0000           | 436 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.57          | 1.00               | 3.14                           | 245.66            |
| 1259        | 072-1320-035-0000           | 434 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.57          | 1.00               | 3.14                           | 245.66            |
| 1260        | 072-1320-036-0000           | 432 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.57          | 1.00               | 3.14                           | 246.26            |
| 1261        | 072-1320-037-0000           | 430 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.55          | 1.00               | 3.11                           | 243.27            |
| 1262        | 072-1320-038-0000           | 428 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.57          | 1.00               | 3.14                           | 245.66            |
| 1263        | 072-1320-039-0000           | 426 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.56          | 1.00               | 3.12                           | 244.47            |
| 1264        | 072-1320-040-0000           | 424 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.56          | 1.00               | 3.12                           | 244.47            |
| 1265        | 072-1320-041-0000           | 422 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.56          | 1.00               | 3.12                           | 244.47            |
| 1266        | 072-1320-042-0000           | 420 AMHURST CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.69          | 1.00               | 3.37                           | 264.18            |
| 1267        | 072-1320-043-0000           | 366 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.67          | 1.00               | 3.33                           | 261.19            |
| 1268        | 072-1320-044-0000           | 368 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.56          | 1.00               | 3.13                           | 245.06            |
| 1269        | 072-1320-045-0000           | 370 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.53          | 1.00               | 3.07                           | 240.28            |
| 1270        | 072-1320-046-0000           | 372 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69            |
| 1271        | 072-1320-047-0000           | 374 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69            |
| 1272        | 072-1320-048-0000           | 376 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.53          | 1.00               | 3.07                           | 240.28            |
| 1273        | 072-1320-049-0000           | 378 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.56          | 1.00               | 3.12                           | 244.47            |
| 1274        | 072-1320-050-0000           | 380 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.53          | 1.00               | 3.06                           | 239.69            |
| 1275        | 072-1320-051-0000           | 382 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.53          | 1.00               | 3.07                           | 240.28            |
| 1276        | 072-1320-052-0000           | 384 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.53          | 1.00               | 3.05                           | 239.09            |
| 1277        | 072-1320-053-0000           | 386 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.55          | 1.00               | 3.11                           | 243.27            |
| 1278        | 072-1320-054-0000           | 388 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.69          | 1.00               | 3.39                           | 265.38            |
| 1279        | 072-1320-055-0000           | 395 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49            |
| 1280        | 072-1320-056-0000           | 393 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49            |
| 1281        | 072-1320-057-0000           | 391 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49            |
| 1282        | 072-1320-058-0000           | 389 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49            |
| 1283        | 072-1320-059-0000           | 387 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49            |
| 1284        | 072-1320-060-0000           | 385 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49            |
| 1285        | 072-1320-061-0000           | 383 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49            |
| 1286        | 072-1320-062-0000           | 381 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49            |
| 1287        | 072-1320-063-0000           | 379 SEATON DR   | Residential            | 1.00               | 1.00          | 2.00             | 0.52          | 1.00               | 3.05                           | 238.49            |

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address      | Land Use Classification | Land Use<br>(LU) - | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|-------------------|-------------------------|--------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                   |                         | Aesthetic          | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 1288        | 072-1320-064-0000           | 377 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1289        | 072-1320-065-0000           | 375 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1290        | 072-1320-066-0000           | 373 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1291        | 072-1320-067-0000           | 371 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1292        | 072-1320-068-0000           | 369 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1293        | 072-1320-069-0000           | 367 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1294        | 072-1320-070-0000           | 365 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1295        | 072-1320-071-0000           | 363 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1296        | 072-1320-072-0000           | 361 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1297        | 072-1320-073-0000           | 359 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1298        | 072-1320-074-0000           | 357 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.54          | 1.00               | 3.08                           | 240.88                           |
| 1299        | 072-1320-075-0000           | SEATON DR         | No Benefit              | -                  | -             | -                 | -             | -                  | -                              | -                                |
| 1300        | 072-1320-076-0000           | 355 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.53          | 1.00               | 3.05                           | 239.09                           |
| 1301        | 072-1320-077-0000           | 353 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.57          | 1.00               | 3.14                           | 245.66                           |
| 1302        | 072-1320-078-0000           | 351 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.65          | 1.00               | 3.30                           | 258.80                           |
| 1303        | 072-1320-079-0000           | SEATON DR         | No Benefit              | -                  | -             | -                 | -             | -                  | -                              | -                                |
| 1304        | 072-1320-080-0000           | NATOMA STATION DR | No Benefit              | -                  | -             | -                 | -             | -                  | -                              | -                                |
| 1305        | 072-1320-081-0000           | BLUE RAVINE RD    | No Benefit              | -                  | -             | -                 | -             | -                  | -                              | -                                |
| 1306        | 072-1330-001-0000           | BLUE RAVINE RD    | Undeveloped/Utility     | 0.25               | 0.25          | 0.50              | 16.78         | 1.38               | 9.08                           | 711.24                           |
| 1307        | 072-1330-002-0000           | SEATON DR         | No Benefit              | -                  | -             | -                 | -             | -                  | -                              | -                                |
| 1308        | 072-1330-003-0000           | 417 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.74          | 1.00               | 3.48                           | 272.55                           |
| 1309        | 072-1330-004-0000           | 415 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.16                           | 247.45                           |
| 1310        | 072-1330-005-0000           | 413 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.15                           | 246.86                           |
| 1311        | 072-1330-006-0000           | 411 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.15                           | 246.86                           |
| 1312        | 072-1330-007-0000           | 409 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.58          | 1.00               | 3.15                           | 246.86                           |
| 1313        | 072-1330-008-0000           | 407 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.56          | 1.00               | 3.11                           | 243.87                           |
| 1314        | 072-1330-009-0000           | 405 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 1315        | 072-1330-010-0000           | 403 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.63          | 1.00               | 3.27                           | 255.82                           |
| 1316        | 072-1330-011-0000           | 401 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.53          | 1.00               | 3.06                           | 239.69                           |
| 1317        | 072-1330-012-0000           | 397 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.52          | 1.00               | 3.05                           | 238.49                           |
| 1318        | 072-1330-013-0000           | 408 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.69          | 1.00               | 3.39                           | 265.38                           |
| 1319        | 072-1330-014-0000           | 410 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.72          | 1.00               | 3.44                           | 269.56                           |
| 1320        | 072-1330-015-0000           | 412 SEATON DR     | Residential             | 1.00               | 1.00          | 2.00              | 0.80          | 1.00               | 3.61                           | 282.70                           |

## City of Folsom

01/28/2025 Item No.3.

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address     | Land Use Classificatio | Land Use<br>(LU) - | Land Use      | Total LU         | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|------------------|------------------------|--------------------|---------------|------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                  |                        | Aesthetic          | (LU) - Safety | Benefit<br>Point |               |                    |                                |                                  |
| 1321        | 072-1330-016-0000           | 414 SEATON DR    | Residential            | 1.00               | 1.00          | 2.00             | 0.95          | 1.00               | 3.91                           | 306.00                           |
| 1322        | 072-1330-017-0000           | 416 SEATON DR    | Residential            | 1.00               | 1.00          | 2.00             | 0.81          | 1.00               | 3.62                           | 283.90                           |
| 1323        | 072-1360-001-0000           | 393 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 1324        | 072-1360-002-0000           | 391 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 1325        | 072-1360-003-0000           | 389 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.30          | 1.38               | 3.36                           | 262.76                           |
| 1326        | 072-1360-004-0000           | 387 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.33          | 1.38               | 3.42                           | 268.14                           |
| 1327        | 072-1360-005-0000           | 385 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.33          | 1.38               | 3.42                           | 267.54                           |
| 1328        | 072-1360-006-0000           | 383 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.62          | 1.38               | 4.00                           | 313.55                           |
| 1329        | 072-1360-007-0000           | 381 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.45          | 1.38               | 3.67                           | 287.26                           |
| 1330        | 072-1360-008-0000           | 379 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.33          | 1.38               | 3.42                           | 268.14                           |
| 1331        | 072-1360-009-0000           | 377 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.39                           | 265.15                           |
| 1332        | 072-1360-010-0000           | 375 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.38                           | 264.56                           |
| 1333        | 072-1360-011-0000           | 373 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.38                           | 264.56                           |
| 1334        | 072-1360-012-0000           | 371 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.38                           | 264.56                           |
| 1335        | 072-1360-013-0000           | 369 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.38                           | 264.56                           |
| 1336        | 072-1360-014-0000           | 367 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.38                           | 264.56                           |
| 1337        | 072-1360-015-0000           | 365 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.38                           | 264.56                           |
| 1338        | 072-1360-016-0000           | 363 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.33          | 1.38               | 3.42                           | 267.54                           |
| 1339        | 072-1360-017-0000           | 361 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.35          | 1.38               | 3.47                           | 271.73                           |
| 1340        | 072-1360-018-0000           | 359 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.43          | 1.38               | 3.61                           | 283.08                           |
| 1341        | 072-1360-019-0000           | 357 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.32          | 1.38               | 3.40                           | 266.35                           |
| 1342        | 072-1360-020-0000           | 355 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.33          | 1.38               | 3.42                           | 267.54                           |
| 1343        | 072-1360-021-0000           | 353 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.39                           | 265.15                           |
| 1344        | 072-1360-022-0000           | 351 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.32          | 1.38               | 3.41                           | 266.95                           |
| 1345        | 072-1360-023-0000           | 349 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.33          | 1.38               | 3.42                           | 267.54                           |
| 1346        | 072-1360-024-0000           | 347 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.34          | 1.38               | 3.43                           | 268.74                           |
| 1347        | 072-1360-025-0000           | 345 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.36          | 1.38               | 3.48                           | 272.92                           |
| 1348        | 072-1360-026-0000           | 343 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.40          | 1.38               | 3.57                           | 279.49                           |
| 1349        | 072-1360-027-0000           | 339 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 1350        | 072-1360-028-0000           | 335 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.38                           | 264.56                           |
| 1351        | 072-1360-029-0000           | 331 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 1352        | 072-1360-030-0000           | 327 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.37                           | 263.96                           |
| 1353        | 072-1360-031-0000           | 323 COVENTRY CIR | Residential            | 1.00               | 1.00          | 2.00             | 0.31          | 1.38               | 3.38                           | 264.56                           |

**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address     | Land Use Classification | Land Use (LU) - Aesthetic | Land Use (LU) - Safety | Total LU Benefit Point | Lot Factor | Lighting Factor | Total Special Benefit Point | Fiscal Year 2025/26 Rates* |
|----------|--------------------------|------------------|-------------------------|---------------------------|------------------------|------------------------|------------|-----------------|-----------------------------|----------------------------|
|          |                          |                  |                         |                           |                        |                        |            |                 |                             |                            |
| 1354     | 072-1360-032-0000        | 319 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 267.54                     |
| 1355     | 072-1360-033-0000        | 315 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.31       | 1.38            | 3.37                        | 263.96                     |
| 1356     | 072-1360-034-0000        | 311 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.30       | 1.38            | 3.36                        | 263.36                     |
| 1357     | 072-1360-035-0000        | 307 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.48       | 1.38            | 3.71                        | 290.85                     |
| 1358     | 072-1360-036-0000        | 305 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.32       | 1.38            | 3.40                        | 266.35                     |
| 1359     | 072-1360-037-0000        | 303 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.31       | 1.38            | 3.38                        | 264.56                     |
| 1360     | 072-1360-038-0000        | 301 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.30       | 1.38            | 3.36                        | 263.36                     |
| 1361     | 072-1360-039-0000        | 304 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.40       | 1.38            | 3.57                        | 279.49                     |
| 1362     | 072-1360-040-0000        | 302 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.31       | 1.38            | 3.38                        | 264.56                     |
| 1363     | 072-1360-041-0000        | 300 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.31       | 1.38            | 3.38                        | 264.56                     |
| 1364     | 072-1360-042-0000        | 394 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.31       | 1.38            | 3.38                        | 264.56                     |
| 1365     | 072-1360-043-0000        | 392 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.31       | 1.38            | 3.38                        | 264.56                     |
| 1366     | 072-1360-044-0000        | 390 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.34       | 1.38            | 3.44                        | 269.34                     |
| 1367     | 072-1360-045-0000        | 378 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.41       | 1.38            | 3.58                        | 280.69                     |
| 1368     | 072-1360-046-0000        | 376 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 268.14                     |
| 1369     | 072-1360-047-0000        | 374 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 268.14                     |
| 1370     | 072-1360-048-0000        | 372 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 268.14                     |
| 1371     | 072-1360-049-0000        | 370 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 268.14                     |
| 1372     | 072-1360-050-0000        | 368 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 268.14                     |
| 1373     | 072-1360-051-0000        | 364 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 267.54                     |
| 1374     | 072-1360-052-0000        | 362 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.32       | 1.38            | 3.40                        | 266.35                     |
| 1375     | 072-1360-053-0000        | 360 COVENTRY CIR | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.38       | 1.38            | 3.52                        | 275.91                     |
| 1376     | 072-1360-054-0000        | 438 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.37       | 1.38            | 3.51                        | 274.71                     |
| 1377     | 072-1360-055-0000        | 434 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.32       | 1.38            | 3.39                        | 265.75                     |
| 1378     | 072-1360-056-0000        | 430 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.31       | 1.38            | 3.38                        | 264.56                     |
| 1379     | 072-1360-057-0000        | 426 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.32       | 1.38            | 3.40                        | 266.35                     |
| 1380     | 072-1360-058-0000        | 422 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 268.14                     |
| 1381     | 072-1360-059-0000        | 418 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 268.14                     |
| 1382     | 072-1360-060-0000        | 416 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.49       | 1.38            | 3.74                        | 292.64                     |
| 1383     | 072-1360-061-0000        | 417 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.41       | 1.38            | 3.58                        | 280.69                     |
| 1384     | 072-1360-062-0000        | 421 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.42       | 1.38            | 3.61                        | 282.48                     |
| 1385     | 072-1360-063-0000        | 425 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 267.54                     |
| 1386     | 072-1360-064-0000        | 429 COVENTRY CT  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 267.54                     |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt ID | Assessor's Parcel Number | Site Address             | Land Use Classification | Land Use (LU) - Aesthetic | Land Use (LU) - Safety | Total LU Benefit Point | Lot Factor | Lighting Factor | Total Special Benefit Point | Fiscal Year 2025/26 Rates* |
|----------|--------------------------|--------------------------|-------------------------|---------------------------|------------------------|------------------------|------------|-----------------|-----------------------------|----------------------------|
|          |                          |                          |                         |                           |                        |                        |            |                 |                             |                            |
| 1387     | 072-1360-065-0000        | 433 COVENTRY CT          | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 267.54                     |
| 1388     | 072-1360-066-0000        | 437 COVENTRY CT          | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.41       | 1.38            | 3.58                        | 280.09                     |
| 1389     | 072-1360-067-0000        | 334 COVENTRY CIR         | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.38       | 1.38            | 3.52                        | 275.91                     |
| 1390     | 072-1360-068-0000        | 330 COVENTRY CIR         | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.31       | 1.38            | 3.38                        | 264.56                     |
| 1391     | 072-1360-069-0000        | 326 COVENTRY CIR         | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.31       | 1.38            | 3.38                        | 264.56                     |
| 1392     | 072-1360-070-0000        | 322 COVENTRY CIR         | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.35       | 1.38            | 3.45                        | 270.53                     |
| 1393     | 072-1360-071-0000        | 318 COVENTRY CIR         | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.35       | 1.38            | 3.45                        | 270.53                     |
| 1394     | 072-1360-072-0000        | 314 COVENTRY CIR         | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.33       | 1.38            | 3.42                        | 268.14                     |
| 1395     | 072-1360-073-0000        | NATOMA STATION DR        | Park/Recreational       | 0.25                      | 0.25                   | 0.50                   | 13.50      | 1.38            | 7.44                        | 582.79                     |
| 1396     | 072-1360-074-0000        | FOLSOM BLVD              | Undeveloped/Utility     | 0.25                      | 0.25                   | 0.50                   | 3.97       | 1.38            | 2.67                        | 209.38                     |
| 1397     | 072-1360-075-0000        | NATOMA STATION DR        | No Benefit              | -                         | -                      | -                      | -          | -               | -                           | -                          |
| 1398     | 072-1360-076-0000        | NATOMA STATION DR        | No Benefit              | -                         | -                      | -                      | -          | -               | -                           | -                          |
| 1399     | 072-1360-077-0000        | NATOMA STATION DR        | No Benefit              | -                         | -                      | -                      | -          | -               | -                           | -                          |
| 1400     | 072-1360-078-0000        | NATOMA STATION DR        | No Benefit              | -                         | -                      | -                      | -          | -               | -                           | -                          |
| 1401     | 072-1360-079-0000        | COVENTRY CIR             | No Benefit              | -                         | -                      | -                      | -          | -               | -                           | -                          |
| 1402     | 072-2800-001-0000        | 240 NATOMA STATION DR    | No Benefit              | -                         | -                      | -                      | -          | -               | -                           | -                          |
| 1403     | 072-2800-003-0002        | 240 NATOMA STATION DR 3  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.23       | 1.00            | 2.46                        | 192.98                     |
| 1404     | 072-2800-003-0003        | 240 NATOMA STATION DR 5  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.23       | 1.00            | 2.46                        | 192.98                     |
| 1405     | 072-2800-003-0004        | 240 NATOMA STATION DR 7  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.27       | 1.00            | 2.54                        | 198.68                     |
| 1406     | 072-2800-003-0005        | 240 NATOMA STATION DR 9  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.23       | 1.00            | 2.46                        | 192.98                     |
| 1407     | 072-2800-003-0008        | 240 NATOMA STATION DR 4  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.23       | 1.00            | 2.46                        | 192.98                     |
| 1408     | 072-2800-003-0009        | 240 NATOMA STATION DR 6  | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.23       | 1.00            | 2.46                        | 192.98                     |
| 1409     | 072-2800-003-0011        | 240 NATOMA STATION DR 10 | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.23       | 1.00            | 2.46                        | 192.98                     |
| 1410     | 072-2800-003-0013        | 240 NATOMA STATION DR    | No Benefit              | -                         | -                      | -                      | -          | -               | -                           | -                          |
| 1411     | 072-2800-003-0014        | NATOMA STATION DR        | Non-Residential         | 1.00                      | 1.00                   | 2.00                   | 2.41       | 1.00            | 6.81                        | 533.63                     |
| 1412     | 072-2800-004-0001        | 240 NATOMA STATION DR 13 | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.25       | 1.00            | 2.49                        | 195.19                     |
| 1413     | 072-2800-004-0002        | 240 NATOMA STATION DR 27 | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.25       | 1.00            | 2.49                        | 195.19                     |
| 1414     | 072-2800-004-0003        | 240 NATOMA STATION DR 25 | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.18       | 1.00            | 2.37                        | 185.47                     |
| 1415     | 072-2800-004-0005        | 240 NATOMA STATION DR 21 | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.25       | 1.00            | 2.49                        | 195.19                     |
| 1416     | 072-2800-004-0008        | 240 NATOMA STATION DR 15 | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.18       | 1.00            | 2.37                        | 185.47                     |
| 1417     | 072-2800-004-0009        | 240 NATOMA STATION DR 14 | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.25       | 1.00            | 2.49                        | 195.19                     |
| 1418     | 072-2800-004-0010        | 240 NATOMA STATION DR 28 | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.25       | 1.00            | 2.49                        | 195.19                     |
| 1419     | 072-2800-004-0011        | 240 NATOMA STATION DR 26 | Residential             | 1.00                      | 1.00                   | 2.00                   | 0.18       | 1.00            | 2.37                        | 185.47                     |

