



AGENDA
June 15, 2016

**CITY COUNCIL MEETING
HOUSING AUTHORITY MEETING
7:00 p.m.
City Council Chambers
311 Vernon Street
Roseville, California**

1. CALL TO ORDER

2. ROLL CALL

Councilmember: Bonnie Gore

Vice Mayor: Susan Rohan

Councilmember: Tim Herman

Councilmember: Pauline Roccucci

Mayor: Carol Garcia

3. PLEDGE OF ALLEGIANCE

4. MEETING PROCEDURES

NOTICE TO THE PUBLIC

All Items on the agenda will be open for the public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five (5) - minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

5. PRESENTATIONS

5.1. Proclamation - Alzheimer's and Brain Awareness Month

Proclaim June 2016 as Alzheimer's and Brain Awareness Month and June 20, 2016 as "The Longest Day" in Roseville, California and encourage citizens to visit actionalz.org to learn more about Alzheimer's and become part of the effort to combat this disease.

CONTACT: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

5.2. Resolution of Congratulations to Sutter Health

Sutter Health be congratulated on its selection as a Truven Top 15 Health System

Award recipient.

CONTACT: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

5.3. Resolution of Commendation to the Moose Lodge 1293

The Moose Lodge 1293 be commended for their valued contributions to the many organizations supporting youths and seniors in need, and the Roseville Community.

CONTACT: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

6. PUBLIC COMMENTS

NOTICE TO THE PUBLIC

Persons may address the City Council on items not on this agenda. Please complete a "Speaker Information Card" and present it to the City Clerk prior to the start of the meeting. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the City Council and limit their comments to three (3) minutes per person. The total time allocated for Public Comment is 25 minutes. The Brown Act, with certain exceptions, does not permit the City Council to discuss or take action on issues that are not listed on the agenda.

7. CONSENT CALENDAR

NOTICE TO THE PUBLIC

All matters listed under Consent Calendar are considered to be routine and all will be passed by one motion. There will be no discussion of these items unless members of the City Council or the public request specific items be removed from the Consent Calendar for separate discussion. Any member of the public may address the City Council on items on the Consent Calendar. Public comments on any item or items on the Consent Calendar are limited to five (5) minutes per speaker

BEGINNING OF CONSENT CALENDAR

Minutes

7.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending Council approve the minutes of April 6, 2016 City Council Special Closed Session, April 6, 2016 City Council/Successor Agency of the Former Redevelopment Agency meeting, April 20, 2016 City Council Special Closed Session/City Council/Special Finance Authority/Special Housing Successor Agency meeting, May 4, 2016 City Council meeting.

CC #: 7780

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Bids / Purchases / Services

7.2. 2016 Sidewalk, Curb and Gutter Repair Project - Award of Contract

Memo from Assistant Engineer Nick Graves and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-250 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ALL-AMERICAN CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council award the 2016 Sidewalk, Curb & Gutter Repair Project to the lowest responsible bidder, All-American Construction, Inc., in the amount of \$229,349.00 and grant staff change order authorization to exceed the award amount by 10% (\$22,934.90) as a contingency. This project will repair curb, gutter, and sidewalks at various locations throughout the City, and install four intersection pedestrian access ramps. The project will be paid for by a combination of General Liability Insurance Funds, North Central Lighting & Landscaping District Sidewalk Maintenance Funds, Park Maintenance Funds, Street Maintenance Funds and Capital Improvement Project Rehabilitation Funds.

CC #: 7778

File #: 0900-04-01

CONTACT: Nick Graves 916-746-1300 ngraves@roseville.ca.us

7.3. Traffic Monitoring Cameras (RFQ 01-3086) - Purchase Order

Memo from Buyer Joanna Oukrop and Central Services Director Paul Diefenbach recommending Council authorize purchase orders to Control Tech West, Inc. as the lowest responsive bidder to RFQ 01-3086 for traffic monitoring cameras. The total estimated cost of the cameras from date of award through June 30, 2017 is \$296,700.00 or not to exceed department budgeted amounts. The cameras are primarily used for monitoring traffic conditions throughout the City. Funding is included in the Public Works Department's FY2015-16 Budget and their proposed FY2016-17 Budget pending Council approval of budgets.

CC #: 7740

File #: 0203-13-02

CONTACT: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

7.4. Sprinkler Parts (RFQ 01-3003) - Purchase Orders

Memo from Buyer Peter Brevik and Central Services Director Paul Diefenbach recommending Council authorize the renewal of open purchase orders to John Deere Landscapes and Ewing Irrigation for the purchase of sprinkler parts and related items. The estimated annual cost is \$55,000.00 or up to department budgeted amounts. Funding is included in the FY2016-17 Central Stores Inventory Replacement Account Budget with costs being charged to the end using departments as the stock items are issued.

CC #: 7739

File #: 0203-10

CONTACT: Peter Brevik 916-774-5724 pbrevik@roseville.ca.us

7.5. Firewall Hardware and Maintenance Support Licenses - Purchase Order

Memo from EIM Systems Administrator Charles Aycock and Environmental Utilities Director Richard Plecker recommending Council authorize a purchase of hardware

and associated maintenance support licenses for four Palo Alto firewalls, utilizing the California Multiple Award Schedules CMAS-3-07-70-1633Q. The total estimated cost of the purchase order is \$77,795.60. Funding is included in Environmental Utilities' FY2015-2016 budgets.

CC #: 7738

File #: 0203-09

CONTACT: Charles Aycock 916-746-1887 caycock@roseville.ca.us

7.6. High Voltage Testing Equipment - Purchase Order Increase

Memo from Senior Electric Materials Technician Greg Damitz and Electric Utility Director Michelle Bertolino recommending Council approve a sole source agreement and purchase order funding increase with STB Electrical Test Equipment, Inc. for \$7,500.00, raising the value of the purchase order from \$20,000.00 to \$27,500.00 to cover the cost of the required testing of high voltage equipment until the purchase order expiration date of June 30, 2016. Funds are available in the Roseville Electric Utility's FY2015-16 Budget to cover the cost of the increase.

CC #: 7777

File #: 0800-03

CONTACT: Greg Damitz 916-774-5644 gdamitz@roseville.ca.us

7.7. 316 Vernon Street Office Building - Office, Workstation, and Ancillary Furniture - Service Agreement

Memo from Development Services Manager Mike Isom and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-228 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND VANGUARD CONCEPT OFFICES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1604385). This item is requesting approval of a service agreement not-to-exceed \$630,000.00 with Vanguard Concept Offices for the design, purchase, project management, and installation of office, workstation and ancillary furniture for the 316 Vernon Street Office Building. The City is utilizing the National IPA #20155000063 and National Joint Powers Alliance #031715-TKN contracts. The purchase is funded through the 316 Vernon Capital Improvement Project account. No General Fund monies are required or proposed.

CC #: 7744

File #: 0400-02-02-1

CONTACT: Mike Isom 916-774-5527 misom@roseville.ca.us

7.8. SIGMANet - Service Agreement

Memo from Information Technology Program Manager Matt Donaldson and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 16-269 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND SIGMANET, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1605254). This agreement will allow the City to upgrade both the City's Internet routers and its data

center switches. In the new data center at 316 Vernon, the City will implement redundant internet connections through separate internet service providers. New routers are needed to support this advanced configuration. Additionally, the network switches currently deployed in the City's data centers are between 6-10 years old. They have or will soon reach their physical end-of-life. What's more, the bandwidth capacity of these devices is below that required by many of today's network applications. Upgrading these switches will extend these services for another 5-10 years and meet the bandwidth requirements of today's and future applications. Products and services will be purchased utilizing California Multiple Award Schedules contracts. The total cost for these services will not exceed \$527,000.00. Funding is included in the construction budget for 316 Vernon Street and Information Technology's budget for FY2015-16.

CC #: 7781

File #: 0203-05

CONTACT: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

7.9. Internet Based Electric Usage Data - Service Agreement

Memo from Senior Energy Services Account Representative Mark Riffey and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-244 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND TELVENT DTN LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1703202). This item is a request to approve a sole source service agreement with Telvent DTN, LLC, a firm that hosts an internet-based interactive system that provides energy usage data to the Electric Utility's largest customers. The total cost of the three year agreement is \$149,976.00 or \$49,992.00 per fiscal year. Funding will be included in future annual budgets, starting with the FY17 Electric Retail Services Budget for Public Benefits programs.

CC #: 7769

File #: 0800-03

CONTACT: Mark Riffey 916-746-1667 mriffey@roseville.ca.us

7.10. Hydrofluorosilicic Acid - Service Agreement

Memo from Buyer Babette Owens and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 16-233 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND THATCHER COMPANY OF CALIFORNIA, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1703204). This is a request of Council to authorize a service agreement with Thatcher Company of California, Inc, as the lowest responsive bid received for BACC 08-2016 for the purchase and delivery of hydrofluorosilicic acid for the City's Water Treatment Plant. Hydrofluorosilicic acid is "fluoride" that is added to the water to prevent tooth decay. The total cost of service is \$120,000.00. Funding is included in the Environmental Utilities Department's FY2016-17 Budget.