**City of Folsom**  
**Natoma Station Maintenance Assessment District No. 2025-1**  
**Proposed Fiscal Year 2025/26 Assessment Roll**

| Assmt<br>ID | Assessor's Parcel<br>Number | Site Address              | Land Use<br>Classification | Land Use            | Land Use      | Total LU          | Lot<br>Factor | Lighting<br>Factor | Total Special<br>Benefit Point | Fiscal Year<br>2025/26<br>Rates* |
|-------------|-----------------------------|---------------------------|----------------------------|---------------------|---------------|-------------------|---------------|--------------------|--------------------------------|----------------------------------|
|             |                             |                           |                            | (LU) -<br>Aesthetic | (LU) - Safety | Benefit<br>Points |               |                    |                                |                                  |
| 1420        | 072-2800-004-0012           | 240 NATOMA STATION DR 24  | Residential                | 1.00                | 1.00          | 2.00              | 0.18          | 1.00               | 2.37                           | 185.47                           |
| 1421        | 072-2800-004-0013           | 240 NATOMA STATION DR 22  | Residential                | 1.00                | 1.00          | 2.00              | 0.25          | 1.00               | 2.49                           | 195.19                           |
| 1422        | 072-2800-004-0014           | 240 NATOMA STATION DR 20  | Residential                | 1.00                | 1.00          | 2.00              | 0.25          | 1.00               | 2.49                           | 195.19                           |
| 1423        | 072-2800-004-0015           | 240 NATOMA STATION DR 18  | Residential                | 1.00                | 1.00          | 2.00              | 0.18          | 1.00               | 2.37                           | 185.47                           |
| 1424        | 072-2800-004-0016           | 240 NATOMA STATION DR 16  | Residential                | 1.00                | 1.00          | 2.00              | 0.18          | 1.00               | 2.37                           | 185.47                           |
| 1425        | 072-2800-004-0017           | 240 NATOMA STATION DR     | No Benefit                 | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1426        | 072-2800-004-0018           | NATOMA STATION DR         | Non-Residential            | 1.00                | 1.00          | 2.00              | 2.30          | 1.00               | 6.59                           | 516.31                           |
| 1427        | 072-2800-005-0001           | 240 NATOMA STATION DR 29  | Residential                | 1.00                | 1.00          | 2.00              | 0.25          | 1.00               | 2.49                           | 195.19                           |
| 1428        | 072-2800-005-0006           | 240 NATOMA STATION DR 39  | Residential                | 1.00                | 1.00          | 2.00              | 0.18          | 1.00               | 2.37                           | 185.47                           |
| 1429        | 072-2800-005-0007           | 240 NATOMA STATION DR 41  | Residential                | 1.00                | 1.00          | 2.00              | 0.18          | 1.00               | 2.37                           | 185.47                           |
| 1430        | 072-2800-005-0008           | 240 NATOMA STATION DR 43  | Residential                | 1.00                | 1.00          | 2.00              | 0.25          | 1.00               | 2.49                           | 195.19                           |
| 1431        | 072-2800-005-0009           | 240 NATOMA STATION DR 30  | Residential                | 1.00                | 1.00          | 2.00              | 0.25          | 1.00               | 2.49                           | 195.19                           |
| 1432        | 072-2800-005-0010           | 240 NATOMA STATION DR 32  | Residential                | 1.00                | 1.00          | 2.00              | 0.18          | 1.00               | 2.37                           | 185.47                           |
| 1433        | 072-2800-005-0011           | 240 NATOMA STATION DR 34  | Residential                | 1.00                | 1.00          | 2.00              | 0.18          | 1.00               | 2.37                           | 185.47                           |
| 1434        | 072-2800-005-0013           | 240 NATOMA STATION DR 38  | Residential                | 1.00                | 1.00          | 2.00              | 0.25          | 1.00               | 2.49                           | 195.19                           |
| 1435        | 072-2800-005-0014           | 240 NATOMA STATION DR 40  | Residential                | 1.00                | 1.00          | 2.00              | 0.18          | 1.00               | 2.37                           | 185.47                           |
| 1436        | 072-2800-005-0015           | 240 NATOMA STATION DR 42  | Residential                | 1.00                | 1.00          | 2.00              | 0.18          | 1.00               | 2.37                           | 185.47                           |
| 1437        | 072-2800-005-0016           | 240 NATOMA STATION DR 44  | Residential                | 1.00                | 1.00          | 2.00              | 0.25          | 1.00               | 2.49                           | 195.19                           |
| 1438        | 072-2800-005-0017           | 240 NATOMA STATION DR     | No Benefit                 | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1439        | 072-2800-005-0018           | NATOMA STATION DR         | Non-Residential            | 1.00                | 1.00          | 2.00              | 1.11          | 1.00               | 4.21                           | 329.96                           |
| 1440        | 072-2800-006-0002           | 240 NATOMA STATION DR 47  | Residential                | 1.00                | 1.00          | 2.00              | 0.23          | 1.00               | 2.46                           | 192.98                           |
| 1441        | 072-2800-006-0008           | 240 NATOMA STATION DR 48  | Residential                | 1.00                | 1.00          | 2.00              | 0.23          | 1.00               | 2.46                           | 192.98                           |
| 1442        | 072-2800-006-0010           | 240 NATOMA STATION DR #52 | Residential                | 1.00                | 1.00          | 2.00              | 0.27          | 1.00               | 2.54                           | 198.68                           |
| 1443        | 072-2800-006-0013           | 240 NATOMA STATION DR     | No Benefit                 | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1444        | 072-2800-006-0014           | NATOMA STATION DR         | Non-Residential            | 1.00                | 1.00          | 2.00              | 2.20          | 1.00               | 6.39                           | 500.77                           |
| 1445        | 072-2800-025-0000           | 240 NATOMA STATION DR     | No Benefit                 | -                   | -             | -                 | -             | -                  | -                              | -                                |
| 1446        | 072-2800-026-0000           | 240 NATOMA STATION DR     | Non-Residential            | 1.00                | 1.00          | 2.00              | 3.44          | 1.38               | 9.64                           | 755.23                           |
| 1447        | 072-2800-027-0000           | 240 NATOMA STATION DR     | Non-Residential            | 1.00                | 1.00          | 2.00              | 50.39         | 1.38               | 103.53                         | 8,108.54                         |
|             |                             |                           |                            |                     |               |                   |               |                    | 5,535.36                       | \$433,528.91                     |

\* The final assessment rates have been rounded to two decimal places

## 10. References

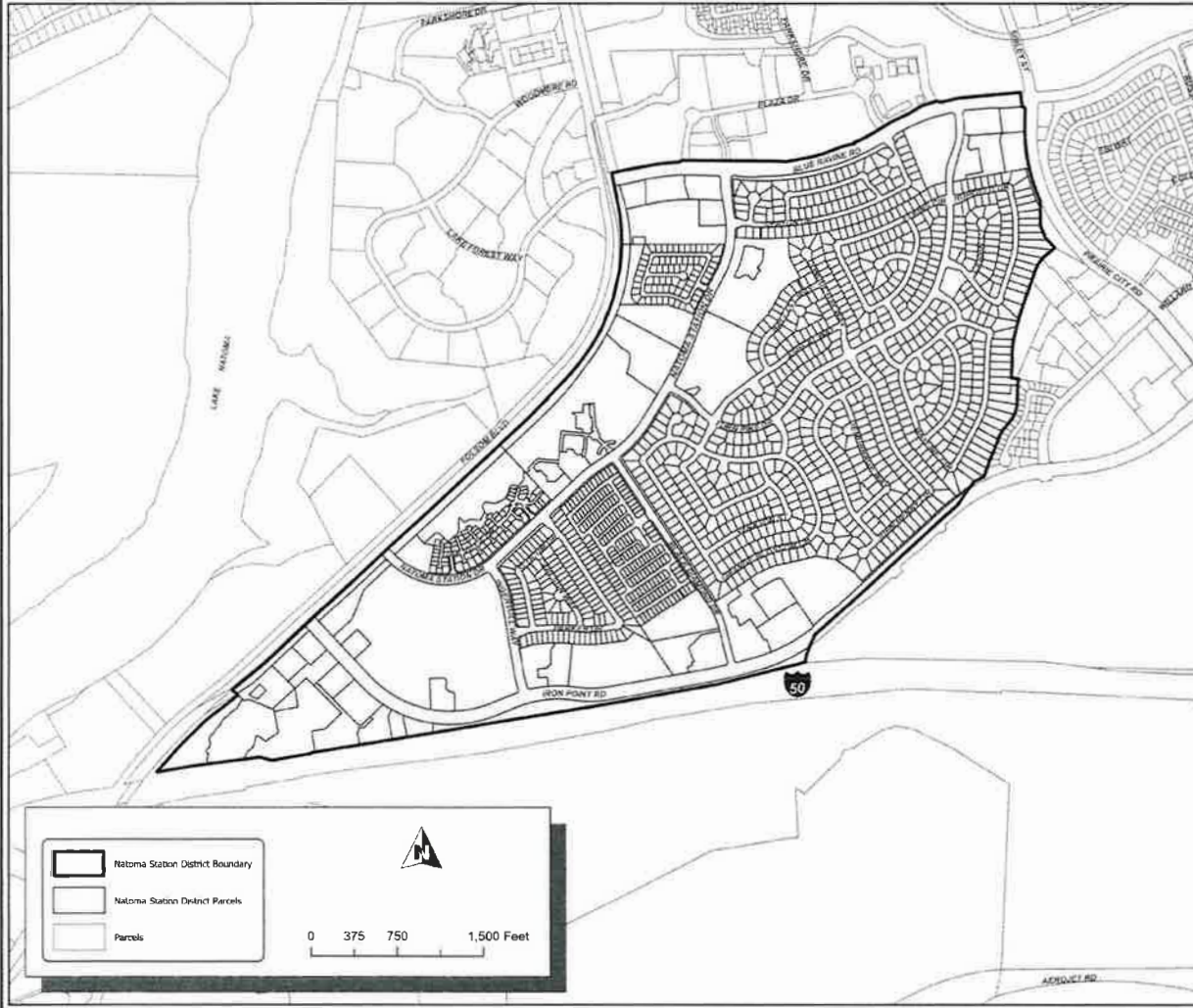
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Attachment 3  
Map of Assessment District-Natoma Station Maintenance Assessment District No. 2025-1

**ASSESSMENT DIAGRAM  
CITY OF FOLSOM  
NATOMA STATION MAINTENANCE ASSESSMENT DISTRICT NO. 2025-1**

CITY OF FOLSOM  
COUNTY OF SACRAMENTO  
STATE OF CALIFORNIA

Sheet 1 of 4



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA THIS \_\_\_\_ DAY OF \_\_\_\_, 2025.

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 \_\_\_\_, 2025.

SUPERINTENDENT OF STREETS  
CITY OF FOLSOM  
COUNTY OF SACRAMENTO

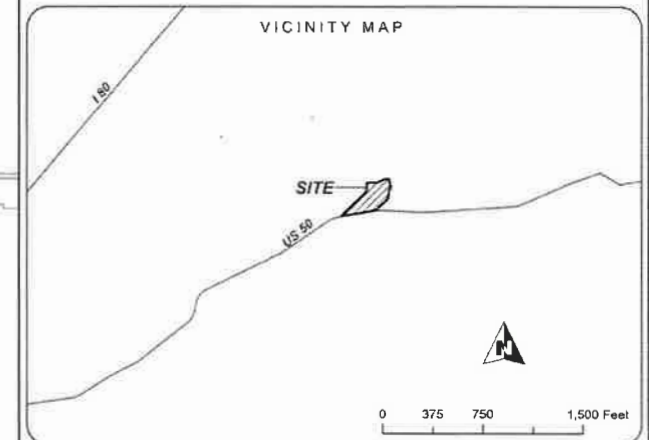
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF FOLSOM ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_. THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT 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.

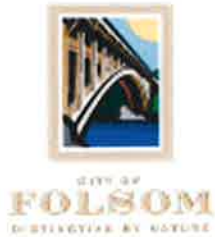
COUNTY RECORDER  
COUNTY OF SACRAMENTO

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





## Folsom City Council Staff Report

|                        |                                                                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>   | 1/28/2025                                                                                                                                                                                                             |
| <b>AGENDA SECTION:</b> | Consent Calendar                                                                                                                                                                                                      |
| <b>SUBJECT:</b>        | Resolution No. 11324 – A Resolution Authorizing the City Manager to Execute an Agreement with Barnum & Celillo Electric for the Replacement of the Existing Electrical Service Panels (2) at the Folsom Rodeo Grounds |
| <b>FROM:</b>           | Parks and Recreation Department                                                                                                                                                                                       |

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Parks and Recreation Department recommends that City Council approve Resolution No. 11324 – A Resolution Authorizing the City Manager to Execute an Agreement with Barnum & Celillo Electric for the Replacement of the Existing Electrical Service Panels (2) at the Folsom Rodeo Grounds.

### **BACKGROUND / ISSUE**

While preparing for the 2024 Folsom Rodeo, staff noted several issues relating to the two major service panels that distribute electricity throughout the rodeo arena. This includes lighting, concession stands/restrooms, and general electrical service outlets. Staff contacted a professional electrical company to inspect the service panels, and this inspection revealed severe damage. During this inspection, it was noted that the bus bars which serve as the point of connection for the electrical breakers was damaged, and close to half of the breakers had to be abandoned due to damage. The electrical panels could not support the full load from the arena lights, concession stands, or other general site electrical infrastructure. In preparation for the 2025 Folsom Rodeo staff will need to replace the electrical panels.

### **POLICY / RULE**

In accordance with Chapter 2.36.120 of the Folsom Municipal Code, contracts for supplies, equipment, services, and construction with an estimated value of \$75,049 or greater shall be awarded by the City Council.

City of Folsom Finance Policies state that, “The Contingency Appropriation may be used to provide for unanticipated or unforeseen needs that arise during the year;” examples include, new public safety or health needs, service enhancements, or opportunities to achieve cost savings.

### **ANALYSIS**

Staff recommends that the City enter into an agreement with Barnum & Celillo for replacement of two electrical service panels at the Rodeo Grounds. Staff reached out to 3 electrical service vendors for the lower rodeo panel. Barnum & Celillo provided the lowest responsible bid by more than 48%.

#### **Lower Rodeo Panel**

| <b>Vendor</b>             | <b>Bid</b>  | <b>Difference</b> | <b>% Higher than lowest Bid</b> |
|---------------------------|-------------|-------------------|---------------------------------|
| Barnum & Celillo Electric | \$36,331.95 | N/A               | 0%                              |
| Rex Moore Electric        | \$53,790.00 | \$17,458.05       | 48%                             |
| Griffin Electric          | \$66,523.00 | \$30,191.05       | 83%                             |

With Barnum and Celillo Electric bid being well below the two other vendors, staff requested a total cost for two electrical panels for both the upper and lower rodeo. The total cost is estimated at \$82,716. This includes a 10% contingency fund of \$7,520.

| <b>Lower Rodeo Panel</b>                  | <b>Bid</b>         |
|-------------------------------------------|--------------------|
| Barnum & Celillo Electric                 | \$36,331.95        |
| <b>Upper Rodeo Panel</b>                  | <b>Bid</b>         |
| Barnum & Celillo                          | \$38,863.88        |
| <b>Contingency (10%)</b>                  | \$7,520.00         |
| <b>Total of Barnum &amp; Celillo Bids</b> | \$75,195.83        |
| <b>Total Project Cost</b>                 | <b>\$82,715.83</b> |

### **FINANCIAL IMPACT**

The cost for the replacement of the electrical panels is proposed to be financed from the General Fund (Fund 010) contingency budget. The total request is not to exceed \$82,716. This includes a 10% contingency fund of \$7,520. Sufficient funds are available in the General Fund (Fund 010) contingency budget.

### **ENVIRONMENTAL REVIEW**

This project is exempt from environmental review under the California Environmental Quality Act (CEQA).

**ATTACHMENT**

Resolution No. 11324 – A Resolution Authorizing the City Manager to Execute an Agreement with Barnum & Celillo Electric for the Replacement of the Existing Electrical Service Panels (2) at the Folsom Rodeo Grounds.

Submitted,

Kelly Gonzalez  
Parks and Recreation Director

**RESOLUTION NO. 11324****A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BARNUM & CELILLO ELECTRIC FOR THE REPLACEMENT OF THE EXISTING ELECTRICAL SERVICE PANELS (2) AT THE FOLSOM RODEO GROUNDS**

**WHEREAS,** The Folsom Facility Services Division has validated the need to replace the damaged Rodeo Grounds main electrical panels; and

**WHEREAS,** staff is recommending the use of contingency funding; and

**WHEREAS,** staff is recommending the City Council to execute an agreement with Barnum & Celillo Electric for these repairs; and

**WHEREAS,** sufficient funds are available in the General Fund (Fund 010) contingency budget; 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 Barnum & Celillo Electric to be financed from the General Fund (Fund 010) contingency budget in the amount of \$75,196, along with a contingency of 10% (\$7,520.) for total funding amount not to exceed \$82,716.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of January 2025, by the following roll-call vote:

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

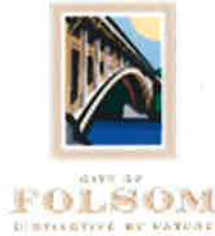
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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report

|                        |                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>   | 1/28/2025                                                                                                                                                                             |
| <b>AGENDA SECTION:</b> | Consent Calendar                                                                                                                                                                      |
| <b>SUBJECT:</b>        | Resolution No. 11325– A Resolution Authorizing the City Manager to Execute an Agreement with Capra Environmental Services Corp for Managed Grazing Services Within the City of Folsom |
| <b>FROM:</b>           | Parks and Recreation Department                                                                                                                                                       |

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No. 11325- A Resolution Authorizing the City Manager to Execute an Agreement with Capra Environmental Services Corp for Managed Grazing Services Within the City of Folsom.

### **BACKGROUND / ISSUE**

Over the past 7 years the City of Folsom's Parks and Recreation Department has been incorporating goat grazing as part of our annual weed abatement program. In having these areas grazed as opposed to traditional methods the City saves on labor and fuel costs that are at an all-time high. Beyond the cost savings, grazing produces a better end-product by completely removing combustible materials rather than just cutting the weeds and leaving it in place.

### **POLICY / RULE**

In accordance with Chapter 2.36.090 (A)(1) and 2.36.120 of the Folsom Municipal Code, professional services are not subject to competitive sealed bidding requirements, and those costing \$75,049 or greater shall be awarded by City Council.