CC #: 7753

File #: 0203-03

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

7.11. Sports Officiating Services - Service Agreement Renewal

Memo from Recreation Coordinator Chris Pelzman and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-236 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND SUNRISE OFFICIALS ASSOCIATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1705163). This item is requesting Council approve the extension of the current service agreement between the City of Roseville and Sunrise Officials Association to provide sports officiating services for the adult softball program for the Parks, Recreation & Libraries Department in the amount of \$55,000.00 for FY2016-17. The funds for this service agreement have been allocated through the Parks, Recreation & Libraries Budget.

CC #: 7757

File #: 0704

CONTACT: Christopher Pelzman 916-774-5977 cpelzman@roseville.ca.us

7.12. Systems Furniture - Service Agreement

Memo from Senior Electric Business Analyst Joanna Cucchi and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-225 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND WESTERN CONTRACT FURNISHERS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1604370). This item requests approval of a service agreement with Western Contract to build six workstations in the Electric Administration building. Total cost of the service agreement is \$31,724.89. Funds are available in the Electric Department's General Facilities Capital Improvement Projects.

CC #: 7741

File #: 0800-03

CONTACT: Joanna Cucchi 916-746-1609 jcucchi@roseville.ca.us

7.13. Aqueous Ammonia - Service Agreement

Memo from Buyer Babette Owens and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 16-230 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND ARGO CHEMICALS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1703207). This is a request of Council to authorize a service agreement with Argo Chemicals, Inc. for the purchase and delivery of aqueous ammonia. This chemical is used in the selective catalytic reduction air pollution control system to reduce emissions of nitrous oxide. The estimated annual cost of the agreement is \$90,000.00. Funding is included in the Electric Department's FY2016-17 Budget.

CC #: 7746

File #: 0203-03

CONTACT: Babette Owens 916-774-5704 bowens@roseville.ca.us

7.14. Securing Facilities Service - Service Agreement

Memo from Park Operations Supervisor Patrick Daly and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-234 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND LYONS SECURITY SERVICE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1703225). This is a request of Council to approve the service agreement between the City and Lyons Security Service Inc., for the purpose of locking facility restrooms and performing basic inspections nightly of Parks, Recreation & Libraries facilities. The annual cost of the agreement is \$32,346.00 with a proposed contingency of \$7,654.00. Total contract is not to exceed \$40,000.00. Funding is included in the FY2016-17 budgets of the Parks, Recreation & Libraries Department, Central Services Department, and Community Facilities Districts that fund park maintenance with restrooms.

CC #: 7754

File #: 0704

CONTACT: Patrick Daly 916-774-5764 pdaly@roseville.ca.us

7.15. Sports Officiating Services - Service Agreement Renewal

Memo from Recreation Coordinator Christopher Pelzman and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-248 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1705159); and adopt RESOLUTION NO. 16-249 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1705158). This is a request of Council to approve the extension of the current service agreements between the City and Hawkins Officiating Service to provide sports officiating services for the adult basketball, volleyball, and flag football programs for the Parks, Recreation & Libraries Department in the amount of \$45,000.00 (volleyball & flag football) and \$40,000.00 (basketball) for FY2016-17. The funds for these service agreements have been allocated through the Parks, Recreation & Libraries Operating Budget and are paid from fees collected from participating teams and players.

CC #: 7756

File #: 0704

CONTACT: Christopher Pelzman 916-774-5977 cpelzman@roseville.ca.us

7.16. General Construction and Repair – Service Agreement Amendment

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-240 APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND BULLARD CONSTRUCTION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1605032). This is a request for authorization to amend

an existing contract for miscellaneous construction and repair services with Bullard Construction. The contract amendment is for \$200,000.00 and will be funded through General Capital Improvement Project Rehabilitation Funds. The total amount of the contract amendment is \$380,000.00.

CC #: 7764

File #: 0203-04

CONTACT: Rjahja Canlas 916-774-5505 rcanlas@roseville.ca.us

7.17. Demolition Services (RFQ 01-3076) - Service Agreement

Memo from Buyer Peter Brevik and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 16-239 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND J BENDER COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1604374). This item requests Council authorize award of a service agreement to J Bender Company as the lowest responsive bidder to RFQ 01-3076 5650 Fiddymont Road Demolition. Park Development will eventually use this parcel as part of the open space trail system. The total cost of the demolition services is \$33,400.00. Funding is included in the Park Development Facility Construction Budget for FY2015-16.

CC #: 7761

File #: 0203-10

CONTACT: Peter Brevik 916-774-5724 pbrevik@roseville.ca.us

Resolutions

7.18. Blue Oaks Commerce Center Phase 1 - Certificate of Completion

Memo from Construction Inspector Orville Chatterton and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-232 RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS BLUE OAKS COMMERCE CENTER (PHASE 1) PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 7752

File #: 0400-04-18

CONTACT: Orville Chatterton 916-774-5347 ochatterton@roseville.ca.us

7.19. Blue Oaks Commerce Center - Relinquishment Agreement

Memo from City Engineer Marc Stout and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-231 APPROVING THE RELINQUISHMENT AGREEMENT BETWEEN THE CITY OF ROSEVILLE

AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This agreement calls for Caltrans to relinquish right of way along Blue Oaks Boulevard and allow the City to construct a new public roadway to connect to Blue Oaks Boulevard within this right of way. This new roadway is identified as Fidelity Way and was previously approved by the Planning Commission in 2010 as part of the Blue Oaks Commerce Center Project. Approval of the Relinquishment Agreement with Caltrans will not result in a fiscal impact to the City.

CC #: 7747

File #: 0800-06

CONTACT: Marc Stout 916-774-5339 mstout@roseville.ca.us

7.20.316 Vernon Office Building - Professional Services Agreement Amendment

Memo from Development Services Manager Mike Isom and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-227 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND QUALITY ASSURANCE ENGINEERING, INC., DBA CONSOLIDATED ENGINEERING LABORATORIES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is the first amendment to a professional services agreement with Quality Assurance Engineering, Inc., DBA Consolidated Engineering Laboratories to perform required special inspections and testing services for the 316 Vernon Office Building Project. The proposed amendment adds \$19,396.26 to the contract for additional labor hours associated with special inspections and materials testing required by the California Building Code, including but not limited to welding, grout testing, concrete compression, concrete stressing, etc. The amendment results in a revised not-to-exceed contract total of \$80,167.98. Sufficient funds are available in the 316 Vernon Office Building Project Fund. The increased cost associated with the additional hours will be offset in part by corresponding back-charges to subcontractors whose work required additional inspection or re-inspection time. No General Fund monies are required.

CC #: 7743

File #: 0401-02-02-1

CONTACT: Mike Isom 916-774-5527 misom@roseville.ca.us

7.21. Telecommunications System - Master Sales & Maintenance Agreement Amendment

Memo from Information Technology Program Manager Matt Donaldson and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 16-274 APPROVING A MASTER SALES AND MAINTENANCE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ALTURA COMMUNICATION SOLUTIONS, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Many of the software components in the City's existing telecommunications system have or will soon be passed end-of-life. The City will engage Altura to update the aged components. This agreement is a sole source with Altura due to proprietary and standardized products involved in

the upgrade. The total cost of this agreement will be no more than \$175,000.00, which is included in the Information Technology Rehabilitation Budget for FY2015-16.
CC #: 7787

File #: 0203-05

CONTACT: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

7.22. Harding to Royer Bike Trail Segment 3 Project - Agreement for Sale of Real Property

Memo from Assistant Engineer Cathy Gosalvez and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-242 APPROVING AN AGREEMENT FOR SALE OF REAL PROPERTY, BY AND BETWEEN THE CITY OF ROSEVILLE AND KEVIN MCCURRY AND CHERYL MCCURRY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a request of Council to approve the Agreement for Sale of Real Property for the purchase of property for the Harding to Royer Bike Trail Segment 3 Project with Kevin and Cheryl McCurry in the amount of \$74,320.00. This project will extend the Harding to Royer Bike Trail from Folsom Road to the new Fire Station #1 at Lincoln Street. Funding for this acquisition is from a combination of Transportation Development Act and Congestion Management and Air Quality improvement grants. No General Funds are being used.

CC #: 7766

File #: 1002

CONTACT: Cathy Gosalvez 916-746-1300 cgosalvez@roseville.ca.us

7.23. Antelope Creek Flood Control Project - Reimbursement Agreement

Memo from Refuse Utility Manager Devin Whittington and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 16-246 APPROVING A REIMBURSEMENT AGREEMENT BY AND BETWEEN THE PLACER COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a request of Council to approve a reimbursement agreement in the amount of \$47,765.00 with the Placer County Flood and Water Conservation District for work performed by a City contractor to protect the integrity of the Closed Roseville Sanitary Landfill located adjacent to Antelope Creek. The cost of this project will be funded through the Solid Waste Fund.

CC #: 7772

File #: 0800-02

CONTACT: Devin Whittington 916-774-5783 dwhittington@roseville.ca.us

7.24. Agricultural Land Lease Agreement

Memo from Open Space Superintendent Brian Castelluccio and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-229 APPROVING AN AGRICULTURAL LAND LEASE AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND AUBURN RAVINE RANCH,

INC., AND B AND B LIVESTOCK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests Council approval of the Agricultural Land Lease Agreement between the City and Auburn Ravine Ranch, Inc., and B and B Livestock for farming and grazing the Al Johnson Wildlife Refuge. Under the five year lease agreement with Auburn Ravine Ranch and B and B Livestock, the City will have no payments and will receive continuation of the farming/grazing field rotation as well as continued maintenance of the property. There is no impact on the General Fund.
CC #: 7745

File #: 0704-02

CONTACT: Brian Castelluccio 916-746-1755 bcastelluccio@roseville.ca.us

7.25. Golf Course Operations - Service Agreement

Memo from Recreation Superintendent Rob Nakamura and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-241 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SRI GOLF, INC., AND SPORTS RESTAURANT OF ROSEVILLE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests execution of a five (5) year contract agreement with SRI Golf, Inc. to perform all functions of golf course and food/beverage operations at the Woodcreek Golf Club and Diamond Oaks Golf Course. The estimated annual value of the golf operations contract is \$5.7M in gross sales. The City receives a percentage share of various revenues types (green fees, cart rentals, range sales, etc.) which is estimated at \$2.3M annually. SRI Golf, Inc. is estimated to receive \$3.4M in revenue annually. The total financial impact for the City will be based on revenue generated through golf rounds sold, cart rentals, range sales, and the success of the food and beverage operations. Funding has been allocated in FY2015-16 Budget and will be included in all future operations budgets through FY2019-20.

CC #: 7765

File #: 0702

CONTACT: Rob Nakamura 916-774-5135 rnakamura@roseville.ca.us

7.26. Street and Parking Lot Closure Request - Fourth of July

Memo from Community Relations Analyst Jamie Hazen and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-235 RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING THE CLOSING OF CERTAIN STREETS, PARKING LOTS AND OTHER TRAFFIC RESTRICTIONS FOR THE 4TH OF JULY ACTIVITIES. Staff requests approval for closures of streets and parking lots for the 4th of July Parade and Crime Stoppers Fun Run on Monday, July 4, 2016 between 6:30 a.m. – 12:00 p.m. The budget for this event is \$17,430.00 which is included in the Parks, Recreation & Libraries Department Budget.

CC #: 7755

File #: 0109-02

CONTACT: Jamie Hazen 916-774-5978 jhazen@roseville.ca.us

7.27. Bus Services - Service Agreement Amendment

Memo from Park Superintendent Rob Nakamura and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-237 APPROVING A FIRST AMENDMENT TO AGREEMENT BETWEEN CITY OF ROSEVILLE AND ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT REGARDING DISTRICT BUS TRANSPORT SERVICES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item recommends execution of the first amendment to agreement between the City and the Roseville Joint Union High School District to provide bus services. This amendment adjusts pricing for services. Based on program participation and revenue projections the fiscal impact will be approximately \$25,000.00. Funds used for bus services are allocated within the Parks, Recreation & Libraries Budgets for FY2016-17.

CC #: 7758

File #: 0704 & 0705

CONTACT: Rob Nakamura 916-774-5135 makamura@roseville.ca.us

7.28. City of Roseville Investment Policy

Memo from Financial Analyst Jacquie Clarizio and Finance Director Monty Hanks recommending Council adopt RESOLUTION NO. 16-238 ADOPTING THE REVISED INVESTMENT POLICY. The purpose of the Investment Policy is to establish cash management and investment guidelines for the CFO/Treasurer, who is responsible for the stewardship of the City investment program. Each transaction and the entire portfolio must comply with the California Government Code Sections 53600 and 53635 et seq. and the Investment Policy. The Investment Policy conforms to the customary standards of prudent investment management and any changes to the policy must be adopted by Council. Approval of this policy will not have a fiscal impact on the City's General Fund.

CC #: 7760

File #: 0217

CONTACT: Jacquie Clarizio 916-774-5323 jclarizio@roseville.ca.us

7.29. Fountains Community Facilities District No. 1 - Bond Refunding

Memo from Financial Analyst Vanessa Lieberman and Finance Director Monty Hanks recommending Council adopt RESOLUTION NO. 16-247 AUTHORIZING THE ISSUANCE OF SPECIAL TAX REFUNDING BONDS FOR AND ON BEHALF OF THE CITY OF ROSEVILLE THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES), APPROVING AND DIRECTING THE EXECUTION OF A FISCAL AGENT AGREEMENT, APPROVING THE FORM OF PRELIMINARY OFFICIAL STATEMENT, APPROVING SALE OF SUCH BONDS, AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS. The Fountains Community Facilities District No. 1 was formed on December 5, 2007 with an original par amount of \$11,200,000.00. There is currently \$11,020,000.00 of outstanding bonds at an average interest rate of 5.618% and a final maturity date of September 1, 2038. The City has determined that in the current bond market, the outstanding bonds can be refunded for a present value savings of approximately 14.83% resulting in a net present value savings of approximately \$1.6 million over the life of the bonds and an average interest rate of 3.64%. There will be no fiscal impact to the General Fund as all bond issuance

costs will be paid from bond proceeds.

CC #: 7774

File #: 0206-08-01

CONTACT: Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

7.30. Roseville Police Officers Association and Management and Confidential Employees - Memorandums of Understanding

Memo from Human Resources Manager Lisa Achen and Human Resources Director Gayle Satchwell recommending Council adopt RESOLUTION NO. 16-267 REPEALING RESOLUTION 16-08 AND APPROVING TERMS, CONDITIONS AND UNDERSTANDINGS REGARDING MANAGEMENT AND CONFIDENTIAL EMPLOYEES; and adopt RESOLUTION NO. 16-268 APPROVING AMENDMENT #1 TO THE 2016-2018 MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ROSEVILLE AND THE ROSEVILLE POLICE OFFICERS ASSOCIATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Approval of these amendments will accurately reflect previously negotiated items that were inadvertently omitted when updating the Memorandum of Understandings during the last round of collective bargaining. There is no fiscal impact from this action.

CC #: 7779

File #: 0600-01

CONTACT: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

7.31. Hosting Services - Agreement Amendment

Memo from Energy Services Account Representative David Bradford and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-245 APPROVING A THIRD AMENDMENT TO SUBSCRIPTION AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND COMVERGE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of an amendment to the contract with Comverge, Inc. to provide hosting services for Roseville Electric Utility's Power Partners Residential Demand Response Program for air conditioner cycling. The amendment is for one year and has a not to exceed amount of \$44,100.00, bringing the total cost of the agreement to \$160,100.00. Funding is included in the FY17 Electric Retail Services Budget for public benefits programs.

CC #: 7770

File #: 0800-03

CONTACT: David Bradford 916-746-1672 dbradford@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

7.32. Electric New Services Annual Project - Budget Adjustment

Memo from Electric Engineering Technician Supervisor Richard Corral and Electric Utility Director Michelle Bertolino recommending Council adopt ORDINANCE NO. 5693 ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FY2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN

APPROPRIATION MEASURE. This item requests a budget adjustment in the amount of \$900,000.00 allowing Electric Utility staff to continue providing infrastructure installation services for developers through the remainder of FY2015-16. New development has been much stronger than anticipated this fiscal year, and the budget adjustment will increase the budget for expenses and revenues. There is no net fiscal impact since the additional New Services Annual Project costs are offset by the developer reimbursed revenues.

CC #: 7759

File #: 0201-01 & 0800-03

CONTACT: Richard Corral 916-774-5616 rcorral@roseville.ca.us

7.33. Vehicle Purchases and Budget Adjustments

Memo from Buyer Peter Brevik and Central Services Director Paul Diefenbach recommending Council adopt ORDINANCE NO. 5697 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 5698 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This is a request of Council to authorize a purchase order to National Auto Fleet Group for one Ford F550 with a flatbed contractor body and air compressor vehicle utilizing NJPA contract 102811-NAF; and authorize a purchase order to National Auto Fleet Group for one Ford F550 with a flatbed dump body utilizing NJPA contract 102811-NAF. The total cost of one Ford F550 with flatbed contractor body and air compressor vehicle is \$97,556.00, a budget adjustment of \$18,500.00 from the Auto Replacement Budget will pay for the remaining purchase price of the vehicle. The total cost of one Ford F550 with flatbed dump body vehicle is \$68,436.40, a budget adjustment of \$3,000.00 from the Auto Replacement Budget will pay for the remaining purchase price of the vehicle. Funding for the two vehicles and budget adjustments are included in the FY2015-16 Auto Replacement Budget.

CC #: 7771

File #: 0201-01 & 0203-01

CONTACT: Peter Brevik 916-774-5724 pbrevik@roseville.ca.us

7.34. On Call General Site Services - Service Agreement and Budget Adjustment

Memo from Park Development Analyst Joel De Jong and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-243 APPROVING AMENDMENT NO. 2 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND CLEARWATER CONSTRUCTION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1503212); and adopt ORDINANCE NO. 5695 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item requests Council authorize the renewal option for year two of the contract with Clearwater and will increase the total value of the agreement

from \$800,000.00 to \$1,200,000.00 and will be funded through the budget of multiple City funds. The requested budget adjustment in the amount of \$18,025.00 will transfer funds from the North Roseville Neighborhood Park Fund in order to complete the Leonard "Duke" Davis turf conversion.

CC #: 7767

File #: 0201-01 & 0704

CONTACT: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

Ceremonial Documents

7.35. Resolution of Commendation and Congratulations to Ryan Conner King

Ryan Conner King be commended on his receipt of the Eagle Scout Award, congratulated on his outstanding achievements in qualifying for that high honor, and encouraged to continue his efforts to serve the community.