### **ANALYSIS**

On December 2, 2024, the Parks and Recreation Department advertised a Request for Proposal for managed grazing services. The RFP was posted on CIPList.com as well as the City of

Folsom website with responses due back to the City by 4:00 pm December 23, 2024. An internal review team was assembled of Parks and Recreation staff. The criteria for ranking the qualifications were based on the following areas: relevant experience and staff resources, project understanding, and ability to complete work in allocated time frame. In total four responses were received, with one being incomplete, responsive bidders were (Capra, Intergrazers, and Blue Tent Farms LLC) and after reviewing their responses, and compiling scores, staff concluded that Capra Environmental Services Corp demonstrated they were the most qualified based on their ability to complete the scope of work in the allotted timeframe and expertise.

| 2025 Managed Grazing Scoring                  |              |                     |           |
|-----------------------------------------------|--------------|---------------------|-----------|
| Criteria                                      | Intergrazers | Blue Tent Farms LLC | Capra     |
| Experience and Staff                          | 24           | 20.33               | 25        |
| Project Understanding                         | 18.33        | 15.33               | 20        |
| Ability to Complete Work                      | 25           | 23                  | 28.67     |
| Cost score (includes regraze and fence costs) | 21.38        | 16.24               | 25        |
| Actual cost per acre                          | \$ 520.29    | \$ 685.00           | \$ 445.00 |
| Total Score                                   | 88.71        | 74.9                | 98.67     |

## **FINANCIAL IMPACT**

The cost of this contract will be funded through several different funding sources shown in the table below. Funds were budgeted and are currently available in the Fiscal Year 2024-25 budget. The total cost of the agreement is for the not to exceed amount of \$961,149. The initial term of the contract will be three years and funding for subsequent years beyond Fiscal Year 2024-25 will be addressed in each year's budget process. The Fiscal Year 2024-25 contract amount is estimated to be approximately \$320,383.

| Area                                   | Acreage | Cost         |
|----------------------------------------|---------|--------------|
| Parks Maintenance (General Fund)       | 295.81  | \$144,799.00 |
| L&L's and CFD's                        |         |              |
| American River Canyon North (Fund 275) | 41.84   | \$20,480.68  |
| Briggs Ranch (Fund 205)                | 5.81    | \$2,844.00   |
| Folsom Heights (Fund 281)              | 15.72   | \$7,694.94   |
| Natoma Station (Fund 207)              | 4.4     | \$2,153.80   |
| Prairie Oaks Ranch (Fund 236)          | 53.56   | \$26,217.62  |
| Los Cerros (Fund 204)                  | 0.52    | \$254.54     |
| Willow Springs (Fund 262)              | 21.75   | \$10,646.63  |
| Broadstone 1/2,4 (Fund 282)            | 22.57   | \$11,048.02  |
| Broadstone 3 (Fund 266)                | 35.14   | \$17,201.03  |
| CFD 18 (Fund 288)                      | 157.39  | \$77,042.41  |
| Total                                  |         | \$320,382.65 |

**ATTACHMENT**

Resolution No. 11325- A Resolution Authorizing the City Manager to Execute an Agreement with Capra Environmental Services Corp for Managed Grazing Services Within the City of Folsom

Submitted,  
Kelly Gonzalez,  
Parks & Recreation Director

**RESOLUTION NO. 11325****A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CAPRA ENVIRONMENTAL SERVICES CORP FOR MANAGED GRAZING SERVICES WITHIN THE CITY OF FOLSOM**

**WHEREAS**, the City of Folsom desires to enter into an agreement for an initial period beginning February 1, 2025 through January 31, 2028, for managed grazing services; and

**WHEREAS**, the City of Folsom can, at its discretion based on successful completion of the initial agreement, extend the contract for up to two additional one-year extensions; and

**WHEREAS**, proposals were solicited in accordance with Folsom Municipal Code Section 2.36.100 and advertised on December 2, 2024; and

**WHEREAS**, Capra Environmental Services CORP was the most qualified contractor; and

**WHEREAS**, sufficient funds are available for year one in the amount of \$320,383 in the General Fund (Fund 0103), Landscaping and Lighting Districts (Funds 275, 204, 215, 262, 282, 266, 281, 205, 207), and Community Facilities Districts (Fund 288) Fiscal Year 2024-25 budgets; and

**WHEREAS**, funds for the future years of the agreement will be addressed during the budget process and the total projects funded will not exceed the amount of funds appropriated; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute an Agreement with Capra Environmental Services Corp for Managed Grazing Services within the City of Folsom for a not-to-exceed amount of \$961,149.

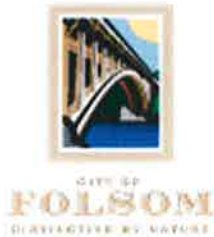
**PASSED AND ADOPTED** this 28<sup>th</sup> day of January, 2025, by the following roll-call vote:

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

\_\_\_\_\_  
 Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
 Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report

|                        |                                                                                                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE:</b>   | 1/28/2025                                                                                                                                                                                                           |
| <b>AGENDA SECTION:</b> | Public Hearing                                                                                                                                                                                                      |
| <b>SUBJECT:</b>        | Folsom Town Center North LLTSM<br><br>i. Resolution No. 11322 – A Resolution Determining that the Folsom Town Center North LLTSM Project is Exempt from CEQA and Approving Said Large Lot Tentative Subdivision Map |
| <b>FROM:</b>           | Community Development Department                                                                                                                                                                                    |

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff forwards the Planning Commission’s recommendation that the City Council take the following action:

1. Approve Resolution No. 11322- Determining that the Folsom Town Center North LLTSM Project is exempt from CEQA and Approving said Large Lot Tentative Subdivision Map.

### **BACKGROUND / ISSUE**

The proposed project includes a request for approval of a Large Lot Tentative Subdivision Map to subdivide a 363.6-acre site located in the vicinity of Alder Creek Parkway and East Bidwell Street currently consisting of three parcels into 24 individual parcels for future sale and development. No development rights are sought with the proposed Large Lot Tentative Subdivision Map.

The proposed Large Lot Tentative Subdivision Map will result in the creation of a total of 24 lots, including 3 single-family residential lots, 6 multi-family residential lots, 10 open space/park lots, 2 public/quasi-public lots, 2 right-of-way lots and 1 lot containing multi-family residential, mixed use and parks. Three of the open space lots are planned for future hydromodification basins, and one of the public/quasi-public lots is slated for an electrical substation, as anticipated in the Folsom Plan Area Specific Plan. The proposed Large Lot Subdivision is consistent with the approved land use designations for the Folsom Plan Area Specific Plan Land Use Map (FPASP Figure 4.3) and

no land use changes or modifications are proposed with this project. The project location and land use designation overlay are shown below.

FIGURE 1: PROJECT LOCATION EXHIBIT

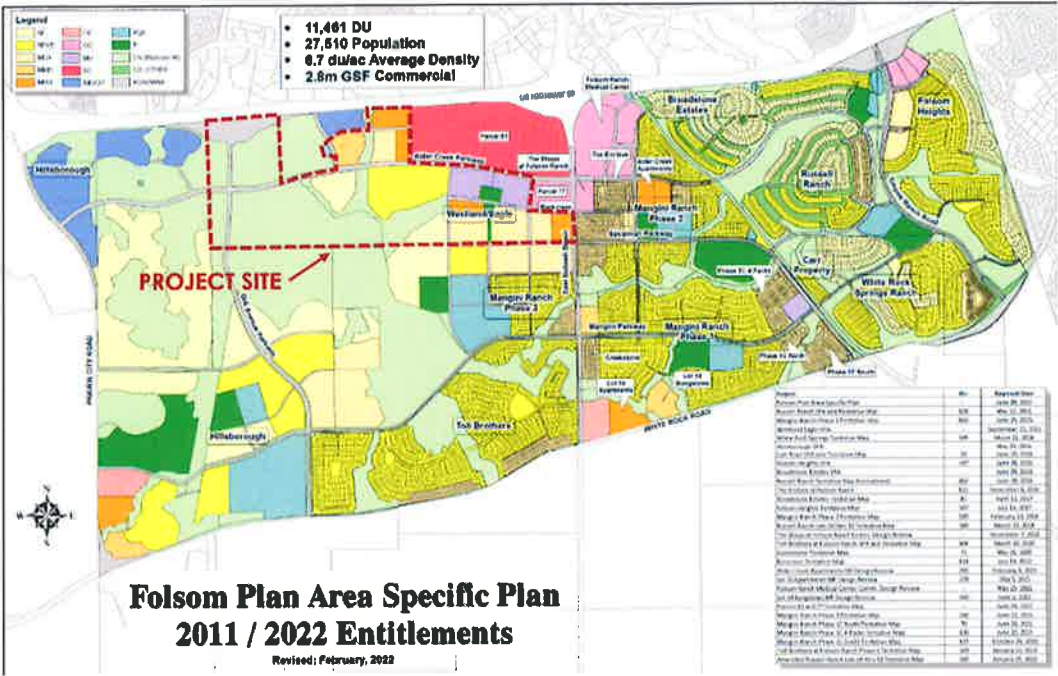
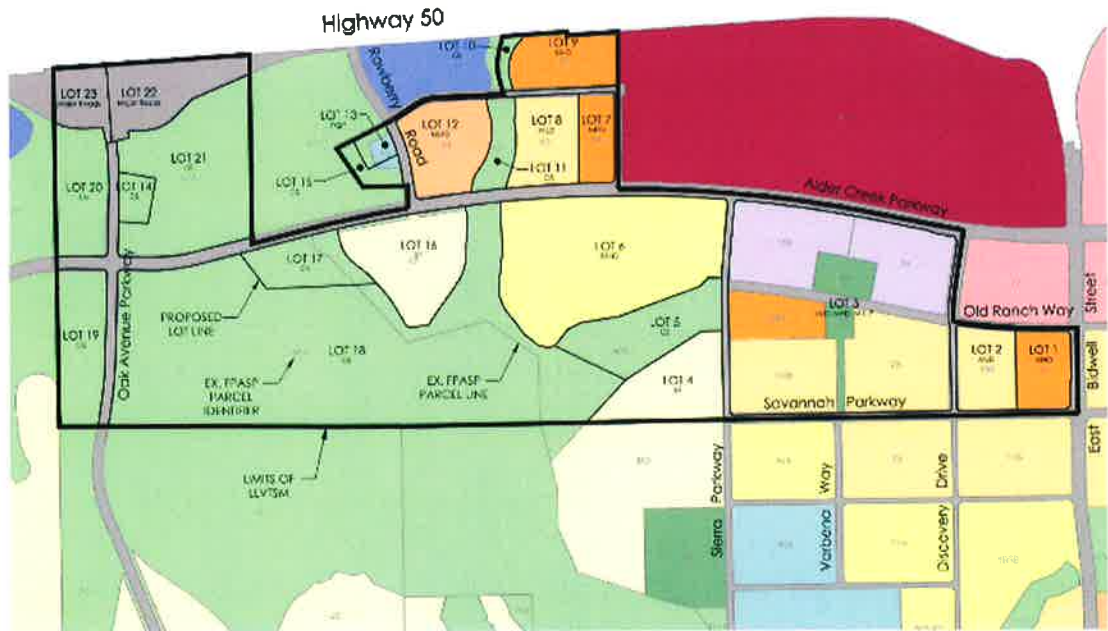


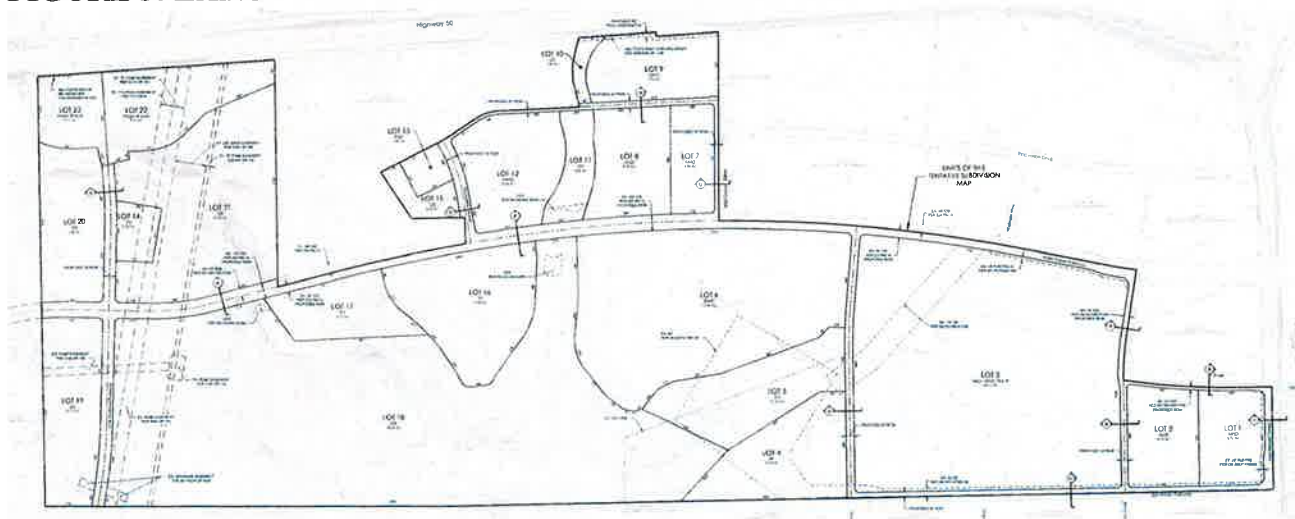
FIGURE 2: FPASP LAND USE DESIGNATIONS OVERLAY



The proposed Large Lot Tentative Subdivision Map will result in the creation of a total of 24 lots, several of which will continue to include multiple Specific Plan Land Use Designations (see Attachment 6- Land Use Overlay). The proposed project also includes the dedication of Rights-of-Ways (ROW) and Public Utility Easements (PUE) within the scope and boundaries of this map to allow for development of future roadways and associated infrastructure improvements. The proposed large lots approximate the project area's Specific Plan Land Use Designations and FPASP Parcels, but do not adhere perfectly to them due to several factors including anticipated roadway realignments and hydromodification basins. No land use changes or modifications are proposed with this project. The applicant states that future parcel configuration will be consistent with the approved Land Use Plan as amended in August 2024. Any General Plan and/or Specific Plan Amendments will be sought to bring the land uses and parcel lines into conformance. A land use summary is shown below, and the proposed Large Lot Tentative Subdivision Map is shown on the following page.

**TABLE 1: LAND USE SUMMARY**

| <b>Project Summary</b> |                          |                    |
|------------------------|--------------------------|--------------------|
| <b>Parcel #</b>        | <b>Land Use</b>          | <b>Acres (Net)</b> |
| 1                      | SP-MHD                   | 5.9                |
| 2                      | SP-MLD                   | 6.7                |
| 3                      | SP-MLD/SP-MHD/SP-MU/SP-P | 60.1               |
| 4                      | SP-SF                    | 10.5               |
| 5                      | SP-OS                    | 11.0               |
| 6                      | SP-SFHD                  | 35.4               |
| 7                      | SP-MHD                   | 4.5                |
| 8                      | SP-MLD                   | 8.0                |
| 9                      | SP-MHD                   | 7.9                |
| 10                     | SP-OS                    | 1.0                |
| 11                     | SP-OS                    | 3.6                |
| 12                     | SP-MMD                   | 10.0               |
| 13                     | SP-PQP                   | 1.6                |
| 14                     | SP-PQP                   | 2.2                |
| 15                     | SP-OS                    | 2.0                |
| 16                     | SP-SF                    | 13.5               |
| 17                     | SP-OS                    | 6.7                |
| 18                     | SP-OS                    | 90.5               |
| 19                     | SP-OS                    | 10.1               |
| 20                     | SP-OS                    | 9.3                |
| 21                     | SP-OS                    | 23.9               |
| 22                     | SP-OS                    | 9.7                |
| 23                     | SP-ROW                   | 4.7                |
| IOD/ROW                | SP-ROW                   | 24.8               |
| <b>Total</b>           |                          | <b>363.6</b>       |

**FIGURE 3: LARGE LOT TENTATIVE SUBDIVISION MAP****POLICY / RULE**

Tentative Subdivision Map review for the Planning Commission is covered by Chapter 16.16 of the FMC. Tentative Map entitlements for five or more parcels require a recommendation by the Planning Commission and approval by City Council. Section 16.16.070 states that the deciding body shall make a finding that the proposed division of land is consistent with the General Plan, any applicable specific plan and all applicable provisions of the Zoning Code, as well as the Subdivision Map Act. The tentative map may be recommended for denial on the grounds provided by the Subdivision Map Act or the following findings from the Zoning Code:

- a) That the proposed map or the design or improvement of the proposed subdivision is inconsistent with the general plan, any applicable specific plan, or other applicable provisions of this code;
- b) That the site is not physically suitable for the type of development;
- c) That the site is not physically suitable for the proposed density of development;
- d) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the planning commission may approve such a tentative map if an EIR was prepared with respect to the project and a finding was made pursuant to Section 21081(b) of CEQA that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR;
- e) That the design of the subdivision or the type of improvements are likely to cause serious public health or safety problems;
- f) That the design of the subdivision or the type of improvements will conflict with

easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the planning commission may recommend for approval or approve a map if it finds that alternate easements, for access or for use, will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to the planning commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision;

- g) Subject to Section 66474.4 of the Subdivision Map Act, that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.

## **ANALYSIS**

### **General Plan and Zoning Consistency**

The 363.6-acre project site has multiple General Plan land use designations including:

- SF (Single-Family)
- SFHD (Single-Family High Density)
- MLD (Multi-Family Low Density)
- MMD (Multi-Family Medium Density)
- MHD (Multi-Family High Density)
- MU (Mixed Use)
- P (Parks)
- OS (Open Space)
- PQP (Public and Quasi-Public Facility)

In addition, the project site has multiple Specific Plan designations including:

- SP-SF-PD (Single-Family Residential-Planned Development),
- SP-SFHD-PD (Single-Family High Density-Planned Development),
- SP-MLD-PD (Multifamily Low Density-Planned Development),
- SP-MMD-PD (Multifamily Medium Density-Planned Development),
- SP-MHD-PD (Multifamily High Density-Planned Development),
- SP-MU-PD (Mixed Use-Planned Development),
- SP-P-PD (Parks-Planned Development),
- SP-OS1-PD (Preserve Open Space-Planned Development),
- SP-OS2-PD (Passive Open Space-Planned Development),
- SP-PQP (Public/Quasi-Public-Planned Development) and
- SP-ROW (Right-of-Way).

The existing General Plan and the Specific Plan land use designations are consistent with each other and are not proposed to change as part of this project.

As no development is proposed with this specific application, the only relevant development standard applicable to the subdivision map is minimum lot area. The minimum required lot area for these properties ranges from 3,000 square feet for MLD- designated parcels up to 0.5-acres for MHD and MU-designated parcels, with no minimum lot size requirements being applicable to the OS, P, PQP and ROW-designated parcels. Staff has determined that the proposed project meets the minimum lot area requirement as all 24 of the newly created parcels exceed the minimum lot size requirement based on their individual Specific Plan designations. In addition, staff has determined that the proposed project will not conflict with any known applicable plans or policies by agencies with jurisdiction over the project or the project site.

### **Large Lot Tentative Subdivision Map**

As described in the project description and shown on the submitted Large Lot Tentative Subdivision Map (Attachment 5), the proposed project includes a request for approval of a Large Lot Tentative Subdivision Map to subdivide the existing 363.6-acre three-lot project site into 24 individual parcels for future sale and development.

The proposed project is a request for approval of a Large Lot Tentative Subdivision Map to subdivide a 363.6-acre parcel located in the vicinity of Alder Creek Parkway and East Bidwell Street into 24 individual parcels for future sale and development. The proposed Large Lot Tentative Subdivision Map is included with this report as Attachment 5. In addition, the proposed project includes the establishment of Irrevocable Offers of Dedication (IODs) for future development of roadways as shown and designated in the FPASP. Public utility easements (PUEs) adjacent to the IODs will also be established with the proposed project.

As discussed in the project narrative (Attachment 8), the primary purpose of the proposed project is to accommodate the sale, lease, and financing of the newly created large lots in accordance with the requirements of the Subdivision Map Act and designated land use as identified in the FPASP. No development rights are being requested, and to that effect, there is a note on the Large Lot Tentative Subdivision Map stating so.

Future small-lot tentative maps will further subdivide the large parcels of land into smaller lots consistent with the FPASP land use and allocation map. These future tentative maps will seek development rights after the transfer of land to the eventual developer is completed. The future parcel configurations will be consistent with the approved FPASP land use plan and will establish discreet parcels of land based on the FPASP land use boundaries (meaning, the future maps will create lots with singular land use designations, versus this LLTSM where there are large lots with multiple land use designations). Large lots with multiple land use designations exist throughout the FPASP; it is with individual small-lot tentative maps that the smaller lots are created to be consistent with the FPASP land use boundaries. Processing and approval of a Small-Lot Tentative and Final Map and Planned Development Permit applications or other appropriate entitlements will be required prior to grading, construction, or any development of the parcels created by this Large Lot Tentative Subdivision Map. Condition No. 3 is included to reflect this requirement.