CC #: 7751

File #: 0102-10

CONTACT: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

7.36. Proclamation - National Stepfamily Day

Proclaim September 16, 2016 as National Stepfamily Day and celebrated across our great nation as stepmothers and stepfathers become central figures in the lives of our children.

CC #: 7748

File #: 0102-06

CONTACT: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

7.37. Resolution of Commendation and Appreciation to Adriana Perez Quintana

Adriana Perez Quintana be commended for her outstanding service and dedication to the City of Roseville, congratulated for her many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 7785

File #: 0102-10

CONTACT: Janice Sloane 916-774-5506 jsloane@roseville.ca.us

7.38. Resolution of Commendation and Appreciation to Richard Fowler

Richard Fowler be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 7783

File #: 0102-10

CONTACT: Debbie Dion 916-774-5331 ddion@roseville.ca.us

END OF CONSENT CALENDAR

8. MINUTES

8.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending Council approve the minutes of the May 18, 2016 City Council/Housing Authority meeting (Gore & Herman absent).

CC #: 7786

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

9. ORDINANCES

9.1. City of Roseville FY2016-17 Budget

Memo from Budget Manager Kathy Cullen and Finance Director Monty Hanks recommending Council adopt ORDINANCE NO. 5700 ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2016-2017, ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT, ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE REDEVELOPMENT AGENCY, AND ESTABLISHING THE SEALED BID REQUIREMENT, TO BE EFFECTIVE IMMEDIATELY AS AN URGENCY MEASURE. The proposed Citywide FY2016-17 Budget is \$493.8 million. The proposed FY2016-17 Budget for the General Fund is \$147.35 million, which includes operating expenditures (\$139.10 million) and capital projects, debt, and non-recurring expenditures (\$8.25 million). Operating and non-operating revenues total \$147.53 million led by increases in sales and property taxes. The net result is an increase to the General Fund balance of \$182 thousand.

CC #: 7763

File #: 0201

CONTACT: Kathy Cullen 916-746-1306 kcullen@roseville.ca.us

9.2. Fiscal Year 2016-17 Budgeted Positions

Memo from Senior Human Resources Analyst Linda Hampton and Human Resources Director Gayle Satchwell recommending Council adopt ORDINANCE NO. 5694 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5642, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED BY THE INTERNATIONAL UNION OF OPERATING ENGINEERS, STATIONARY ENGINEERS, LOCAL 39, AS AMENDED BY APPENDIX "C" TO BE EFFECTIVE JUNE 25, 2016, AS AN URGENCY MEASURE. As part of the FY2016-2017 budget process, departments requested additional personnel to meet business needs. Staff recommends the City Council approve Local 39 A & B salary schedules to reflect the new classification of Senior Buyer and approve the addition of 8.25 allocations to the Citywide allocation schedule. The fiscal impact is included in the FY2016-2017 Budget.

CC #: 7762

File #: 0600-01

CONTACT: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

10. RESOLUTIONS

10.1. Housing Authority - FY2016-17 Annual Budget

Memo from Financial Analyst Melissa Hagan and Economic Development Director Chris Robles recommending Council adopt HOUSING AUTHORITY OF THE CITY OF ROSEVILLE RESOLUTION NO. 4-16 APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2016-2017. This item is requesting approval of the FY2016-17 annual budget for the City of Roseville Housing Authority.

CC #: 7775

File #: 0103-03-02

CONTACT: Melissa Hagan 916-774-5476 mhagan@roseville.ca.us

10.2. 2015 Greenhouse Gas Free Allowance Proceeds Spending Plan

Memo from Electric Resources Analyst David Siao and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-266 APPROVING THE 2015 GREENHOUSE GAS FREE ALLOWANCE PROCEEDS SPENDING PLAN. The plan allocates approximately \$2,300,000.00 in 2015 Greenhouse Gas Free Allowance proceeds to various projects over the next three fiscal years.

CC #: 7742

File #: 0800-03

CONTACT: David Siao 916-746-1613 dsiao@roseville.ca.us

11. PUBLIC HEARING

NOTICE TO THE PUBLIC

City Council, when considering the matter scheduled for hearing, will take the following actions:

1. Open the Public Hearing
2. Presentation by Staff
3. Presentation by applicant or Appellant
4. Accept Public Testimony
5. Appellant or Applicant Rebuttal Period
6. Close the Public Hearing
7. City Council Comments and Questions
8. City Council Action

In the future, if you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else raised orally at the Public Hearing or in written correspondence received by the City or before the hearing

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation.

11.1. 2016/2017 Landscape and Lighting Districts Assessments – Public Hearing

Memo from Financial Analyst Vanessa Lieberman and Finance Director Monty Hanks recommending Council adopt RESOLUTION NO. 16-251 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-252 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-253 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-254 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-255 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-256 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-257 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-258 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-259 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-260 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-261 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-262 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017; and

adopt RESOLUTION NO. 16-263 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-264 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-265 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and adopt RESOLUTION NO. 16-266 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017. The City currently has eight active Landscape and Lighting Districts (LLD). These districts were formed within the City to levy and collect assessments for maintenance of public improvements. All charges are needed to fully fund landscape services in each LLD. There is no negative impact to the City's General Fund.

CC #: 7776

File #: 0206-08-01

CONTACT: Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

11.2. Amoruso Ranch Specific Plan - Annexation, Sphere of Influence Amendment, General Plan Amendment, Specific Plan, Pre-Zoning, Development Agreements, and Final Environmental Impact Report

Memo from Associate Planner Wayne Wiley and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-270 APPROVING A WATER SUPPLY ASSESSMENT; and adopt RESOLUTION NO. 16-271 CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT RELATING TO THE AMORUSO RANCH SPECIFIC PLAN, ADOPTING FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING MITIGATION MEASURES, ADOPTING A MITIGATION MONITORING PROGRAM, AND DIRECTING STAFF TO APPLY TO THE PLACER COUNTY LOCAL AGENCY FORMATION COMMISSION; and adopt RESOLUTION NO. 16-272 AMENDING THE GENERAL PLAN TO CHANGE THE TEXT AND LAND USE DESIGNATIONS ON CERTAIN PROPERTY IN THE CITY OF ROSEVILLE RELATED TO THE AMORUSO RANCH SPECIFIC PLAN; and adopt the one (1) finding of fact; and adopt RESOLUTION NO. 16-273 ADOPTING THE LAND USE MAP AND TEXT OF THE AMORUSO RANCH SPECIFIC PLAN; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE PREZONING CERTAIN REAL PROPERTY LOCATED WITHIN UNINCORPORATED PLACER COUNTY (AMORUSO RANCH SPECIFIC PLAN); and adopt the five (5) findings of fact; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A DEVELOPMENT AGREEMENT REGARDING 525.7 ACRES WITHIN THE AMORUSO RANCH SPECIFIC PLAN (BROOKFIELD SUNSET, LLC and

JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005) AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt the five (5) findings of fact; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A DEVELOPMENT AGREEMENT REGARDING 148.7 ACRES WITHIN THE AMORUSO RANCH SPECIFIC PLAN (BROOKFIELD SUNSET, LLC and JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005) AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This request is for the consideration of the Amoruso Ranch Specific Plan, a 694-acre new specific plan project, with associated entitlements including: 1) an Annexation and Sphere of Influence Amendment to incorporate the project site into the City of Roseville; 2) a General Plan Amendment to update the General Plan consistent with the proposed project, amend the horizon year from 2025 to 2035, revise the affordable housing requirement, update the Capital Improvement Program study methodology from Circular 212 to Highway Capacity Manual, and add an AM Peak Hour Level of Service policy 3) a Specific Plan to establish residential, commercial, parks, open space, and public land use designations with 2,827 residential units; 4) a Rezone to pre-zone the land; 5) Two Development Agreements between the City and Brookfield Residential (Applicant) and Amoruso Family Trust (Landowner) to vest entitlements and outline Developer and City obligations; and 6) a Final Environmental Impact Report. This application is developer funded and does not have a negative impact on the City's General Fund.

CC #: 7782

File #: 0400-04-15

CONTACT: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

12. COUNCIL / STAFF / REPORTS/ COMMENTS

13. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 7749
File #: 0102-06

Title: Proclamation - Alzheimer's and Brain Awareness Month
Contact: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 5.1.

RECOMMENDATION TO COUNCIL

Proclaim June 2016 as Alzheimer's and Brain Awareness Month and June 20, 2016 as "The Longest Day" in Roseville, California and encourage citizens to visit actionalz.org to learn more about Alzheimer's and become part of the effort to combat this disease.

BACKGROUND

Not Applicable.

FISCAL IMPACT

Not Applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

Respectfully Submitted,

Heather Blanco, Deputy City Clerk

Sonia Orozco, City Clerk



Rob Jensen, City Manager

ATTACHMENTS:

Description

Proclamation - Alzheimer's and Brain Awareness Month

City of Roseville Proclamation

Alzheimer's and Brain Awareness Month June 2016

WHEREAS, today there are more than 5 million Americans living with Alzheimer's, a figure that is expected to grow to as many as 16 million by mid-century if a cure or an effective treatment is not developed; and

WHEREAS, there are currently more than 588,000 people with Alzheimer's living in the state of California, of which 1,896 live in the City of Roseville, along with 5,687 caregivers who are caring for a loved one with Alzheimer's; and

WHEREAS, researchers are making great progress in developing ways to accurately diagnose and treat Alzheimer's disease, and an accelerated pace of that research will lead to a disease-altering treatment in the next 15 years; and

WHEREAS, the Alzheimer's Association is marking June as Alzheimer's and Brain Awareness Month and June 20th as "The Longest Day" to put passion to work to help raise money and awareness for the Alzheimer cause; and

NOW, THEREFORE, I, CAROL GARCIA, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, on behalf of the City Council, do hereby proclaim **June 2016 as Alzheimer's and Brain Awareness Month** and June 20, 2016 as "The Longest Day" in Roseville, California and encourage citizens to visit actionalz.org to learn more about Alzheimer's and become part of the effort to combat this disease.

SIGNED AND APPROVED this 15th day of June, 2016.

CAROL GARCIA, MAYOR

ATTEST:

**SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA**





COUNCIL COMMUNICATION

CC #: 7750
File #: 0102-10

Title: Resolution of Congratulations to Sutter Health
Contact: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 5.2.

RECOMMENDATION TO COUNCIL

Recommend Sutter Health be congratulated on its selection as a Truven Top 15 Health System Award recipient.

BACKGROUND

Not Applicable.

FISCAL IMPACT

Not Applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

Respectfully Submitted,

Heather Blanco, Deputy City Clerk

Sonia Orozco, City Clerk



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution of Congratulations

City of Roseville RESOLUTION *of* CONGRATULATIONS

WHEREAS, Truven gathered data from 338 health systems and nearly 3,000 hospitals, singling out 15 large, medium, and small health systems that achieved superior performance based on care quality, patient satisfaction, cost per episode of illness, and operational efficiency; and

WHEREAS, Sutter Health Valley Area is larger than many health systems in the nation therefore, Truven evaluated the Valley Area's combined performance and size, as well as the performance of the entire Sutter Health system and both received top five recognition in the "large system" category; and

WHEREAS, data shows that Sutter Health hospitals and other top performing systems save more lives, have fewer patient complications, spend five percent less per patient episode of care, shorten patients' length of stay in the hospital, make fewer patient safety errors, and score 7 percent better on patient satisfaction; and

WHEREAS, Sutter Health's dedication to further improve the quality of care, by reducing deaths from sepsis – a serious and sometimes deadly bloodstream infection – by 33 percent, saving more than 500 lives since 2014; and

WHEREAS, Sutter health eliminated early elective delivery of babies before 39 weeks of pregnancy – reducing the system wide rate, on average, to under 1 percent and created a nationally recognized program to care for people at the end of life, reducing their hospital stays by 58 percent and total cost of care by 52 percent; and

WHEREAS, Sutter Health partners with and supports community health centers to ensure that people in need have access to the medical care and social services they need; and

WHEREAS, Truven's recognition proves that Sutter Health has properly focused on the things that make a difference for patients and communities by strengthening its foundation; and

WHEREAS, Sutter Health affiliates play a critical role in the health and well-being of city/county and the surrounding regions and actively promotes health and wellness throughout the community; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **SUTTER HEALTH** be congratulated on its selection as a Truven Top 15 Health System Award recipient.

SIGNED AND APPROVED this 15th day of June, 2016.

CAROL GARCIA, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 7784
File #: 0102-10

Title: Resolution of Commendation to the Moose Lodge 1293
Contact: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 5.3.

RECOMMENDATION TO COUNCIL

Recommend the Moose Lodge 1293 be commended for their valued contributions to the many organizations supporting youths and seniors in need, and the Roseville Community.

BACKGROUND

Not Applicable.

FISCAL IMPACT

Not Applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

Respectfully Submitted,

Heather Blanco, Deputy City Clerk

Sonia Orozco, City Clerk

A handwritten signature in blue ink, appearing to be "H. Blanco", with a long horizontal stroke extending to the right.

Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution of Commendation to the Moose Lodge 1293

City of Roseville RESOLUTION OF COMMENDATION

WHEREAS, the Moose organization was founded in Louisville, Kentucky in 1888 by Dr. Henry Wilson whose mission was to offer men an opportunity to gather socially, to care for one another's needs, and celebrate life together; and

WHEREAS, since the early years, the fraternal organization expanded to include valuable service to communities, and care for the elderly and children in need; and

WHEREAS, the Moose organization contributes annually between \$75 to \$100 million worth of community services including monetary donations, volunteer hours, and miles driven; and

WHEREAS, the Roseville Moose Lodge 1293 was established May 18, 1925 and has a growing membership of 775 today; and

WHEREAS, Moose Lodge 1293 has generously given to Cub Scouts, youth softball, Roseville High School scholarships, Placer Breast Cancer Foundation, Sierra College Softball, and the victims of the Clear Lake Fire; and

WHEREAS, the Moose is about celebrating life together, serving those in need within our local community, supporting our youth members with organizations like Mooseheart and Safe Surfin, and standing by our senior members with the Moosehaven organization; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **MOOSE LODGE 1293** be commended for their valued contributions to the many organizations supporting youths and seniors in need, and the Roseville community.

SIGNED AND APPROVED this 15th day of June, 2016.

CAROL GARCIA

ATTEST:

**SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA**





COUNCIL COMMUNICATION

CC #: 7780
File #: 0102-03

Title: Minutes of Prior Meetings
Contact: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Approve the minutes of the April 6, 2016 City Council Special Closed Session, April 6, 2016 City Council/Successor Agency of the Former Redevelopment Agency meeting, April 20, 2016 City Council Special Closed Session/City Council/Special Finance Authority/Special Housing Successor Agency meeting, May 4, 2016 City Council meeting.

BACKGROUND

Not Applicable.

FISCAL IMPACT

Not Applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

Respectfully Submitted,

Sonia Orozco, City Clerk



Rob Jensen, City Manager

ATTACHMENTS:

Description

April 6, 2016 Closed Session Minutes

April 6, 2016 City Council/Successor Agency Minutes

April 20, 2016 City Council Closed/City Council/Special Finance/Special Housing Successor Minutes

May 4, 2016 Minutes



MINUTES

April 6, 2016

CITY COUNCIL SPECIAL CLOSED SESSION

6:30 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

A. CLOSED SESSION CALL TO ORDER

Mayor Garcia called the Closed Session to order at 6:30 p.m.

B. CLOSED SESSION SILENT ROLL CALL

Councilmember:	Bonnie Gore	Present
Vice-Mayor:	Susan Rohan	Present
Councilmember:	Tim Herman	Present
Councilmember:	Pauline Roccucci	Present
Mayor:	Carol Garcia	Present

C. CLOSED SESSION PUBLIC COMMENTS

No public comment received.

D. CLOSED SESSION

D.1. Conference with Legal Counsel - Existing Litigation

Pursuant to Government Code Sections 54956.9(d)(1) and 54954.5(c)

Workers compensation claim, unspecified due to existing settlement negotiations.

CONTACT: Robert Schmitt (916) 774-5325 rschmitt@roseville.ca.us

Closed Session Disclosure: City Attorney Bob Schmitt stated no reportable action taken.

E. CLOSED SESSION ADJOURNMENT

Motion by Gore, seconded by Herman, to adjourn the meeting at 6:49 p.m.

CAROL GARCIA, MAYOR

SONIA OROZCO, CMC
CITY CLERK



MINUTES

April 6, 2016

CITY COUNCIL SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, CA

1. CALL TO ORDER

Mayor Garcia called the meeting to order at 7:00 p.m.

2. ROLL CALL

Councilmember:	Bonnie Gore	Present
Vice Mayor:	Susan Rohan	Present
Councilmember:	Tim Herman	Present
Councilmember:	Pauline Roccucci	Present
Mayor:	Carol Garcia	Present

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Randy Tooker, Executive Director of the Boys and Girls Club of Placer County and Leadership Roseville student.

4. MEETING PROCEDURES

NOTICE TO THE PUBLIC

All Items on the agenda will be open for the public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five (5) - minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PRESENTATIONS

5.1 Proclamation - "Start by Believing" Public Awareness Campaign

Proclaim April 2016, in concert with the Roseville Police Department and Stand-Up Placer, as the month to support the "Start by Believing" Public Awareness Campaign.

CONTACT: Dee Dee Gunther 774-5015 ddgunther@roseville.ca.us

Mayor Garcia introduced Detective Derrick Phelps of the Roseville Police Department, Stand-Up Placer Executive Director Jenny Davidson, and Sexual Assault Services Manager Amy Maggard.

6. PUBLIC COMMENTS

NOTICE TO THE PUBLIC

Persons may address the City Council on items not on this agenda. Please complete a "Speaker Information Card" and present it to the City Clerk prior to the start of the meeting. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the City Council and limit their comments to three (3) minutes per person. The total time allocated for Public Comment is 25 minutes. The Brown Act, with certain exceptions, does not permit the City Council to discuss or take action on issues that are not listed on the agenda.

Susan Farrington, President of the Homeless Resource Council of the Sierra, spoke on change in emergency solution grant funding for emergency shelters.

Jenny Davidson, Executive Director of Stand-Up Placer, spoke on emergency solution as grants and federal cuts in the amount of 13% are negatively impacting service to survivors.