A Memorandum of Understanding between the City of Folsom and the property owner of the LLTSM (Easton Valley Holdings, LLC) dated August 9, 2023 requires deed restrictions and the subsequent provision of affordable housing units on certain parcels within the project site.

Specifically, FPASP Lot 60 and 582 acres of Lot 160A as shown on the Town Center North LLTSM/FPASP Overlay map are required to be dedicated as deed-restricted for the development of not less than 220 and 150 housing units respectively that are affordable to households earning 80 percent or less of the Area Median Income (AMI). Staff has provided Condition No. 20 and 23 to ensure that this is noted on the Final Map and that it occurs at a time that development on that parcel is proposed.

Finally, SMUD provided a letter (see Attachment 9) stating that their electrical substations located on Parcels 13 and 14 will need to be 250 feet x 250 feet. While the applicant has adjusted the boundaries of those parcels on the LLTSM to reflect this, a Minor Administrative Modification (MAM) is needed to change the size of Parcel 13 (and the associated amount of land designated PQP on that parcel versus the land designated OS on the adjacent parcel). Staff has provided Condition No. 22 which requires the applicant to get the MAM approved prior to recordation of the final map.

Staff has determined that the proposed Large Lot Tentative Subdivision Map complies with all City requirements (Folsom Municipal Code [FMC], Chapter 16.16), as well as with the requirements of the State Subdivision Map Act.

### **Planning Commission Hearing**

The Planning Commission held a hearing for the proposed project at its November 20, 2024 meeting. After deliberation, the Commission unanimously voted (7-0) to recommend that City Council approve the project as conditioned, with modifications to Conditions No. 3, 9 and 26 for additional clarity and deleting Condition No. 10, as it was repetitive of another condition. These modifications are all provided in the conditions presented in the City Council report.

### **FINANCIAL IMPACT**

No financial impact is anticipated with the approval of the Large Lot Map, as the project will not result in any changes to the total number of units within the FPASP.

### **ENVIRONMENTAL REVIEW**

Projects that are consistent with a specific plan as well as the existing General Plan and zoning are exempt from further environmental review unless there are new or more severe environmental effects that are unique to the project site and were not previously analyzed in a prior environmental document. The City has determined that the proposed project is consistent with the FPASP. Staff also determined that the project would not result in any new or more severe environmental effects that were not previously analyzed in the FPASP EIR/EIS. As a result, the Folsom Town Center North LLTSM project qualifies for the exemptions in Public Resources Code section 21083.3 and CEQA Guidelines sections 15182(c) and 15183.

### **ATTACHMENTS**

1. Resolution No. 11322 – A Resolution Determining that the Folsom Town Center North LLTSM Project is Exempt from CEQA and Approving Said Large Lot Tentative Subdivision Map

2. Conditions of Approval
3. Town Center North Large Lot Tentative Subdivision Map, dated October 8, 2024
4. Town Center North LLTSM/FPASP Overlay, dated February 12, 2024
5. Town Center North LLTSM/FPASP Parcel ID Comparison Table, dated October 8, 2024
6. Project Narrative, dated October 8, 2024
7. SMUD Conditions

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

---

PAM JOHNS  
Community Development Director

## **ATTACHMENT 1**

### **RESOLUTION NO. 11322 – A RESOLUTION DETERMINING THAT THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT IS EXEMPT FROM CEQA AND APPROVING SAID LARGE LOT TENTATIVE SUBDIVISION MAP**

**RESOLUTION NO. 11322****A RESOLUTION DETERMINING THAT THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT IS EXEMPT FROM CEQA AND APPROVING SAID LARGE LOT TENTATIVE SUBDIVISION MAP**

**WHEREAS**, the Planning Commission on November 20, 2024, held a public hearing on the proposed Large Lot Tentative Subdivision Map, considered public comment and found that the project is exempt from the California Environmental Quality Act (CEQA) under Public Resources Code section 21083.3 and CEQA Guidelines sections 15182(c) and 15183; and

**WHEREAS**, the Planning Commission on November 20, 2024, held a public hearing on the proposed Large Lot Tentative Subdivision Map, considered public comment and, based on the proposed configuration of the twenty-four (24) individual large lot parcels, determined the proposed subdivision complies with all City requirements, as well as with the requirements of the State Subdivision Map Act; and

**WHEREAS** notice has been given at the time and in the manner required by State Law and City Code; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Folsom that the Folsom Town Center North LLTSM Project is exempt from environmental review under CEQA.

**BE IT FURTHER RESOLVED** that the Large Lot Tentative Subdivision Map creating twenty-four (24) large lots for the Folsom Town Center North LLTSM Project, as shown in Exhibit "A", is hereby approved.

These approvals are all subject to the conditions of approval attached as Exhibit "B" and this Resolution is based on the following findings:

**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 AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

**CEQA FINDINGS**

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.

- D. THE CITY HAS DETERMINED THAT THE FOLSOM TOWN CENTER NORTH LARGE LOT TENTATIVE SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY HAS DETERMINED THAT NONE OF THE CIRCUMSTANCES DESCRIBED IN PUBLIC RESOURCES CODE SECTION 21166 OR CEQA GUIDELINES SECTION 15162 GENERALLY REQUIRING THE PREPARATION OF A SUBSEQUENT EIR EXIST IN THIS CASE.
- F. THE CITY HAS DETERMINED THAT THE PROJECT CREATES NO NEW IMPACTS AND DOES NOT REQUIRE ANY MITIGATION MEASURES IN ADDITION TO THOSE IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN. APPLICABLE MITIGATION MEASURES FROM THE FPASP FEIR ARE APPLIED TO THIS PROPOSED PROJECT.
- G. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE FOLSOM TOWN CENTER NORTH LARGE LOT TENTATIVE SUBDIVISION PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT AND ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- H. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15182(C) (RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS) AND 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

#### **TENTATIVE SUBDIVISION MAP FINDINGS**

- I. THE PROPOSED LARGE LOT TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- J. THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.
- K. AS CONDITIONED, THE DESIGN OF THE LARGE LOT TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURY FISH OR WILDLIFE OR THEIR HABITAT.

- L. AS CONDITIONED, THE DESIGN OF THE LARGE LOT TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- M. THE DESIGN OF THE LARGE LOT TENTATIVE SUBDIVISION MAP AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.
- N. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (COMMENCING WITH SECTION 51200 OF THE GOVERNMENT CODE).

**PASSED AND ADOPTED** this 28<sup>th</sup> day of January 2025, by the following roll-call vote:

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

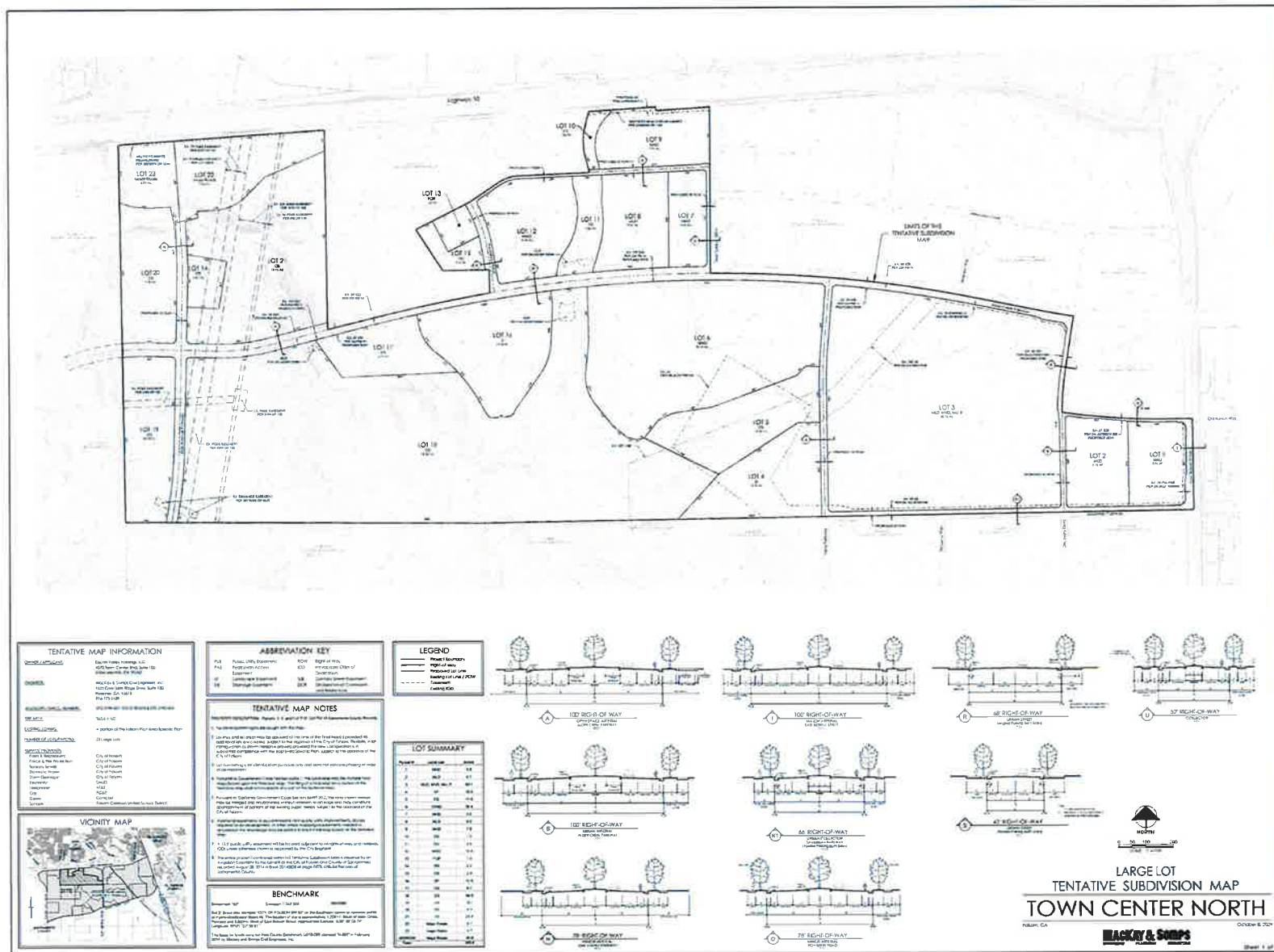
\_\_\_\_\_  
 Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
 Christa Freemantle, CITY CLERK

## Exhibit A

### Large Lot Tentative Subdivision Map



## Exhibit B

### Conditions of Approval

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                   |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------|-------------------------------|
|                                                                                                                                                                                                             | <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <b>When Reqd.</b> | <b>Responsible Department</b> |
| <b>GENERAL REQUIREMENTS</b>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                   |                               |
| 1.                                                                                                                                                                                                          | <p><b><i>Final Map</i></b><br/> The applicant shall submit a Large Lot Final Map to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> <li>1. Town Center North Large Lot Tentative Subdivision Map, dated October 8, 2024</li> <li>2. Land Use Overlay, dated February 12, 2024</li> </ol> <p>The Large Lot Tentative Subdivision Map is approved for the creation of 24 individual lots (Folsom Town Center North Large Lot Tentative Subdivision Map Project). Implementation of the project shall be consistent with the above-referenced items, the Folsom Plan Area Specific Plan (FPASP) as Amended, the Westland-Eagle General Plan Amendment and Specific Plan Amendment Per Ordinance No. 1237-1242, and these conditions of approval.</p>           |  | M, OG             | CD (E)(P)                     |
| 2.                                                                                                                                                                                                          | <p><b><i>90-Day Protest Period</i></b><br/> 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.</p> <p>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 exaction 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.</p> |  | M                 | CD (E)(P)                     |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |                                   |
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|                                                                                                                                                                                                             | Mitigation Measure |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | When Req'd. | Responsible Department            |
| 3.                                                                                                                                                                                                          |                    | <p><b><i>No Development Rights</i></b></p> <p>The approval of this Large Lot Tentative Subdivision Map does not convey any right to develop. Processing and approval of a Small-Lot Final Map and/or Design Review/Planned Development Permit applications shall be required prior to grading, construction, or any development of the parcels created by this Large Lot Tentative Subdivision Map.</p> <p>As a condition of a subsequent Small-Lot Tentative Subdivision Map, the City shall identify improvements necessary to develop the subject parcels. These improvements may include on and off-site roadways, grading, water, sewer, storm drainage, landscaping, soundwalls, and other similar improvements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | M           | CD (E)(P)                         |
| 4.                                                                                                                                                                                                          |                    | <p><b><i>Indemnity for City</i></b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>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 a Final Map is ultimately recorded with respect to this project.</p> | OG          | CD (P)(E)(B)<br>PW, PR, FD,<br>PD |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                    |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------|
|                                                                                                                                                                                                             | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>When Req'd.</b> | <b>Responsible Department</b> |
| 5.                                                                                                                                                                                                          |                           | <b><i>Street Names</i></b><br>The Applicant shall use street names as shown in the Folsom Plan Area Specific Plan, and in the case of unnamed streets, select street names from the City's approved list or subsequently approved by the Planning Commission for the final subdivision map.                                                                                                                                                                                                                                                                                                                                                                                                             | M                  | CD (E)(P)                     |
| 6.                                                                                                                                                                                                          |                           | <b><i>ARDA and Amendments</i></b><br>The owner/Applicant shall comply with all provisions of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement with Easton Valley Holdings, LLC and any approved amendments thereafter by and between the City and the owner/applicant of the project.                                                                                                                                                                                                                                                                                                                                                                                     | M                  | CD (P)(E)                     |
| 7.                                                                                                                                                                                                          |                           | <b><i>Public Right of Way Dedication</i></b><br>As provided for in the Easton Valley Holdings, LLC Amended and Restated Tier 1 Development Agreement (ARDA) and Amendment No. 1 thereto, and any approved amendments thereafter, at recordation of Final Map the owner/applicant shall offer to dedicate all public rights-of-way such that public access is provided to each and every lot as shown on the Large Lot Tentative Subdivision Map.                                                                                                                                                                                                                                                        | M                  | CD (E)(P)                     |
| 8.                                                                                                                                                                                                          |                           | <b><i>Public Utility Easements</i></b><br>The Owner/Applicant shall dedicate public utility easements for underground facilities on properties adjacent to public and private streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility easements for underground facilities (i.e., SMUD PG&E, cable television, telephone) shall be dedicated adjacent to all public and private street rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public and private right of way may be reduced with prior approval from public utility companies. | M                  | CD (E)                        |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------|
|                                                                                                                                                                                                             | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>When Reqd.</b> | <b>Responsible Department</b> |
| 9.                                                                                                                                                                                                          |                           | <p><b><i>Notice of Restriction</i></b><br/> A Notice of Restriction shall be recorded on Lots 1 through 23 as shown on the Large Lot Tentative Subdivision Map, which states the following:</p> <ul style="list-style-type: none"> <li>The requirement to construct the creek crossing on Alder Creek Parkway just east of Oak Avenue Parkway shall be a requirement of the first Small-Lot Final Map for Lots 1 through 23 pending traffic analysis that concludes the creek crossing is necessary.</li> </ul> <p>Said restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by the City of Folsom. The purpose of the Notice of Restriction is to give constructive notice of this development limitation.</p> | M                 | CD (E)                        |
| 10.                                                                                                                                                                                                         |                           | <b><i>Not Used</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                   |                               |
| 11.                                                                                                                                                                                                         |                           | <p><b><i>FMC Compliance</i></b><br/> The Final Large Lot Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | M                 | CD (E)                        |
| 12.                                                                                                                                                                                                         |                           | <p><b><i>Single Phase</i></b><br/> The Final Large Lot Map shall be recorded in one phase.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | M                 | CD(E)                         |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |                               |
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|                                                                                                                                                                                                             | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>When Reqd.</b> | <b>Responsible Department</b> |
| 13.                                                                                                                                                                                                         |                           | <p><b><i>Validity</i></b></p> <p>The project approval granted under this staff report (Large Lot Tentative Subdivision Map) shall remain in effect for a period of twenty-four (24) months from date of City Council approval, pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. If a Final Map is not recorded 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. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to <u>Section 16.16.120</u> of the <u>Folsom Municipal Code</u>. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval or entitlement authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the two-year period referenced in FMC 16.16.110A for finaling the map shall be tolled during the time that any litigation is pending, including any appeals.</p> <p>In the event of a conflict between this Condition and language of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement (ARDA), the ARDA language shall govern.</p> | M                 | CD(E)                         |
| <b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>                                                                                                                                                               |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |                               |
| 14.                                                                                                                                                                                                         |                           | <p><b><i>Taxes and Fees</i></b></p> <p>The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and the Amended and Restated Development Agreement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | M                 | CD (P)(E)                     |
| 15.                                                                                                                                                                                                         |                           | <p><b><i>Assessments</i></b></p> <p>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | M                 | CD (E)                        |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |                               |
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|                                                                                                                                                                                                             | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>When Reqd.</b> | <b>Responsible Department</b> |
| 16.                                                                                                                                                                                                         |                           | <b><i>Consultant Services</i></b><br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | M                 | CD (P)(E)                     |
| 17.                                                                                                                                                                                                         |                           | <b><i>FPASP Development Impact Fee</i></b><br>The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.<br><br>Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (November 20, 2024), or otherwise shall be governed by the terms of Amendment No. 1 to the ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA. | M                 | CD (P) PW,<br>PK              |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |                               |
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|                                                                                                                                                                                                             | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>When Reqd.</b> | <b>Responsible Department</b> |
| 18.                                                                                                                                                                                                         |                           | <b><i>Outside Legal Counsel</i></b><br>The City, at its sole discretion, may utilize the services of outside legal counsel 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, 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. | M                 | CD (P)(E)                     |
| 19.                                                                                                                                                                                                         | ✓                         | <b><i>Mitigation Measures</i></b><br>The Folsom Town Center North Large Lot Tentative Subdivision Map project shall be subject to all mitigation measures identified in the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), the Westland Eagle Specific Plan Amendment (September 2015), and the City of Folsom General Plan Amendments for Increased Residential Capacity Subsequent EIR (August 2024).                                                                                                                                                                                                                 | M                 | CD (P)(E)                     |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |                        |
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|                                                                                                                                                                                                             | Mitigation Measure |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | When Req'd. | Responsible Department |
| MAP REQUIREMENTS                                                                                                                                                                                            |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |                        |
| 20.                                                                                                                                                                                                         |                    | <p><b><i>Affordable Housing Deed Restriction</i></b><br/> A note shall be placed on the Final Map as follows:</p> <p><i>FPASP Lots 60 (Lot 9 on the LLTSM) and 160A (a portion of Lot 3 on the LLTSM), as shown on the Town Center North LLTSM/FPASP Overlay map, are subject to deed restriction for affordable housing purposes. A minimum area of 5.82 acres of Lot 160A (a 5.82 acre portion of Lot 3 on the LLTSM) shall be deed-restricted for the development of not less than 150 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. The 150 affordable housing units shall be deed restricted for a period of at least 55 years from the date of recording. Similarly, the entirety (at least 7.70 acres) of FPASP Lot 60 (Lot 9 on the LLTSM) shall be deed-restricted for the development of not less than 220 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. The 220 affordable housing units shall be deed restricted for a period of at least 55 years from the date of recording.</i></p> | M           | CD (E)                 |
| 21.                                                                                                                                                                                                         |                    | <p><b><i>FPASP Compliance</i></b><br/> A note shall be added to the final map that states:</p> <p><i>This map is subject to requirements outlined in the Folsom Plan Area Specific Plan as amended August 27, 2024, and the Westland-Eagle General Plan Amendment and Specific Plan Amendment Per Ordinance No. 1237-1242.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | M           | CD (E)                 |
| 22.                                                                                                                                                                                                         |                    | <p><b><i>FPASP Parcel 69</i></b><br/> The applicant shall submit for a Minor Administrative Modification (MAM) request to increase the size of FPASP Parcel 69 (Lot 13 on the Town Center North LLTPM) to meet the minimum standards for a SMUD electrical substation as described in item 15 of the letter provided by SMUD (included in Attachment 9). The MAM shall demonstrate that minimum open space standards are being retained, and shall be approved prior to recordation of the Final Map.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | M           | CD (P)(E)              |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                               |
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|                                                                                                                                                                                                             | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>When Reqd.</b> | <b>Responsible Department</b> |
| 23.                                                                                                                                                                                                         |                           | <b><i>Affordable Housing Deed Restrictions</i></b><br>Simultaneous with approval of a Development Plan for lots 3 and 9 as shown on the <i>Town Center North LLTSM (Lots 160A and 60)</i> , the owner/applicant shall create and record a deed restriction on a portion of said lots to restrict use of such property to affordable housing purposes. Said deed restriction shall be in a form approved by the City Attorney. Said deed restriction shall require a minimum area of 5.82 acres of Lot 3 to be deed-restricted for the development of not less than 150 housing units and the entirety of Lot 9 (at least 7.70 acres) for the development of not less than 220 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. These affordable housing units shall be deed-restricted for a period of at least 55 years from the date of recording unless a different term is approved by the City Council. | M                 | CD (E)                        |
| 24.                                                                                                                                                                                                         |                           | <b><i>School District Map Copy</i></b><br>Upon recordation of the Final Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | OG                | CD (E)                        |
| 25.                                                                                                                                                                                                         |                           | <b><i>Digital Map Copy</i></b><br>Upon recordation of the Final Map, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | OG                | CD (E)                        |
| 26.                                                                                                                                                                                                         |                           | <b><i>Bikeway Plan</i></b><br>Upon recordation of the Final Map, Applicant/Owner shall dedicate easements for Class I trails and Class II bike lanes as shown on Figure 7.32 – Bikeway Plan of the FPASP, as applicable to the project area. Easement areas shall be shown on the Final Map to the satisfaction of the Community Development Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | M                 | CD (P)(E)                     |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)**  
**VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET**  
**LARGE LOT TENTATIVE SUBDIVISION MAP**