7. CONSENT CALENDAR

NOTICE TO THE PUBLIC

All matters listed under Consent Calendar are considered to be routine and all will be passed by one motion. There will be no discussion of these items unless members of the City Council or the public request specific items be removed from the Consent Calendar for separate discussion. Any member of the public may address the City Council on items on the Consent Calendar. Public comments on any item or items on the Consent Calendar are limited to five (5) minutes per speaker

BEGINNING OF CONSENT CALENDAR

Approval of the Consent Calendar:

Approved all items as recommended.

Bids / Purchases / Services

7.1. Mike Shellito Indoor Pool Splash Pad Phase 1 Project - Reject All Bids and Authorize Staff to Call for New Bids

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-114 REJECTING ALL BIDS FOR THE MIKE SHELLITO INDOOR POOL SPLASH PAD PHASE 1 PROJECT. The scope of this project includes an outdoor recirculating water play area located within the existing fenced area of the Mike Shellito Indoor Pool. After the bids were opened, staff discovered that the technical specifications in the project manual were incorrect and the bidders did not have the necessary information to properly bid the project. Staff recommends that Council reject all bids and authorize staff to call for new bids. A \$267,604.00 allocation for the project was approved in FY2012/13 Budget from the Citywide Park Fund and have been held in a Capital Improvement Project account for this work.

CC #: 7572

File #: 0203-21 & 0707

CONTACT: Rjahja Canlas 774-5505 rcanlas@roseville.ca.us

7.2. 2016 Sidewalk, Curb & Gutter Repair Project - Approve Plans and Specifications and Authorize Staff to Call for Bids

Curb Memo from Associate Engineer Nick Graves and Public Works Director Rhon Herndon recommending Council approve the plans and specifications for the 2016 Sidewalk, & Gutter Repair Project and authorize staff to call for bids. The estimated cost for this project is \$201,500.00, which includes a 10% construction contingency. The project will be paid for by a combination of General Liability Insurance Funds, North Central Lighting & Landscaping District Sidewalk Maintenance Funds, Park Maintenance Funds, and Capital Improvement Project Rehabilitation Funds.

CC #: 7552

File #: 0900-04-01

CONTACT: Nick Graves 746-1300 ngraves@roseville.ca.us

7.3. CalSense Irrigation Controllers (RFQ 01-3070) - Purchase Order

Operations Memo from Buyer Peter Brevik and Central Services Director Paul Diefenbach recommending Council authorize a purchase order to Horizon Distributors as the lowest responsive bidder to RFQ 01-3070 Calsense Irrigation Controllers. The Parks Division determined that the Calsense Central Control System was the best fit for the City's needs and adopted this system as the standard for new construction, as well as replacement of old operating systems that are currently in use. A formal bid was issued and vendors were asked to quote the unit prices for controllers and meters. Four bids were received with the lowest responsive bidder being Horizon Distributors. The cost of the controllers plus tax is \$92,158.68. Funding is included in the Parks Maintenance System and Repair Budget for the purchases made in FY2015/16.

CC #: 7554

File #: 0203-10

CONTACT: Peter Brevik 774-5724 pbrevik@roseville.ca.us

7.4. Janitorial Products (RFQ 01-3033) - Purchase Order

City Memo from Buyer Joanna Oukrop and Central Services Director Paul Diefenbach recommending Council authorize annual renewal for janitorial products to Sac Val Janitorial as the lowest responsive bidder to RFQ 01-3033. The Building Maintenance, Custodial, and Parks, Recreation and Libraries Divisions have ongoing requirements for consumable paper and chemical cleaning products in support of custodial services for facilities. The total estimated annual cost is \$41,000.00 or not to exceed departmental budgeted amounts. Funding is included in the Central Stores FY2015/16 inventory replacement account and FY2016/17 Budget pending Council approval of budgets. End using departments are ultimately charged when the products are purchased through Central Stores.

CC #: 7555

File #: 0203-04

CONTACT: Joanna Oukrop 774-5745 joukrop@roseville.ca.us

7.5. Vegetation Management/Grazing - Services Agreement Amendment

Memo from Open Space Superintendent Brian Castelluccio and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-

115 APPROVING A FIRST AMENDMENT TO SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ECOSYSTEM CONCEPTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff is requesting City Council authorize the City Manager to execute the First Amendment to Services Agreement between the City of Roseville and Ecosystem Concepts Inc., for goat grazing services for the purpose of fire prevention, thatch, and invasive species management and public safety. Total cost to the contract amendment is \$394,076.00 which is funded by the FY2015/16 approved General Fund and Preserve Fund Budgets. Total compensation for the entire contract shall not exceed \$1,394,076.00.

CC #: 7574

File #: 0704-02

CONTACT: Brian Castelluccio 746-1755 bcastelluccio@roseville.ca.us

7.6. Tightrope Cablecast SX2HD (RFQ 01-3069) - Service Agreement

Memo from Buyer Peter Brevik and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 16-109 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND MEDIA CONTROL SYSTEMS, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1604361). Staff requests authorization to enter into a service agreement with Media Control Systems as the lowest responsive bidder to RFQ 01-3069 Tightrope Cablecast SX2HD. The Public Affairs and Communication Department uses the City's government access channel to broadcast, record and schedule the rebroadcast of City Council meetings and other city commission meetings. The government access channel's current system for these operations is no longer supported by the manufacturer. A formal bid was issued for materials, installation and training. Three bids were received with the lowest responsive bidder being Media Control Systems, LLC. The total cost of services is \$30,170.85. Funding is included in the Cable TV PEG Funds Budget for FY2015/16.

CC #: 7563

File #: 0800-07

CONTACT: Peter Brevik 774-5724 pbrevik@roseville.ca.us

7.7. HVAC Filter Replacement - Service Agreement Renewal

Memo from Facility Manager Dan Allen and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 16-110 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND AIR FILTER SUPPLY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1603199). Staff recommends Council authorize the renewal of a service agreement to provide HVAC filter replacement services on a scheduled and as needed basis with Air Filter Supply. This is the fourth year of a five year agreement. The total value on the agreement renewal is \$41,000.00. Funding is included in the Building Maintenance, FY2015/16 and proposed FY2016/17 Budgets.

CC #: 7568

File #: 0203-04

CONTACT:

Dan Allen 774-5741 dallen@roseville.ca.us

Resolutions**7.8. Stoneridge East - Village 10 Phase 2 - Certificate of Completion**

Memo from Construction Inspector Tim Rath and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-108 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS STONERIDGE EAST - VILLAGE 10 PHASE 2 PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 7563

File #: 0400-04-08-1

CONTACT: Tim Rath 774-5252 trath@roseville.ca.us

7.9. Westbrook Phase I - Solaire Drive (Station 10+95.45 to Station 21+31) - Certificate of Completion

Memo from Senior Construction Inspector John Hernandez and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-112 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK PHASE I - SOLAIRE DRIVE (STATION 10+95.45 TO STATION 21+31) - PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL

DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 7570

File #: 0400-04-12-1

CONTACT: John Hernandez 774-5486 jhernandez@roseville.ca.us

7.10. Westbrook Phase I - Westbrook Boulevard Phase "B" (Station 7+88 to Station 18+50) Certificate of Completion

Memo from Senior Construction Inspector John Hernandez and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-113 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK PHASE I - WESTBROOK BOULEVARD PHASE "B" (STATION 7+88 to STATION 18+50) PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION",

AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 7571
 File #: 0400-04-12-01
 CONTACT: John Hernandez 774-5486 jhernandez@roseville.ca.us

7.11. Shadowbrook Lift Station and Force Main - Professional Services Agreement Amendment

Memo from Associate Engineer Edward Winston and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 16-107 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND HATCH MOTT MACDONALD AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of the First Amendment to the Professional Services Agreement with Hatch Mott MacDonald, LLC for engineering and construction management services for the Shadowbrook Lift Station and Force Main Project. The amendment increases the existing contract by \$83,022.00 for a new total contract cost of \$550,887.00. The project is funded under the Wastewater Rehabilitation Fund.

CC #: 7561
 File #: 0900-02
 CONTACT: Edward Winston 774-5566 ewinston@roseville.ca.us

7.12. Recruitment Services - Professional Services Agreement

Memo from Senior Human Resources Analyst Linda Hampton and Human Resources Director Gayle Satchwell recommending Council adopt RESOLUTION NO. 16-118 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND J. POWERS RECRUITING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends City Council adopt a resolution authorizing the City Manager to execute the agreement with J. Powers Recruiting, Inc. for professional recruitment services to support an Electric Department recruitment for a Power Engineer which is a difficult to fill position. This agreement will cover services up to \$33,334.50 and be absorbed in the Electric Department's Budget.

CC #: 7583
 File #: 0600
 CONTACT: Linda Hampton 774-5215 [lhampton@roseville.ca.us](mailto:hampton@roseville.ca.us)

7.13. Liquid Management System Test Bore Abandonment - Professional Services Agreement Amendment

Memo from Senior Power Plant Engineer Jason Miller and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-116 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE

CITY OF ROSEVILLE AND WORLEYPARSONS GROUP, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This agreement is for services related to the abandonment of the Liquid Management System test borehole. There is no cost increase as a result of the amendment.