|     | Mitigation Measure |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | When Req'd. | Responsible Department        |
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| 27. |                    | <p><b><i>Backbone Infrastructure</i></b></p> <p>The owner/applicant and all subsequent applicants, heirs, and successors with intention of further subdividing the large lots established herein are required to provide to the Community Development Department for review and approval by the City Engineer a Backbone Infrastructure Plan. Acknowledging Condition of Approval #3 above conveying no development rights with this approval, this condition applies to all subsequent subdivision and parcel maps where development is intended, including but not limited to, all commercial, housing, condominium and townhome projects. Additional studies and supporting documentation may also be required as part of that future effort.</p> <p>For such subsequent mapping, and as provided for in the ARDA, Amendment No. 1, and the FPASP, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary rights of way, public utility easements, public water main easements, public sewer easements, oak woodland preserves, park dedications, future circulation elements, hydraulic infrastructure dedication, irrevocable offers of dedication and temporary construction easement. All required easements as listed necessary for the Backbone Infrastructure shall be reviewed and approved by the City Engineer and recorded with the Sacramento County Recorder pursuant to the timing requirements set for in Section 3.8 of the ARDA and any amendments thereto.</p> | M           | CDD(E),<br>EWR, PW,<br>PR, FD |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                           |
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|                                                                                                                                                                                                             | Mitigation Measure |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | When Reqd. | Responsible Department    |
| <b>ADVISORIES</b>                                                                                                                                                                                           |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                           |
| 28.                                                                                                                                                                                                         |                    | <p><b><i>Phasing Plan</i></b></p> <p>This condition applies to all future small lot subdivision maps. For subsequent small lot tentative subdivision maps, the owner/applicant shall prepare a complete and comprehensive phasing plan and shall submit the phasing plan to the City for each proposed phase of development. The phasing plan shall include all required infrastructure for each proposed phase of development. The infrastructure shall include all required on-site and off-site improvements, but not limited to, water system improvements (distribution and transmission mains, booster pump stations, water reservoirs, tanks, pumps, PRV stations, etc.), sanitary sewer improvements (sewer mains, lift stations, forced mains, etc.) roadway and transportation improvements, storm drainage improvements (detention/water quality basins, outfalls, etc.) and all other necessary improvements required for each phase of development. The phasing plan shall include itemized cost estimates for all required improvements and the phasing plan shall be reviewed and approved by the City.</p> <p>The City Engineer may condition infrastructure phasing to ensure that each phase functions independently and is consistent with the minimum utility and access standards of the City. All maps filed in phases will be required to have two points of access for emergency vehicle access and/or general traffic purposes and all off-site utilities deemed necessary as determined by the City Engineer. Improvement plans for all future phases that include half sections of local residential streets shall include a minimum of 15 feet of pavement over the centerline, to allow two-way traffic and shall be subject to approval of the Community Development Department and Fire Department. The City will not dictate the order of the phasing except that the first phase shall construct necessary supporting backbone infrastructure to that phase.</p> | M          | CDD(E),<br>EWR, PW,<br>FD |
| <b>SMUD REQUIREMENTS</b>                                                                                                                                                                                    |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                           |
| 29.                                                                                                                                                                                                         |                    | The applicant shall comply with conditions 1-18 of the attached letter from SMUD dated April 4, 2024, provided in Attachment 9.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | M, OG      | CD (E)                    |

**CONDITIONS KEY**

| RESPONSIBLE DEPARTMENT         |                                                                                                                     | WHEN REQUIRED |                                            |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------|
| CD<br>(P)<br>(E)<br>(B)<br>(A) | Community Development Department<br>Planning Division<br>Engineering Division<br>Building Division<br>City Arborist | I             | Prior to approval of Improvement Plans     |
| PW                             | Public Works Department                                                                                             | M             | Prior to approval of Final Map             |
| PR                             | Park and Recreation Department                                                                                      | B             | Prior to issuance of first Building Permit |
| PD                             | Police Department                                                                                                   | O             | Prior to approval of Occupancy Permit      |
| FD                             | Fire Department                                                                                                     | G             | Prior to issuance of Grading Permit        |
| EWR                            | Environmental & Water Resources Department                                                                          | DC            | During construction                        |
|                                |                                                                                                                     | OG            | On-going requirement                       |
|                                |                                                                                                                     |               |                                            |

# **ATTACHMENT 2**

## **CONDITIONS OF APPROVAL**

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|                             | Mitigation Measure |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | When Required | Responsible Department |
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| <b>GENERAL REQUIREMENTS</b> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                        |
| 1.                          |                    | <p><b><i>Final Map</i></b><br/>The applicant shall submit a Large Lot Final Map to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> <li>1. Town Center North Large Lot Tentative Subdivision Map, dated October 8, 2024</li> <li>2. Land Use Overlay, dated February 12, 2024</li> </ol> <p>The Large Lot Tentative Subdivision Map is approved for the creation of 24 individual lots (Folsom Town Center North Large Lot Tentative Subdivision Map Project). Implementation of the project shall be consistent with the above-referenced items, the Folsom Plan Area Specific Plan (FPASP) as Amended, the Westland-Eagle General Plan Amendment and Specific Plan Amendment Per Ordinance No. 1237-1242, and these conditions of approval.</p> | M, OG         | CD (E)(P)              |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                               |
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|                                                                                                                                                                                                             | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>When Required</b> | <b>Responsible Department</b> |
| 2.                                                                                                                                                                                                          |                           | <p><b><i>90-Day Protest Period</i></b></p> <p>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.</p> <p>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 exaction 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.</p> | M                    | CD (E)(P)                     |
| 3.                                                                                                                                                                                                          |                           | <p><b><i>No Development Rights</i></b></p> <p>The approval of this Large Lot Tentative Subdivision Map does not convey any right to develop. Processing and approval of a Small-Lot Final Map and/or Design Review/Planned Development Permit applications shall be required prior to grading, construction, or any development of the parcels created by this Large Lot Tentative Subdivision Map.</p> <p>As a condition of a subsequent Small-Lot Tentative Subdivision Map, the City shall identify improvements necessary to develop the subject parcels. These improvements may include on and off-site roadways, grading, water, sewer, storm drainage, landscaping, soundwalls, and other similar improvements.</p>                                                                                                                                   | M                    | CD (E)(P)                     |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|    | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>When Required</b> | <b>Responsible Department</b>     |
|----|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------|
| 4. |                           | <p><b><i>Indemnity for City</i></b><br/>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:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>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 a Final Map is ultimately recorded with respect to this project.</p> | OG                   | CD (P)(E)(B)<br>PW, PR, FD,<br>PD |
| 5. |                           | <p><b><i>Street Names</i></b><br/>The Applicant shall use street names as shown in the Folsom Plan Area Specific Plan, and in the case of unnamed streets, select street names from the City's approved list or subsequently approved by the Planning Commission for the final subdivision map.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | M                    | CD (E)(P)                         |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|
|                                                                                                                                                                                                             | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>When Required</b> | <b>Responsible Department</b> |
| 6.                                                                                                                                                                                                          |                           | <b><i>ARDA and Amendments</i></b><br>The owner/Applicant shall comply with all provisions of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement with Easton Valley Holdings, LLC and any approved amendments thereafter by and between the City and the owner/applicant of the project.                                                                                                                                                                                                                                                                                                                                                                                     | M                    | CD (P)(E)                     |
| 7.                                                                                                                                                                                                          |                           | <b><i>Public Right of Way Dedication</i></b><br>As provided for in the Easton Valley Holdings, LLC Amended and Restated Tier 1 Development Agreement (ARDA) and Amendment No. 1 thereto, and any approved amendments thereafter, at recordation of Final Map the owner/applicant shall offer to dedicate all public rights-of-way such that public access is provided to each and every lot as shown on the Large Lot Tentative Subdivision Map.                                                                                                                                                                                                                                                        | M                    | CD (E)(P)                     |
| 8.                                                                                                                                                                                                          |                           | <b><i>Public Utility Easements</i></b><br>The Owner/Applicant shall dedicate public utility easements for underground facilities on properties adjacent to public and private streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility easements for underground facilities (i.e., SMUD PG&E, cable television, telephone) shall be dedicated adjacent to all public and private street rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public and private right of way may be reduced with prior approval from public utility companies. | M                    | CD (E)                        |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|     | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>When Required</b> | <b>Responsible Department</b> |
|-----|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|
| 9.  |                           | <p><b><i>Notice of Restriction</i></b><br/> A Notice of Restriction shall be recorded on Lots 1 through 23 as shown on the Large Lot Tentative Subdivision Map, which states the following:</p> <ul style="list-style-type: none"> <li>The requirement to construct the creek crossing on Alder Creek Parkway just east of Oak Avenue Parkway shall be a requirement of the first Small-Lot Final Map for Lots 1 through 23 pending traffic analysis that concludes the creek crossing is necessary.</li> </ul> <p>Said restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by the City of Folsom. The purpose of the Notice of Restriction is to give constructive notice of this development limitation.</p> | M                    | CD (E)                        |
| 10. |                           | <b><i>Not Used</i></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                               |
| 11. |                           | <p><b><i>FMC Compliance</i></b><br/> The Final Large Lot Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | M                    | CD (E)                        |
| 12. |                           | <p><b><i>Single Phase</i></b><br/> The Final Large Lot Map shall be recorded in one phase.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | M                    | CD(E)                         |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|                                               | Mitigation Measure |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | When Required | Responsible Department |
|-----------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------|
| 13.                                           |                    | <p><b><i>Validity</i></b><br/> The project approval granted under this staff report (Large Lot Tentative Subdivision Map) shall remain in effect for a period of twenty-four (24) months from date of City Council approval, pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. If a Final Map is not recorded 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. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to <u>Section 16.16.120</u> of the <u>Folsom Municipal Code</u>. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval or entitlement authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the two-year period referenced in FMC 16.16.110A for finaling the map shall be tolled during the time that any litigation is pending, including any appeals.</p> <p>In the event of a conflict between this Condition and language of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement (ARDA), the ARDA language shall govern.</p> | M             | CD(E)                  |
| <b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |                        |
| 14.                                           |                    | <p><b><i>Taxes and Fees</i></b><br/> The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and the Amended and Restated Development Agreement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | M             | CD (P)(E)              |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|     | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>When Required</b> | <b>Responsible Department</b> |
|-----|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|
| 15. |                           | <b><i>Assessments</i></b><br>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.                                                                                                                                                                                                                                                                                                                                          | M                    | CD (E)                        |
| 16. |                           | <b><i>Consultant Services</i></b><br>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. | M                    | CD (P)(E)                     |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|     | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>When Required</b> | <b>Responsible Department</b> |
|-----|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|
| 17. |                           | <p><b><i>FPASP Development Impact Fee</i></b></p> <p>The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.</p> <p>Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (November 20, 2024), or otherwise shall be governed by the terms of Amendment No. 1 to the ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</p> | M                    | CD (P) PW, PK                 |
| 18. |                           | <p><b><i>Outside Legal Counsel</i></b></p> <p>The City, at its sole discretion, may utilize the services of outside legal counsel 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, 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.</p>                                                                                                                                                                                                                                                                                                                                                                                  | M                    | CD (P)(E)                     |

| <b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b><br><b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b><br><b>LARGE LOT TENTATIVE SUBDIVISION MAP</b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|
|                                                                                                                                                                                                             | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>When Required</b> | <b>Responsible Department</b> |
| 19.                                                                                                                                                                                                         | ✓                         | <b><i>Mitigation Measures</i></b><br>The Folsom Town Center North Large Lot Tentative Subdivision Map project shall be subject to all mitigation measures identified in the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), the Westland Eagle Specific Plan Amendment (September 2015), and the City of Folsom General Plan Amendments for Increased Residential Capacity Subsequent EIR (August 2024).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | M                    | CD (P)(E)                     |
| <b>MAP REQUIREMENTS</b>                                                                                                                                                                                     |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                               |
| 20.                                                                                                                                                                                                         |                           | <b><i>Affordable Housing Deed Restriction</i></b><br>A note shall be placed on the Final Map as follows:<br><br><i>FPASP Lots 60 (Lot 9 on the LLTSM) and 160A (a portion of Lot 3 on the LLTSM), as shown on the Town Center North LLTSM/FPASP Overlay map, are subject to deed restriction for affordable housing purposes. A minimum area of 5.82 acres of Lot 160A (a 5.82 acre portion of Lot 3 on the LLTSM) shall be deed-restricted for the development of not less than 150 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. The 150 affordable housing units shall be deed restricted for a period of at least 55 years from the date of recording. Similarly, the entirety (at least 7.70 acres) of FPASP Lot 60 (Lot 9 on the LLTSM) shall be deed-restricted for the development of not less than 220 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. The 220 affordable housing units shall be deed restricted for a period of at least 55 years from the date of recording.</i> | M                    | CD (E)                        |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|     | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>When Required</b> | <b>Responsible Department</b> |
|-----|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|
| 21. |                           | <p><b><i>FPASP Compliance</i></b><br/>A note shall be added to the final map that states:</p> <p><i>This map is subject to requirements outlined in the Folsom Plan Area Specific Plan as amended August 27, 2024, and the Westland-Eagle General Plan Amendment and Specific Plan Amendment Per Ordinance No. 1237-1242.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | M                    | CD (E)                        |
| 22. |                           | <p><b><i>FPASP Parcel 69</i></b><br/>The applicant shall submit for a Minor Administrative Modification (MAM) request to increase the size of FPASP Parcel 69 (Lot 13 on the Town Center North LLTPM) to meet the minimum standards for a SMUD electrical substation as described in item 15 of the letter provided by SMUD (included in Attachment 9). The MAM shall demonstrate that minimum open space standards are being retained, and shall be approved prior to recordation of the Final Map.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | M                    | CD (P)(E)                     |
| 23. |                           | <p><b><i>Affordable Housing Deed Restrictions</i></b><br/>Simultaneous with approval of a Development Plan for lots 3 and 9 as shown on the <i>Town Center North LLTSM (Lots 160A and 60)</i>, the owner/applicant shall create and record a deed restriction on a portion of said lots to restrict use of such property to affordable housing purposes. Said deed restriction shall be in a form approved by the City Attorney. Said deed restriction shall require a minimum area of 5.82 acres of Lot 3 to be deed-restricted for the development of not less than 150 housing units and the entirety of Lot 9 (at least 7.70 acres) for the development of not less than 220 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. These affordable housing units shall be deed-restricted for a period of at least 55 years from the date of recording unless a different term is approved by the City Council.</p> | M                    | CD (E)                        |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)**  
**VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET**  
**LARGE LOT TENTATIVE SUBDIVISION MAP**

|     | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                          | <b>When Required</b> | <b>Responsible Department</b> |
|-----|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|
| 24. |                           | <b><i>School District Map Copy</i></b><br>Upon recordation of the Final Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.                                                                                                                                                         | OG                   | CD (E)                        |
| 25. |                           | <b><i>Digital Map Copy</i></b><br>Upon recordation of the Final Map, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department.                                                                                                                                             | OG                   | CD (E)                        |
| 26. |                           | <b><i>Bikeway Plan</i></b><br>Upon recordation of the Final Map, Applicant/Owner shall dedicate easements for Class I trails and Class II bike lanes as shown on Figure 7.32 – Bikeway Plan of the FPASP, as applicable to the project area. Easement areas shall be shown on the Final Map to the satisfaction of the Community Development Department. | M                    | CD (P)(E)                     |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|     | <b>Mitigation Measure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>When Required</b> | <b>Responsible Department</b> |
|-----|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|
| 27. |                           | <p><b><i>Backbone Infrastructure</i></b><br/>The owner/applicant and all subsequent applicants, heirs, and successors with intention of further subdividing the large lots established herein are required to provide to the Community Development Department for review and approval by the City Engineer a Backbone Infrastructure Plan. Acknowledging Condition of Approval #3 above conveying no development rights with this approval, this condition applies to all subsequent subdivision and parcel maps where development is intended, including but not limited to, all commercial, housing, condominium and townhome projects. Additional studies and supporting documentation may also be required as part of that future effort.</p> <p>For such subsequent mapping, and as provided for in the ARDA, Amendment No. 1, and the FPASP, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary rights of way, public utility easements, public water main easements, public sewer easements, oak woodland preserves, park dedications, future circulation elements, hydraulic infrastructure dedication, irrevocable offers of dedication and temporary construction easement. All required easements as listed necessary for the Backbone Infrastructure shall be reviewed and approved by the City Engineer and recorded with the Sacramento County Recorder pursuant to the timing requirements set for in Section 3.8 of the ARDA and any amendments thereto.</p> | M                    | CDD(E), EWR, PW, PR, FD       |

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|                   | Mitigation Measure |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | When Required | Responsible Department |
|-------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------|
| <b>ADVISORIES</b> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |                        |
| 28.               |                    | <p><b><i>Phasing Plan</i></b></p> <p>This condition applies to all future small lot subdivision maps. For subsequent small lot tentative subdivision maps, the owner/applicant shall prepare a complete and comprehensive phasing plan and shall submit the phasing plan to the City for each proposed phase of development. The phasing plan shall include all required infrastructure for each proposed phase of development. The infrastructure shall include all required on-site and off-site improvements, but not limited to, water system improvements (distribution and transmission mains, booster pump stations, water reservoirs, tanks, pumps, PRV stations, etc.), sanitary sewer improvements (sewer mains, lift stations, forced mains, etc.) roadway and transportation improvements, storm drainage improvements (detention/water quality basins, outfalls, etc.) and all other necessary improvements required for each phase of development. The phasing plan shall include itemized cost estimates for all required improvements and the phasing plan shall be reviewed and approved by the City.</p> <p>The City Engineer may condition infrastructure phasing to ensure that each phase functions independently and is consistent with the minimum utility and access standards of the City. All maps filed in phases will be required to have two points of access for emergency vehicle access and/or general traffic purposes and all off-site utilities deemed necessary as determined by the City Engineer. Improvement plans for all future phases that include half sections of local residential streets shall include a minimum of 15 feet of pavement over the centerline, to allow two-way traffic and shall be subject to approval of the Community Development Department and Fire Department. The City will not dictate the order of the phasing except that the first phase shall construct necessary supporting backbone infrastructure to that phase.</p> | M             | CDD(E), EWR, PW, FD    |

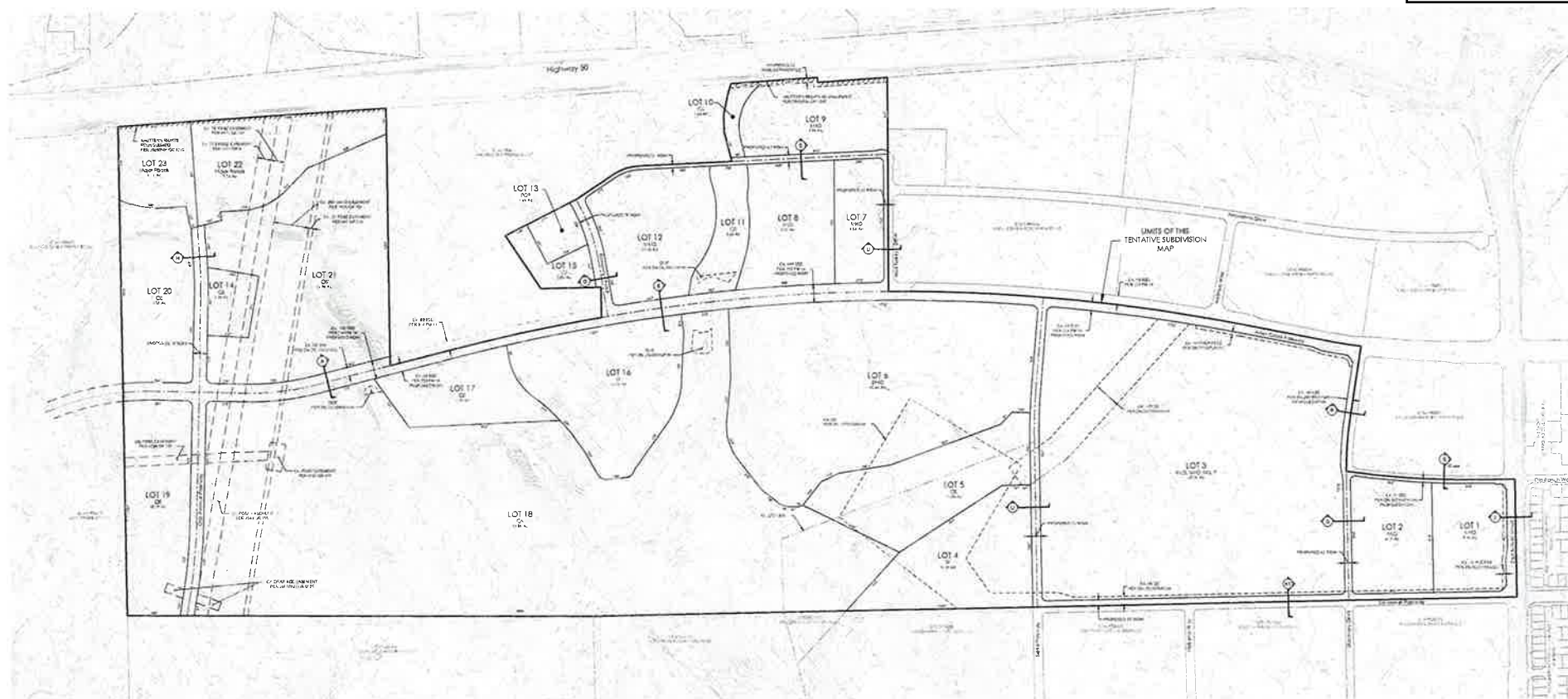
**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

|                          | <b>Mitigation Measure</b> |                                                                                                                                 | <b>When Required</b> | <b>Responsible Department</b> |
|--------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------|
| <b>SMUD REQUIREMENTS</b> |                           |                                                                                                                                 |                      |                               |
| 29.                      |                           | The applicant shall comply with conditions 1-18 of the attached letter from SMUD dated April 4, 2024, provided in Attachment 9. | M, OG                | CD (E)                        |

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

## **ATTACHMENT 3**

# **TOWN CENTER NORTH LARGE LOT TENTATIVE SUBDIVISION MAP, DATED OCTOBER 8, 2024**



## TENTATIVE MAP INFORMATION

[illegible]

### ABBREVIATION KEY

|     |                         |     |                          |
|-----|-------------------------|-----|--------------------------|
| 101 | Public Utility Expenses | 900 | Right of Way             |
| 102 | Production Access       | 900 | Pre-Production Costs of  |
|     | Exploration             |     | Exploration              |
| 103 | Transportation Expenses | 900 | Sanitary Sewer Expenses  |
| 104 | Craneage Expenses       | 900 | Declaration of Conjoint; |

## TENTATIVE MAP NOTES

6. Lot lines and lot areas may be adjusted at the time of the final map(s) provided no additional lots are created subject to the approval of the City of Salem. Any additional configurations or changes in lot lines shall be approved by the City of Salem in substantial compliance with the approved Specific Plan, subject to the approval of the City of Salem.

3. List numbering is for verification purposes only and does not indicate a grouping or order of assessment.
4. Pursuant to General Excise Tax Section 2405.1, The City of Miami may Multiple-Fines (based upon the Tentative Map). The final map is submitted on expiration of the tentative map and the final assessment is based on the final map.
5. Pursuant to Uniform Government Code Section 24-01, the City of Miami may Multiple-Fines (based upon the Tentative Map). The final map is submitted on expiration of the tentative map and the final assessment is based on the final map.
6. Additional assessment is to be submitted for the public utility, major animals, water, natural resources, and other special-use mapping requirements. The City of Miami may Multiple-Fines (based upon the Tentative Map). The final map is submitted on expiration of the tentative map and the final assessment is based on the final map.
7. A 12.5 percent increase in the assessed value of the property is to be applied to the assessed value of the property. The City of Miami may Multiple-Fines (based upon the Tentative Map). The final map is submitted on expiration of the tentative map and the final assessment is based on the final map.

## BENCHMARK

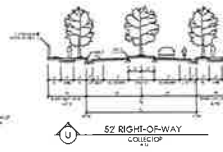
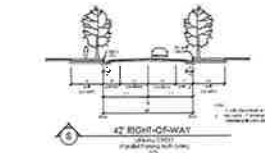
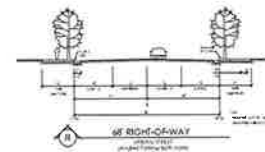
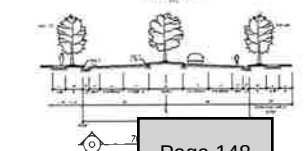
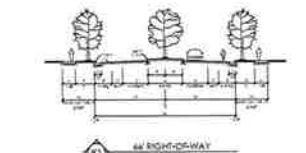
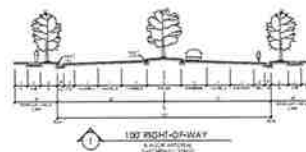
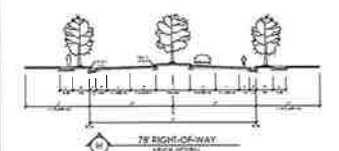
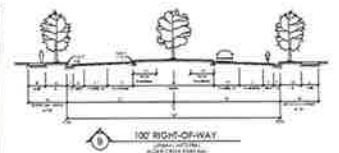
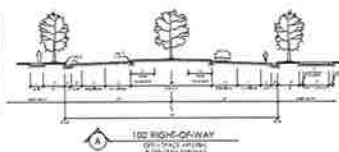
Get 2" Brass die stamped "CITY OF FOLSOM BM 92" on the Southwest corner of concrete outlet in Hydrohabilitation Basin #1. The location of site is approximately 1/2 mile South of Adler Creek Parkway and 2,600' West of East Highway 20 Ave. Approximate Latitude 38° 36' 08.74" Longitude W112° 07' 38.51"

### LEGEND

 Project Boundary  
 Right-of-Way  
 Proposed Toll Line  
 Existing Toll Line / PG&E  
 Easement  
 Easement

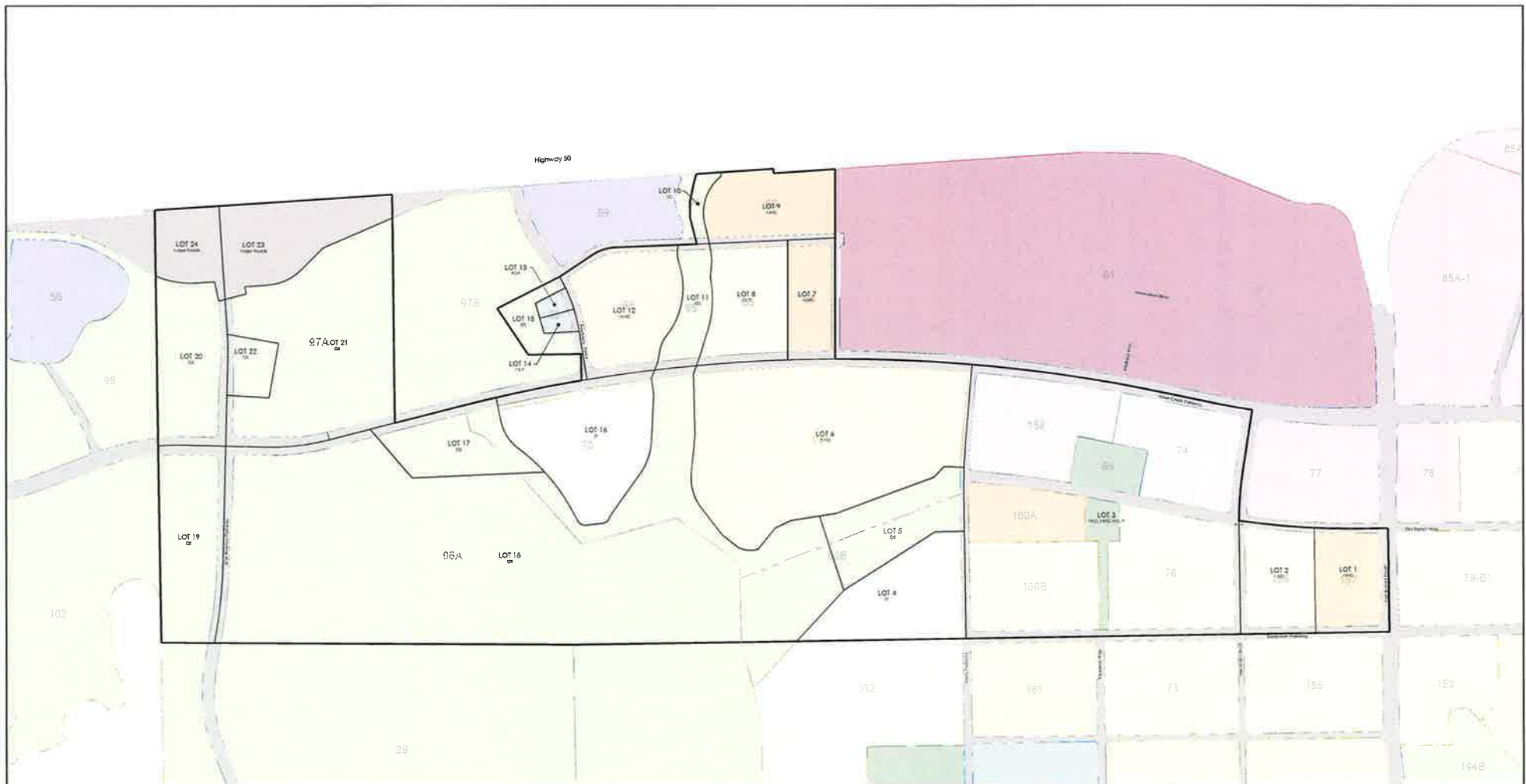
## LOT SUMMARY

| Factor # | Least-Square  | R <sup>2</sup> /F |
|----------|---------------|-------------------|
| 1        | NA            | 5.5               |
| 2        | NA            | 9.7               |
| 3        | NA, SP, NA, F | 10.5              |
| 4        | SP            | 10.5              |
| 5        | SP            | 7.8               |
| 6        | SP, NA        | 38.4              |
| 7        | NA, SP        | 4.3               |
| 8        | NA            | 8.0               |
| 9        | NA            | 7.9               |
| 10       | SP            | 1.0               |
| 11       | NA            | 3.8               |
| 12       | SP, NA        | 10.2              |
| 13       | F, SP         | 1.8               |
| 14       | SP            | 2.2               |
| 15       | SP            | 2.0               |
| 16       | SP            | 13.5              |
| 17       | SP            | 9.7               |
| 18       | SP            | 38.5              |
| 19       | SP            | 10.1              |
| 20       | SP            | 8.8               |
| 21       | Major Events  | 9.7               |
| 22       | Major Events  | 4.7               |
| 23       | Major Events  | 38.4              |



**ATTACHMENT 4**

**TOWN CENTER NORTH LLTSM/FPASP OVERLAY, DATED  
FEBRUARY 12, 2024**



NORTH

A horizontal number line is shown with tick marks at 0, 300, 600, and 1200. The segment between 300 and 600 is shaded with a light gray background.

SCALE: 1"=600'

## TOWN CENTER NORTH LLTM / FPASP OVERLAY

February 12, 2024

**Mackay & Soms**  
ENGINEERS PLANNERS SURVEYORS  
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

## **ATTACHMENT 5**

### **TOWN CENTER NORTH LLTSM/FPASP PARCEL ID COMPARISON TABLE, DATED OCTOBER 8, 2024**

10/8/2024

| TCN Large Lot Tentative Map (LLTM) / FPASP Parcel ID Comparison table |                   |                    |                |
|-----------------------------------------------------------------------|-------------------|--------------------|----------------|
| LLTM<br>Lot Number                                                    | LLTM<br>Net Acres | FPASP<br>Parcel ID | FPASP<br>Acres |
| 1                                                                     | 5.9               | 157                | 5.79           |
| 2                                                                     | 6.7               | 156                | 6.33           |
| 3                                                                     | 60.10             | 158                | 11.48          |
|                                                                       |                   | 160A               | 5.82           |
|                                                                       |                   | 160B               | 10.75          |
|                                                                       |                   | 66                 | 3.13           |
|                                                                       |                   | 74                 | 10.00          |
|                                                                       |                   | 75                 | 2.10           |
|                                                                       |                   | 76                 | 13.22          |
|                                                                       |                   | * Internal ROW     | 3.71           |
| 4                                                                     | 10.5              | 162B               | 10.47          |
| 5                                                                     | 11.0              | 96B-3              | 11.00          |
| 6                                                                     | 35.4              | 71                 | 35.41          |
| 7                                                                     | 4.5               | 64                 | 4.31           |
| 8                                                                     | 8.0               | 63                 | 7.84           |
| 9                                                                     | 7.9               | 60                 | 7.70           |
| 10                                                                    | 1.0               | 94B                | 0.96           |
| 11                                                                    | 3.6               | 95                 | 3.52           |
| 12                                                                    | 10.0              | 68                 | 9.72           |
| 13                                                                    | 1.6               | 69                 | 1.55           |
| 14                                                                    | 2.2               | 97A-2              | 2.19           |
| 15                                                                    | 2.0               | 97B-2              | 2.03           |
| 16                                                                    | 13.5              | 70                 | 12.79          |
|                                                                       |                   | 96B-5              | 0.38           |
|                                                                       |                   | 96B-6              | 0.25           |
| 17                                                                    | 6.7               | 96A-2              | 4.99           |
|                                                                       |                   | 96B-4              | 1.66           |
| 18                                                                    | 90.5              | 96A-1              | 74.13          |
|                                                                       |                   | 96B-2              | 16.25          |
| 19                                                                    | 10.1              | 102B               | 9.94           |
| 20                                                                    | 9.3               | 98B                | 9.11           |
| 21                                                                    | 23.9              | 97A-1              | 23.87          |
| 22                                                                    | 9.7               | Major Roads        | 9.70           |
| 23                                                                    | 4.7               | Major Roads        | 4.70           |
| Major Roads                                                           | 24.8              | Major Roads        | 26.82          |
| Total                                                                 | 363.6             |                    | 363.62         |

|                                                                                |     |       |       |
|--------------------------------------------------------------------------------|-----|-------|-------|
| Remnant FPASP<br>parcels that are not<br>within the<br>boundary of the<br>LLTM | N/A | 102A  | 35.76 |
|                                                                                |     | 162A  | 27.46 |
|                                                                                |     | 94A   | 0.79  |
|                                                                                |     | 96B-1 | 1.20  |
|                                                                                |     | 97B-1 | 25.47 |
|                                                                                |     | 98A   | 19.24 |

## NOTES:

- Minor acreage differences between LLTM lots and FPASP parcels due to updated boundary and ROW accuracy.
- No changes to land use, dwelling units, population, or gross square feet of commercial.
- LLTM Net Acreages exclude major roadways and IODs except LLTM Lots 23 and 24 which are exclusively future Hwy 50 interchange ROW

\* = Internal Plan Area roadways not mapped on LLTM

**ATTACHMENT 6**

**PROJECT NARRATIVE, DATED OCTOBER 8, 2024**

# FPASP | TOWN CENTER NORTH - LLTSM

## Project Narrative

October 8, 2024

Jessica Brandt,  
Principal Planner  
**City of Folsom, Community  
Development Department**  
50 Natoma Street, Folsom,  
CA 95630