CC #: 7576

File #: 0800-03

CONTACT: Jason Miller 746-1665 jmiller@roseville.ca.us

7.14. Successor Agency to the Former Redevelopment Agency - 2006 Tax Allocation Bonds Refunding

Memo from Financial Analyst Melissa Hagan and Economic Development Director Chris Robles recommending Council adopt RESOLUTION NO. 16-105 OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE AUTHORIZING THE ISSUANCE OF TAX ALLOCATION REFUNDING BONDS, APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD SUPPLEMENTAL INDENTURE OF TRUST AND A BOND PURCHASE AGREEMENT AND AUTHORIZING AND APPROVING NECESSARY ACTIONS IN CONNECTION THEREWITH. The Successor Agency to the former Redevelopment Agency is requested to adopt a resolution to approve approximately \$22,000,000 of refunding bonds regarding the 2006 Tax Allocation bonds Series A, AT, and HT to achieve debt service savings. There is no fiscal impact to the General Fund as all costs associated with the refunding are included in the cost of issuance.

CC #: 7557

File #: 0103-10-04

CONTACT: Melissa Hagan 774-5476 mhagan@roseville.ca.us

Ordinances (for introduction and first reading)

7.15. Municipal Code Amendment - Personnel Rules and Regulations

Memo from Human Resources Director Gayle Satchwell recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REPEALING SECTIONS 3.12.150 AND 3.12.160 OF CHAPTER 3.12, AMENDING SECTIONS 3.01.050 OF CHAPTER 3.01, AMENDING SECTIONS 3.04.010 AND 3.04.040 OF CHAPTER 3.04, AMENDING SECTIONS 3.05.010, 3.05.020, 3.05.030, 3.05.060, 3.05.070, 3.05.080, 3.05.100, 3.05.120, AND 3.05.160 OF CHAPTER 3.05, AMENDING SECTIONS 3.06.020, 3.06.030, AND 3.06.140 OF CHAPTER 3.06, AMENDING SECTIONS 3.07.040, AND 3.07.080 OF CHAPTER 3.07, AMENDING SECTIONS 3.11.040, AND 3.11.070 OF CHAPTER 3.11, AMENDING SECTIONS 3.12.010, 3.12.050, 3.12.060, 3.12.080, 3.12.100, 3.12.120, AND 3.12.161 OF CHAPTER 3.12, AND AMENDING SECTION 3.16.020 OF CHAPTER 3.16 OF TITLE 3 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PERSONNEL RULES. The significant changes include: addition of a new limited term appointment category; designation of the Deputy City Manager classification to at-will status; extension of the length of eligible lists with 3 or fewer candidates at the Director's discretion; extension of eligible list reinstatement rights for employees who have left City employment from 6 months to 2 years; reduction of the probationary period for entry level Fire personnel from 15 months to 12 months consistent with all other City employees; and increases in the vacation

accrual cap per the recently negotiated MOU agreements. There is no fiscal impact to these changes.

CC #: 7560

File #: 0600-03

CONTACT: Gayle Satchwell 774-5374 gsatchwell@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

7.16. Municipal Code Amendment – Personnel Rules and Regulations - Limited Term Appointments

Memo from Human Resources Director Gayle Satchwell recommending Council adopt ORDINANCE NO. 5661 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING 3.00.330 OF CHAPTER 3.00 OF TITLE 3 AND ADDING SECTION 3.06.095 OF CHAPTER 3.06 OF TITLE 3 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PERSONNEL RULES AND DECLARING THIS ORDINANCE TO BE EFFECTIVE APRIL 6, 2016, AS AN URGENCY ORDINANCE. The City of Roseville is experiencing difficulties in recruiting highly qualified candidates in some of its technical positions which are critical to the safe and efficient operations of the City. The addition of limited term appointments will allow the City more flexibility in recruiting and retaining candidates for specific projects and shorter term critical assignments not requiring a regular position. There is no fiscal impact to this change.

CC #: 7564

File #: 0600-03

CONTACT: Gayle Satchwell 774-5374 gsatchwell@roseville.ca.us

Ordinances (for second reading and adoption)

7.17. Second Reading of Ordinance - Municipal Code Amendment - Transportation Systems Management

ORDINANCE NO. 5660 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 11.33.010, 11.33.030, 11.33.080, 11.33.120 AND 11.33.130 OF CHAPTER 11.33 OF TITLE 11 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRANSPORTATION SYSTEMS MANAGEMENT, for second reading and adoption.

CC #: 7558

File #: 0721

CONTACT: Sue Schooley 774-5365 sschooley@roseville.ca.us

7.18. Second Reading of Ordinance - Municipal Code Amendment - Parking and Residential Development Standards

ORDINANCE NO. 5663 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 11.20.060 AND 11.20.110 OF CHAPTER 11.20 OF TITLE 11 AND SECTION 19.10.030 OF CHAPTER 19.10 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PARKING AND RESIDENTIAL DEVELOPMENT STANDARDS, for second reading and adoption.

CC #: 7566

File #: 0800-06

CONTACT: Paul Camilleri 774-5459 pcamilleri@roseville.ca.us

7.19. Second Reading of Ordinance - Municipal Code Amendment - Medical Marijuana Regulations

ORDINANCE NO. 5662 OF THE COUNCIL OF THE CITY OF ROSEVILLE REPEALING CHAPTERS 9.95 AND 9.96 OF TITLE 9 OF THE ROSEVILLE MUNICIPAL CODE AND ADDING CHAPTERS 19.62 AND 19.63 TO TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING MEDICAL MARIJUANA CULTIVATION AND DISPENSARIES, for second reading and adoption.

CC #: 7567

File #: 0800-06

CONTACT: Greg Bitter 774-5294 gbitter@roseville.ca.us

Joseph Speaker 774-5325 jspeaker@roseville.ca.us

Reports / Requests

7.20. Environmental Utilities Staffing Changes

Memo from Senior Human Resources Analyst Linda Hampton and Human Resources Director Gayle Satchwell recommending the City Council approve an allocation schedule reflecting the addition of a .25 full time equivalent Office Assistant allocation in the Environmental Utilities Technical Services section to support business needs. The proposed allocation changes have a fiscal impact of \$6,383.00 which can be absorbed in the FY16 Environmental Utilities Budget.

C #: 7575

File #: 0600-01

CONTACT: Linda Hampton 774-5215 hampton@roseville.ca.us

7.21. Out of State Travel Request - Electric Department

Memo from Electric Business Analyst Lisa Gist and Electric Utility Director Michelle Bertolino recommending Council approve out-of-state travel for Electric Business Analyst Lisa Gist to attend the American Public Power Association's Spring Education Institute in San Antonio, Texas May 2-6, 2016. The approximate cost for this training is \$4,300.00 and funding is included in the FY16 Electric Budget.

CC #: 7556

File #: 0600-02

CONTACT: Lisa Gist 774-5677 lgist@roseville.ca.us

END OF CONSENT CALENDAR

Motion by Herman, seconded by Rohan, to approve the Consent Calendar as recommended.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

8. RESOLUTIONS

8.1. Energy Portfolio Audit - Professional Services Agreement

Memo from Power Supply Manager Mike Wardell and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-117 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BLACK & VEATCH CORPORATION, AND AUTHORIZING THE CITY

MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The Energy Portfolio Audit will analyze existing and potential new power supply resources and recommend an optimal mix of those resources for Roseville. Funds for this contract in the amount of \$297,095.00 are available in the Power Supply Operating Budget.

CC #: 7577

File #: 0800-03

CONTACT: Mike Wardell 774-5622 mwardell@roseville.ca.us

Assistant Electric Utility Director for Resources and Generation Mike Bloom made the presentation to Council.

Assistant Electric Utility Director for Resources and Generation Mike Bloom introduced Electric Senior Portfolio Manager Todd White.

Electric Senior Portfolio Manager Todd White continued the presentation to Council.

No public comment received.

Motion by Roccucci, seconded by Rohan, to adopt RESOLUTION NO. 16-117 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BLACK & VEATCH CORPORATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Budget Update - CIP Rehab Fund - FY2016-17

Memo from Chief Financial Officer Jay Panzica and Central Services Director Paul Diefenbach recommending Council accept for information the budget update. The FY2016/17 budget preparation is underway and staff wants to keep the City Council informed with various budget related information and estimates as they become available. The updates are intended to solicit input and feedback from Council to ensure staff prepares their budgets that support Council goals and priorities outlined during the budget workshop.

CC #: 7553

File #: 0201

CONTACT: Jay Panzica 774-5362 jpanzica@roseville.ca.us

Paul Diefenbach 774-5654 pdiefenbach@roseville.ca.us

Central Services Director Paul Diefenbach made the presentation to Council

Central Services Director Paul Diefenbach introduced Chief Financial Officer Jay Panzica.

Chief Financial Officer Jay Panzica continued the presentation to Council.

Richard Teapolt, Roseville, spoke on retirement funding tiers and plan for the future.

For information only. No action taken.

10. APPOINTMENTS

10.1. Unscheduled Vacancy on the Board of Appeals

Memo from Deputy City Clerk Mary Esquivel and City Clerk Sonia Orozco recommending Council appoint one individual to fill one unscheduled vacancy on the Board of Appeals from the following individuals who applied: Pete Constant, Kristine Dohner, and Kane Goetzger.