### PROJECT NARRATIVE

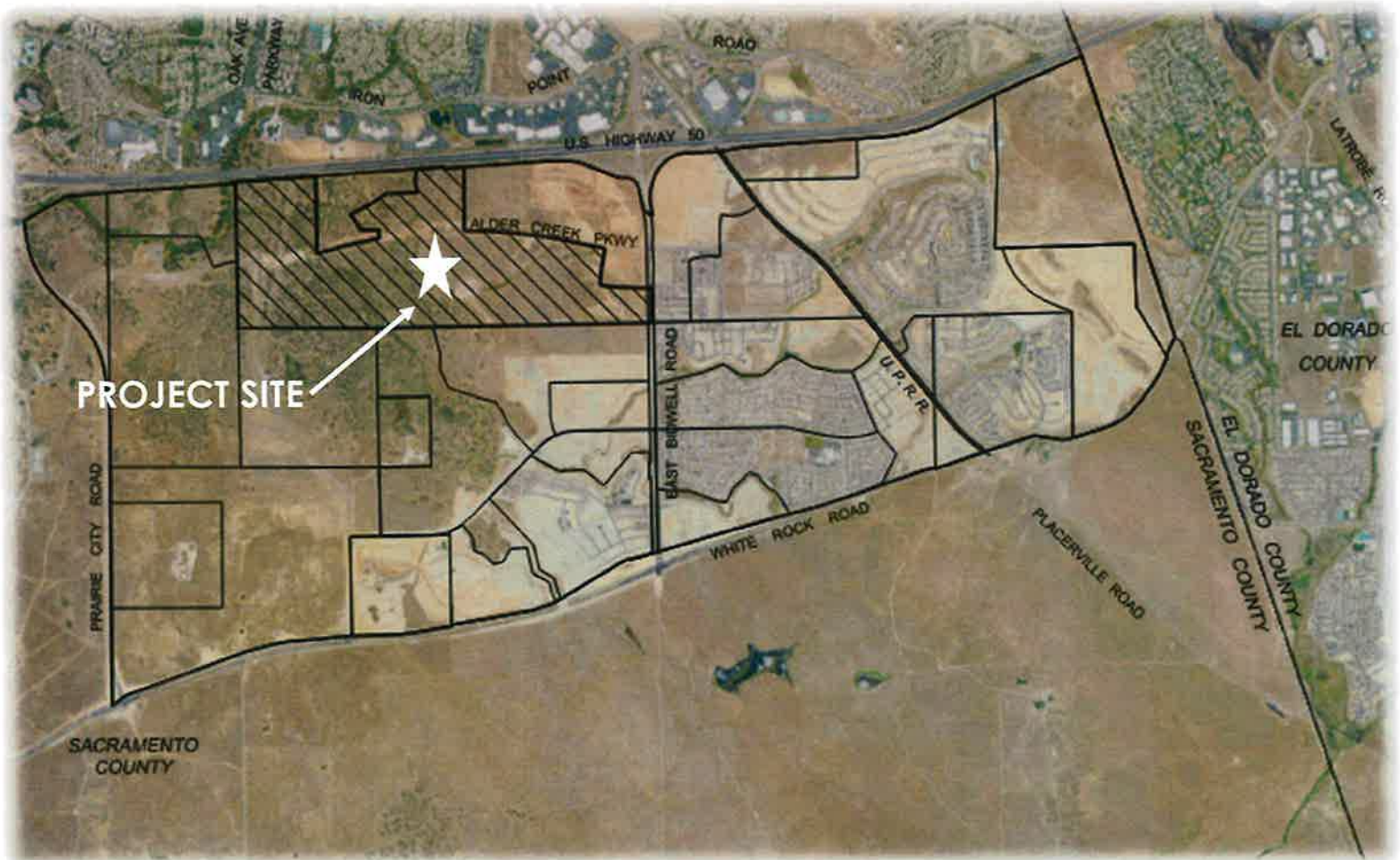
We are pleased to submit  
the Planning Entitlement  
Application for the **Town  
Center North Large Lot  
Tentative Subdivision Map.**

*Items included with this  
submittal are the following:*

1. Large Lot Tentative  
Subdivision Map
2. Allocation Table  
Comparison
3. FPASP Allocation  
Exhibit - Markup

Please contact me if you  
have questions and/or  
need anything further.

**Eric Crow**  
**MacKay & Soms Civil  
Engineers, Inc.** | 1025 Creekside  
Ridge Drive, Suite 150 Roseville,  
CA 95678-3575  
P: 916.773.1189 | F: 916.773.2595 E: ecrow@msce.com



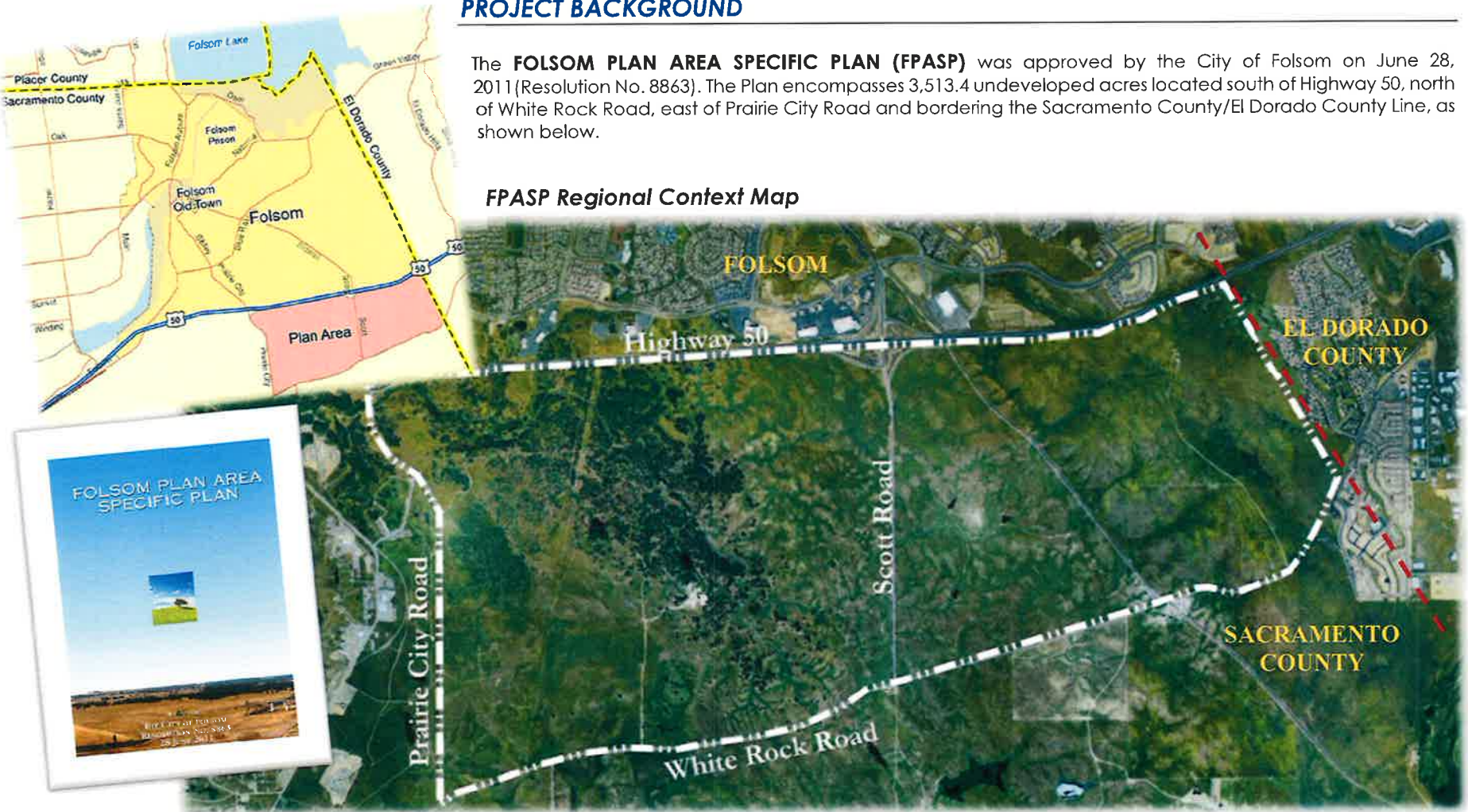
# FPASP | TOWN CENTER NORTH - LLTSM

## Project Narrative

### PROJECT BACKGROUND

The **FOLSOM PLAN AREA SPECIFIC PLAN (FPASP)** was approved by the City of Folsom on June 28, 2011 (Resolution No. 8863). The Plan encompasses 3,513.4 undeveloped acres located south of Highway 50, north of White Rock Road, east of Prairie City Road and bordering the Sacramento County/El Dorado County Line, as shown below.

#### FPASP Regional Context Map



# FPASP | TOWN CENTER NORTH - LLTSM

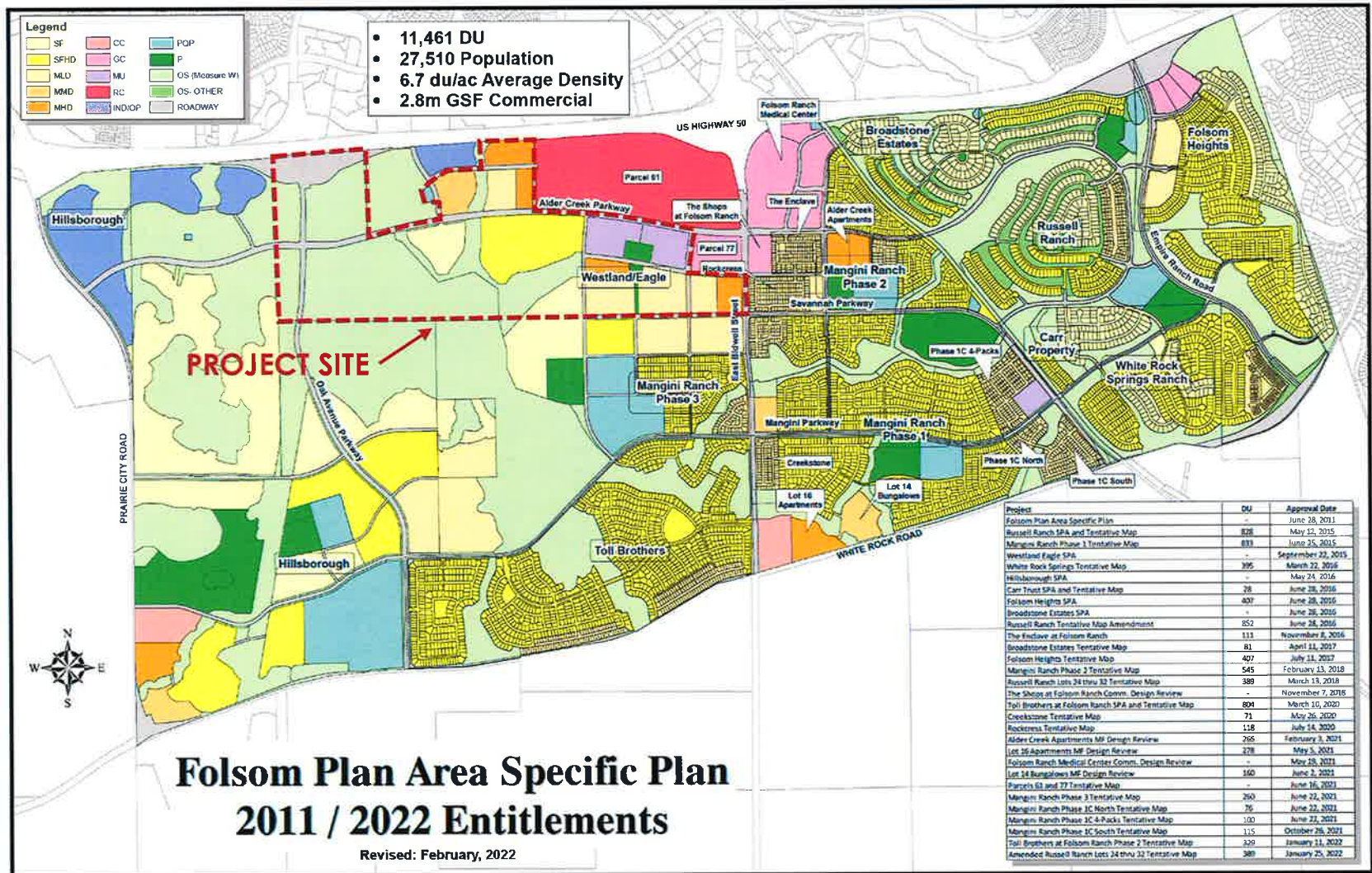
## Project Narrative

### PROJECT BACKGROUND:

The Folsom Plan Area Specific Plan 2011-2022 Entitlements exhibit is shown here.

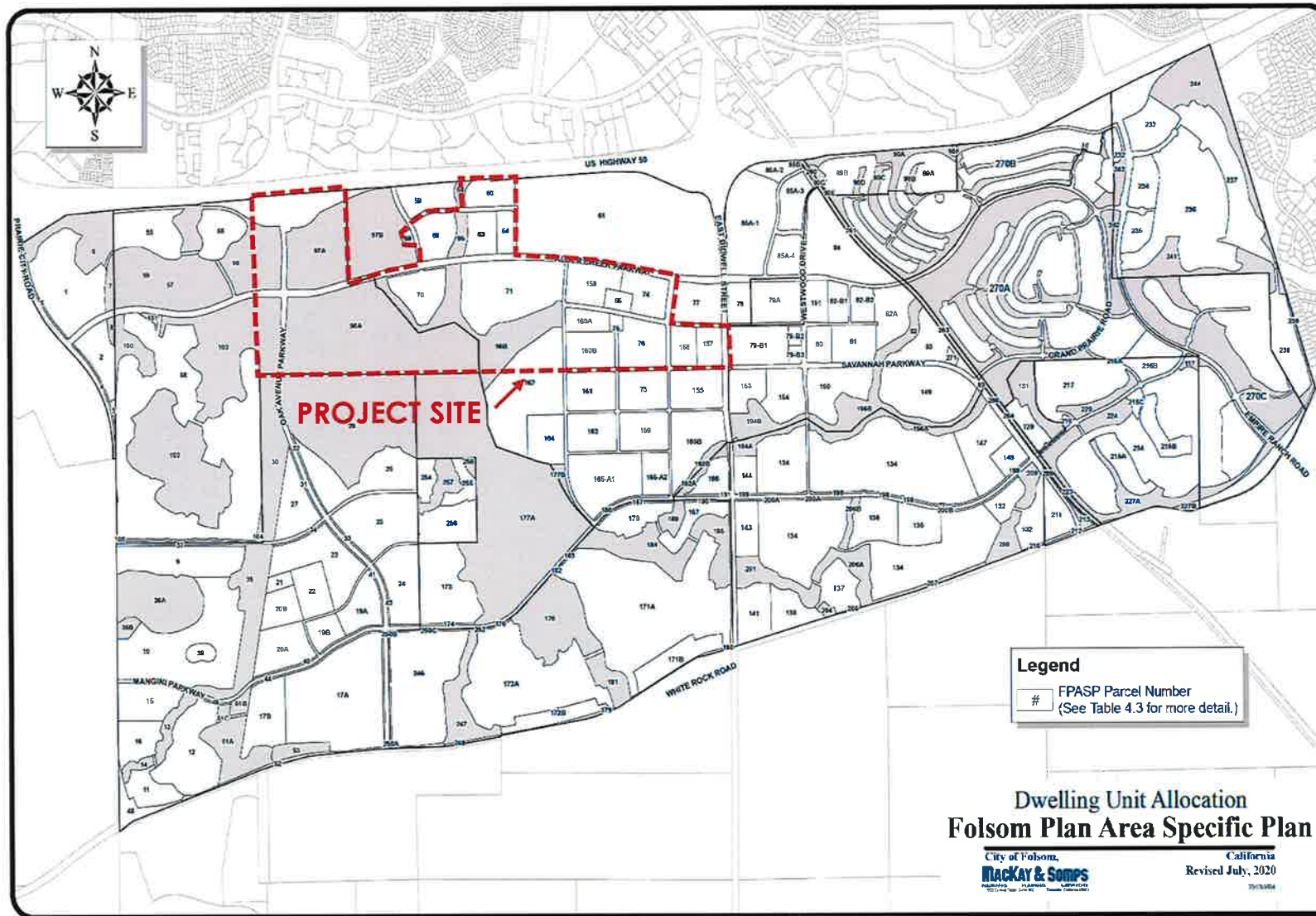
This exhibit illustrates the current entitlement history and land planning status for the FPASP Plan Area.

The Town Center North LLTSM area is shown here. The Project Site is located along Alder Creek Parkway and generally situated between East Bidwell Street and Oak Avenue Parkway.



# FPASP | TOWN CENTER NORTH - LLTSM

## Project Narrative



### PROJECT BACKGROUND:

The FPASP Allocation Map is shown here.

The proposed Project is shown and so designated on the FPASP Allocation Map and Table.

### PROJECT AREA FPASP PARCELS-

**SF:** 70,162(PTN)  
**SFHD:** 71  
**MLD:** 63, 76, 156, 160B  
**MMD:** 68  
**MHD:** 60, 64, 157, 160A,  
**MU:** 74, 158  
**PQP:** 69  
**PARK:** 66,75  
**OPEN SPACE:** 94(PTN),  
 95, 96A, 96B(PTN) 97A,  
 98B(PTN),102(PTN).

The property owner is Easton Valley Holdings and the Assessor's Parcel Numbers are 072-3190-031, 033 & 034.

# FPASP | TOWN CENTER NORTH - LLTSM

## Project Narrative

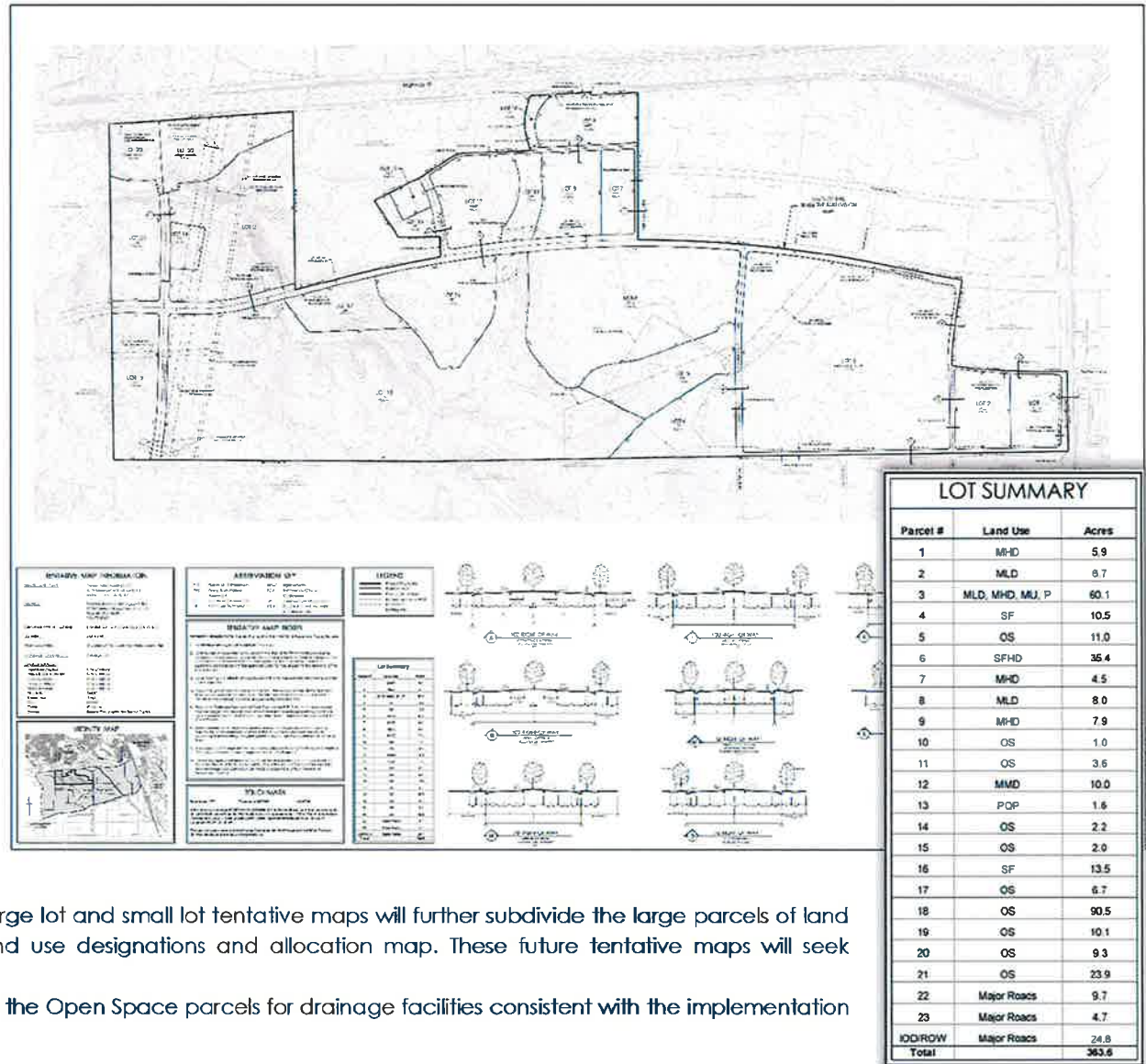
### PROPOSED ENTITLEMENTS SOUGHT WITH THIS APPLICATION: LARGE LOT TENTATIVE SUBDIVISION MAP (LLTSM):

The Large Lot Tentative Subdivision Map is shown here.

The proposed Town Center North Large Lot Tentative Subdivision Map is a ±363.6-acre component of the FPASP generally located in the northwestern portion of the plan area. The application seeks to merge and re-subdivide the three existing parcels (A.P.N. 072-3190-031, 033 & 034) into 23 large lots of various land uses consistent with the **FPASP Figure 4.1 – General Plan – Land Use Plan**. The existing Irrevocable Offers of Dedication (IODs) are shown on the LLTSM for specific roadways shown and designated in the FPASP. New additional proposed streets are shown as rights-of-way as requested by City staff. The street sections shown on the LLTSM are generally consistent with those approved in the FPASP.

### With this Large Lot Tentative Subdivision Map:

- The subdivision of land is sought to create saleable parcels consistent in configuration with the FPASP.
- Large lots created by this LLTSM are sought for the purpose of sale, lease, and financing only, in accordance with the Subdivision Map Act.
- No development rights are sought with the LLTSM and there is a note on the face of the map stating so.
- Further mapping of this site will occur. Future large lot and small lot tentative maps will further subdivide the large parcels of land into smaller lots consistent with the FPASP land use designations and allocation map. These future tentative maps will seek development rights.
- Additional lots are created with this map within the Open Space parcels for drainage facilities consistent with the implementation of the FPASP.



TOWN CENTER NORTH LLTSM

5

# FPASP | TOWN CENTER NORTH - LLTSM

## Project Narrative

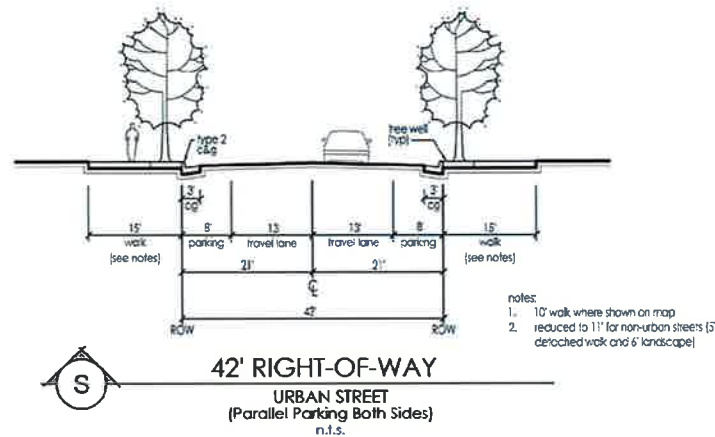
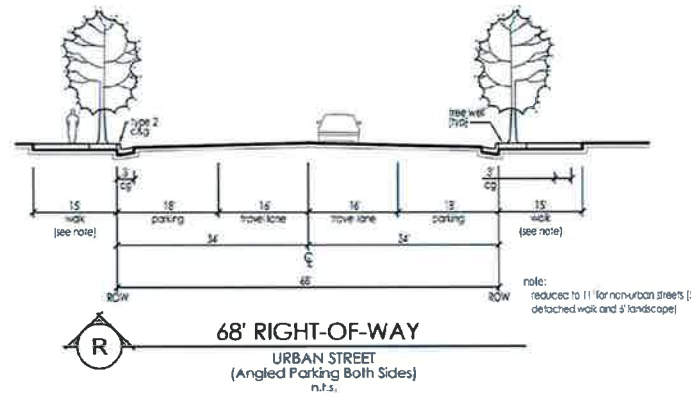
### Minor deviations to the Specific Plan street sections are anticipated.

The proposed Town Center North Large Lot Tentative Subdivision Map utilizes many of the plan area street sections.

Two streets where minor deviations from the SP are proposed are sections "R" and "S". While there are no deviations to the pavement or sidewalk details being requested, the location of the ROW is placed at the back of curb instead of the back of sidewalk.

The "R" street section is identified in a non-residential area of the plan where a 34' IOD was previously mapped. Consistent with this IOD, we have shown a 34' Proposed ROW (half section). The adjacent Eagle commercial map has also identified this as a 34' ROW. Being a non-residential land use, the sidewalk and landscape obligations will land on the parcel owners.

The "S" street section is in an area where back and side-on residential lots are anticipated. The sidewalk and additional width for landscaping will be designated as lettered lots on the future SLTM and dedicated to the City, consistent in nature with adjacent properties.



PROPOSED STREET SECTIONS

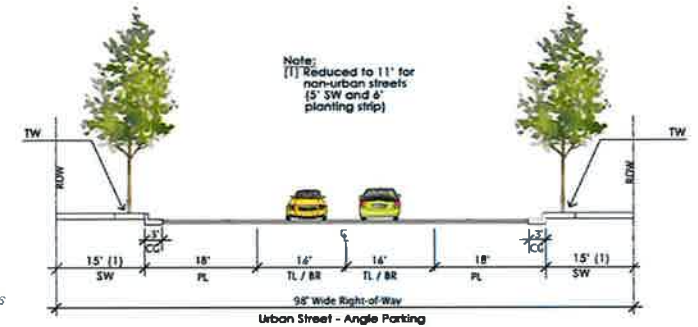


Figure 7.19 - Urban Street  
(Section R - Angle Parking)

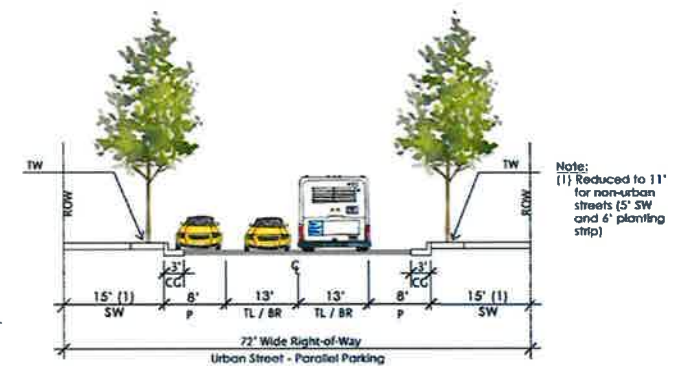


Figure 7.20 - Urban Street  
(Section S - Parallel Parking)

APPROVED STREET SECTIONS

# FPASP | TOWN CENTER NORTH - LLTSM

## Project Narrative

### PREPARING FOR THE ULTIMATE: CREATION OF LARGE LOTS FOR PLAN AREA FACILITIES:

An exhibit identifying plan area facilities is shown on the right.

While the proposed LLTSM does not propose modifications to the approved FPASP land uses, additional large lots have been created with this LLTSM within the Open Space designations to facilitate the ultimate implementation of plan area drainage needs.

#### Storm Water Quality

Three Water Quality/ Hydromodification Basins are identified within the LLTSM area as shown on **FPASP Figure 12.4 – Storm Water Plan**.

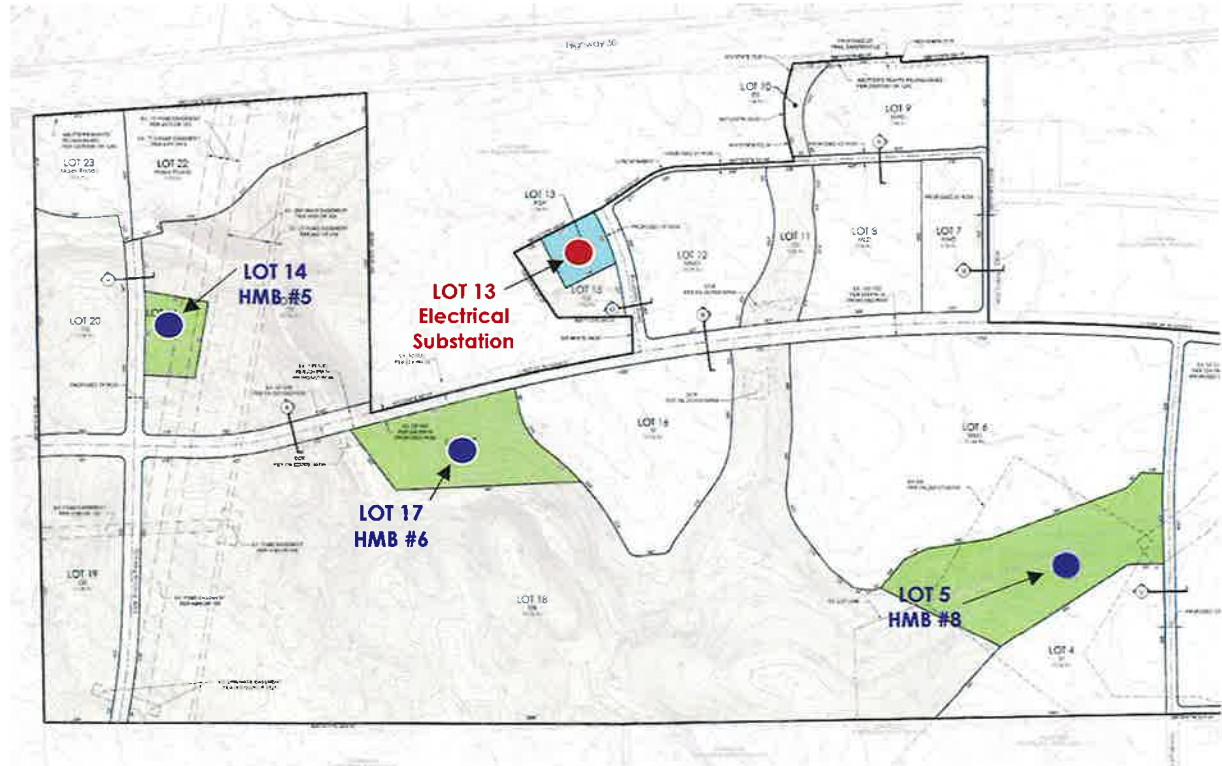
The Hydromodification Basins within the proposed LLTSM include:

- 1) Lot 5 contains HMB #8
- 2) Lot 14 contains HMB #5
- 3) Lot 17 contains HMB #6

Consistent with the approach of the multiple approved entitlements and developed communities throughout the FPASP, the Hydromodification Basins have been placed in standalone lots.

#### Dry Utilities

Three electrical substations are identified in **FPASP Section 12.7 Dry Utilities – Electric Service**. Section 12.7 states that one of the three plan area substations is required in the vicinity of Alder Creek Parkway and Rowberry Road. The proposed LLTSM identifies Lot 13 (PQP) as the Electrical Substation location consistent with the FPASP.



# FPASP | TOWN CENTER NORTH - LLTSM

## Project Narrative

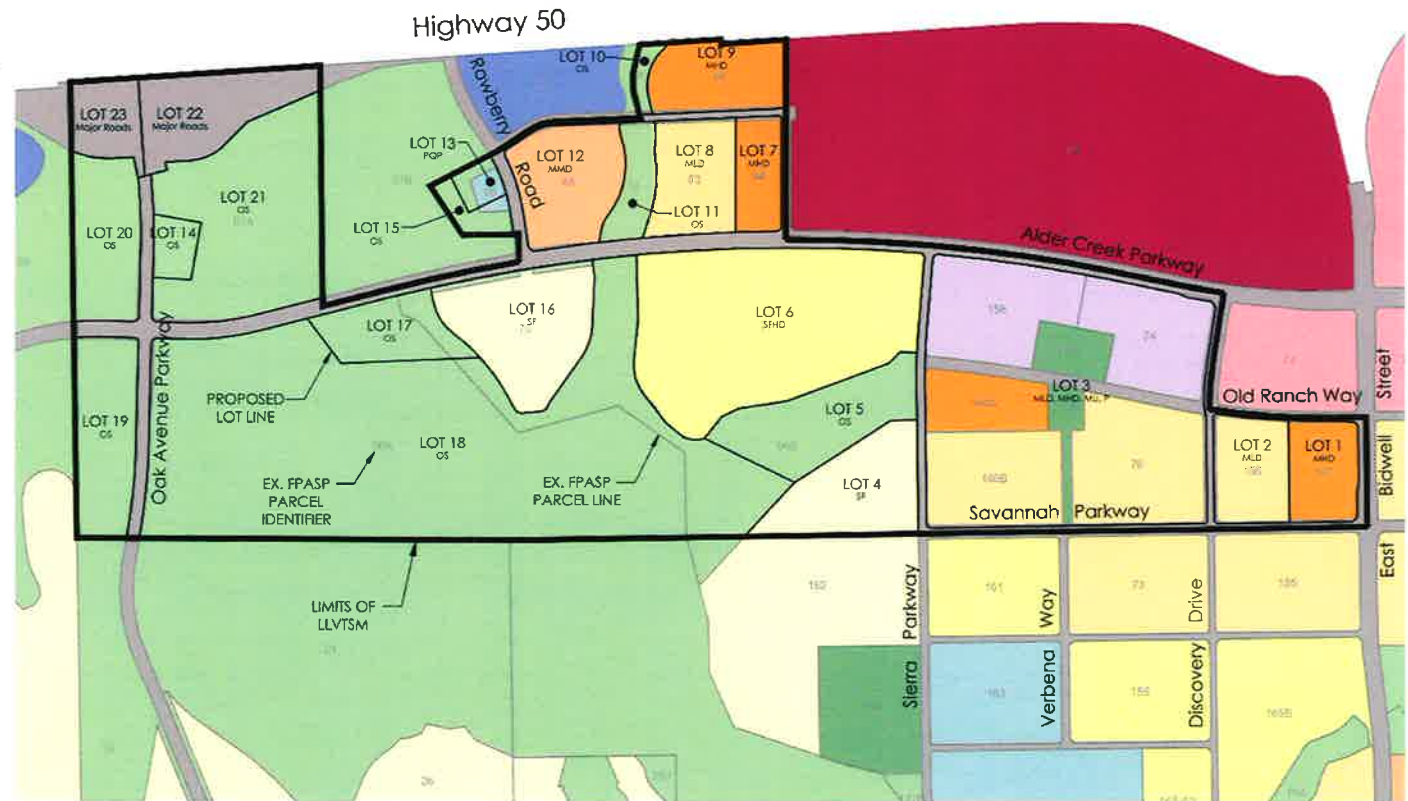
### OVERLAY/CONSISTENCY EXHIBIT:

An LLTSM/FPASP Overlay Exhibit is shown here.

This overlay exhibit illustrates how the proposed LLTSM (shown in thick black lines) overlays on the approved FPASP land use plan and is substantially consistent with the LUP (shown in colored areas).

Future large and small lot tentative subdivision maps (seeking development rights) will further subdivide these proposed large lots into smaller lots, with boundaries that will be consistent/congruent with the land uses shown on the FPASP. (See various colored areas indicating discreet land uses.)

As a reminder, the proposed LLTSM seeks to merge and resubdivide the subject area for purposes of sale, lease & financing only. This resubdivision will position the affected properties for future specific development applications. No development rights are sought at this time.



For more information, please see the full submittal package and/or contact the project applicant.

# **ATTACHMENT 7**

## **SMUD CONDITIONS**



**Sent Via E-Mail**

April 4, 2024

Josh Kinkade  
City of Folsom  
50 Natoma Street  
Folsom, CA 95630

**Subject: Folsom Town Center North Subdivision Map (Project No. SUBP24-00008)**

Dear Josh Kinkade:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Vesting Tentative Subdivision Map for the Folsom Town Center North Subdivision Map (Project, SUBP24-00008), located at Alder Creek Parkway/E. Bidwell St. SMUD is the electric utility provider for Sacramento County, including the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region, all while maintaining best-in-class safety and reliability. As a reviewing agency, SMUD is committed to providing reliable service to meet our customers' growing needs.

Rick Jordan of Easton Valley Holdings, LLC (Applicant) has requested to merge and re-subdivide the existing 338.8 acres of parcels within Folsom Town Center North into 24 large lots.

SMUD requests the following conditions on the Applicant's Project to minimize impacts to SMUD facilities on or adjacent to the Project site.

1. SMUD has existing overhead 69kV facilities within the proposed tentative map 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 surrounding the proposed tentative map 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. 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.
4. 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.
5. 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.
6. 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.).
7. 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.
8. 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>.
9. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
10. 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.
11. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
12. 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.

13. The Applicant shall dedicate a 20-foot easement for future 69kV routes that will be required to connect the new substation into SMUD's Distribution System. Associated future overhead 69 kV will be installed along Alder Creek Pkwy as well as Rowberry Rd. If a 12.5-foot Public Utility Easement (PUE) is also required along these streets, the 12.5-foot PUE will be located directly adjacent to the street right-of-way, with the 20-foot 69 kV easement directly adjacent to the PUE.
14. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.
15. The Applicant shall designate a parcel of land for an electric substation to be acquired by SMUD with an approximate size of 250-feet by 250-feet of net useable area (approximately 62,500-square-feet of net usable area). There shall be no deviations from this requirement until SMUD's Grid Planning section evaluates design criteria for the site.
16. The tentative location of the substation shall be on Lot 13 and 14. It is SMUD's preference that substations be placed in areas that are zoned Industrial or Commercial. Prior to the Map Recordation of the final map, the exact size and location of the substation site shall be determined by mutual agreement of SMUD and the Applicant.
17. Substation sites shall be unencumbered; the sites shall not contain jurisdictional wetlands, sensitive species, cultural resources, or hazardous wastes or materials.
18. The Applicant shall grant to SMUD a Grant of Easement to cover the existing electrical facilities on the premises. Prior to the Map Recordation of the final map, the Applicant shall prepare and submit the subject map for SMUD's review and acceptance. The subject map shall be prepared in accordance with SMUD's standard underground/overhead right-of-way form; a 5 or 10-foot wide right-of-way for existing underground/overhead electrical facilities. Note – if necessary, SMUD will mark the ground with the location of underground facilities. Please call 811 to have these facilities marked.

SMUD aims to be partners in the efficient and sustainable delivery of the proposed Project. To that end, SMUD recommends that California Environmental Quality Act (CEQA) documents for proposed Project activities include adequate evaluation of cumulative impacts to utility systems, the utility facilities needed to serve the Project, and any potential environmental issues associated with extending utility service to the proposed Project. This will ensure the Project's compliance with CEQA and reduce potential delays in Project schedule.

SMUD appreciates the opportunity to provide input on the Vesting Tentative Subdivision Map for Folsom Town Center North Subdivision Map. Please ensure that the conditions and considerations in this response are conveyed to the Project planners and the

appropriate Project Applicants. Any revisions or deletions relative to the above conditions must be submitted in writing to the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the City of Folsom. For additional information regarding approvals, acceptable uses, and clearances for SMUD facilities, please contact SMUD's Land Specialist, Ellen Springer at [Ellen.Springer@smud.org](mailto:Ellen.Springer@smud.org) or (916)732-5989.

Sincerely,



LeAndre Henry  
Regional & Local Government Affairs  
Sacramento Municipal Utility District  
6201 S Street, MS B404  
Sacramento, CA 95817  
[entitlements@smud.org](mailto:entitlements@smud.org)

cc: Ellen Springer