CC #: 7582

File #: 0103 & 0103-41-02

CONTACT: Mary Esquivel 774-5266 mesquivel@roseville.ca.us

City Clerk Sonia Orozco made the presentation to Council.

No public comment received.

Motion by Roccucci, seconded by Gore, to appoint Pete Constant to fill the one unscheduled vacancy on the Board of Appeals with a term ending December 31, 2016.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

11. PUBLIC HEARINGS

NOTICE TO THE PUBLIC

City Council, when considering the matter scheduled for hearing, will take the following actions:

1. Open the Public Hearing
2. Presentation by Staff
3. Presentation by applicant or Appellant
4. Accept Public Testimony
5. Appellant or Applicant Rebuttal Period
6. Close the Public Hearing
7. City Council Comments and Questions
8. City Council Action

In the future, if you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else raised orally at the Public Hearing or in written correspondence received by the City or before the hearing

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation.

11.1. 2016 Weed Abatement - Public Hearing

Memo from Fire Inspection Supervisor Rob Arnett and Fire Chief Rick Barteo recommending Council adopt RESOLUTION NO. 16-111 ORDERING THE DESTRUCTION OR REMOVAL OF ALL WEEDS, DIRT, RUBBISH AND RANK GROWTHS IN THE CITY OF ROSEVILLE, AND OVERRULING ANY AND ALL OBJECTIONS THERETO. On March 2, 2016, the City Council approved a resolution declaring all weeds, rubbish, dirt and/or rank growths a public nuisance. It also set the

date, time, and place for the required public hearing. This resolution is the second and final step necessary to initiate the 2016 Weed Abatement Program. Owners of private parcels that are abated by the City are responsible for the costs associated with providing abatement services. A bill is sent to each property owner detailing the abatement costs, as well as an administrative fee. If the property owner fails to pay the bill, the City places a lien on the subject property and the monies owed are reimbursed through the property tax collection process.

CC #: 7569

File #: 0320-01

CONTACT: Rob Arnett 774-5827 rarnett@roseville.ca.us

Mayor Garcia opened the public hearing.

Fire Division Chief Jason Rizzi made the presentation to Council.

No public comment received.

Motion by Herman, seconded by Roccucci, to adopt RESOLUTION NO. 16-111 ORDERING THE DESTRUCTION OR REMOVAL OF ALL WEEDS, DIRT, RUBBISH AND RANK GROWTHS IN THE CITY OF ROSEVILLE, AND OVERRULING ANY AND ALL OBJECTIONS THERETO.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

11.2. Municipal Code Amendment - Commercial Organics - Program and Budget Adjustment

Memo from Refuse Utility Manager Devin Whittington and Environmental Utilities Director Richard Plecker recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 9.12.010 AND 9.12.00 OF CHAPTER 9.12 OF TITLE 9 OF THE ROSEVILLE MUNICIPAL CODE REGARDING GARBAGE; and adopt ORDINANCE NO. 5664 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and approve the Environmental Utilities Commercial Solid Waste Pickup Position Allocation/Staffing Report effective April 16, 2016. The proposed Municipal Code revisions and budget adjustment are necessary to comply with recent legislation requiring the City to create a commercial organics recycling program. The Commercial Organics Program total cost is estimated not to exceed \$138,250.00 for the remainder of FY2016. In addition, staff is requesting Council to approve: 1) the Environmental Utilities Refuse Division allocation schedule effective April 16, 2016; and 2) the use of two Solid Waste Post Collection Facilities for organic waste recycling: Clean World Partners and Zamora Compost. The program costs will be paid for by available funds from Solid Waste Operations.

CC #: 7565

File #: 0201-01 & 0800-02

CONTACT: Devin Whittington 774-5783 dwhittington@roseville.ca.us

Mayor Garcia opened the public hearing.

Environmental Utilities Director Richard Plecker introduced Refuse Superintendent Shelly Tilley.

Environmental Utilities Director Richard Plecker made the presentation o Council.

Refuse Superintendent Shelly Tilley continued the presentation to Council.

No public comment received.

Mayor Garcia closed the public hearing.

Motion by Gore, seconded by Herman, to introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 9.12.010 AND 9.12.00 OF CHAPTER 9.12 OF TITLE 9 OF THE ROSEVILLE MUNICIPAL CODE REGARDING GARBAGE; and adopt ORDINANCE NO. 5664 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and approve the Environmental Utilities Commercial Solid Waste Pickup Position Allocation/Staffing Report effective April 16, 2016, and approve use of two organics processing facilities.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

11.3. 4000 Lowdan Lane - Northwest Roseville Specific Plan PCL 32 Stockdale Easement Abandonment

Memo from Associate Planner Gina McColl and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-106 ORDERING SUMMARY VACATION OF TWO PUBLIC UTILITIES EASEMENTS ON PROPERTY LOCATED AT 4000 LOWDAN LANE. This item requests approval to abandon two public utilities easements, located on residential property, at 4000 Lowdan Lane. These easements were recorded on November 19, 1991 as part of the Silverado Village Subdivision and intended for use by Roseville Electric for overhead electric lines and guide wires. Subsequent to the recordation of the easements, the electric service design in this neighborhood was modified and electric facilities were not located within the easements. The property owner is now requesting abandonment of the easements.

CC #: 7559

File #: 1001-02

CONTACT: Gina McColl 774-5452 gmccoll@roseville.ca.us

Mayor Garcia opened the public hearing.

Development Services Director Kevin Payne made the presentation to Council.

No public comment received.

Motion by Herman, seconded by Roccucci, to adopt RESOLUTION NO. 16-106 ORDERING SUMMARY VACATION OF TWO PUBLIC UTILITIES EASEMENTS ON PROPERTY LOCATED AT 4000 LOWDAN LANE.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

12. COUNCIL / STAFF / REPORTS/ COMMENTS

Environmental Utilities Update – Environmental Utilities Director Richard Plecker provided update.

Roseville Fire Department Accreditation – Mayor Garcia offered congratulations.

Topping-Off Ceremony at 316 Vernon Street – Mayor Garcia reported.

13. ADJOURNMENT

Motion by Herman, seconded by Roccucci, to adjourn the meeting at 8:20 p.m.

Vote: All Ayes

CAROL GARCIA, MAYOR

SONIA OROZCO
CITY CLERK, CMC



MINUTES

April 20, 2016

CITY COUNCIL SPECIAL CLOSED SESSION

6:00 p.m.

CITY COUNCIL SPECIAL FINANCE AUTHORITY SPECIAL HOUSING SUCCESSOR AGENCY MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

A. CLOSED SESSION CALL TO ORDER

The April 20, 2016 City Council Special Closed Session was called to order by Mayor Garcia at 6:00 p.m.

B. CLOSED SESSION SILENT ROLL CALL

Councilmember:	Bonnie Gore	Present
Vice Mayor:	Susan Rohan	Present
Councilmember:	Tim Herman	Present
Councilmember:	Pauline Roccucci	Present
Mayor:	Carol Garcia	Present

C. CLOSED SESSION PUBLIC COMMENTS

No public comment received.

D. CLOSED SESSION ITEM

1. Public Employee Performance Evaluation
Pursuant to Government Code Section 54957(b)(1):
Performance evaluation: City Attorney
CONTACT: Vicki Philpott 916-774-5362 vphilpott@roseville.ca.us

Closed Session Disclosure: City Attorney Bob Schmitt stated no reportable action taken.

E. CLOSED SESSION ADJOURNMENT

The meeting was adjourned by consensus at 6:20 p.m.

1. CALL TO ORDER

The April 20, 2016 City Council/Special Finance Authority/Special Housing Successor Agency Meeting was called to order by Mayor Carol Garcia at 7:00 p.m.

2. ROLL CALL

Councilmember:	Bonnie Gore	Present
Vice Mayor:	Susan Rohan	Present
Councilmember:	Tim Herman	Present
Councilmember:	Pauline Roccucci	Present
Mayor:	Carol Garcia	Present

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Lt. Colonel Nathan of the US Army National Guard.

4. MEETING PROCEDURES**NOTICE TO THE PUBLIC**

All Items on the agenda will be open for the public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five (5) - minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PRESENTATIONS**5.1. Proclamation - Big Day of Giving**

Proclaim May 3, 2016 as Big Day of Giving and encourage all citizens to support the work of local nonprofit organizations who help the Roseville community thrive.

CONTACT: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

Mayor Garcia made the presentation to Placer Community Foundation representatives Ruth Burgess, Jan Shonkweiler, Eileen Speaker, and Jocelyn Maddux, who responded.

5.2. Kathryn McClary Operator of the Year Award Presentation

Presentation to award recipient Mike Gillman, MV Transportation bus operator.

CONTACT: Eileen Bruggeman 916-774-5449 ebruggeman@roseville.ca.us

Mayor Garcia introduced MV Regional Vice President Laura Hanson.

MV Regional Vice President Laura Hanson made the presentation to Mike Gillman, who responded.

5.3. Proclamation - West Nile Virus and Mosquito and Vector Control Awareness Week

Proclaim April 17 to April 23, 2016 as West Nile Virus and Mosquito and Vector Control Awareness Week, increasing public awareness of the threat of diseases, and encouraging action in prevention to help minimize health threats within Roseville.

CONTACT: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

The presentation was not made.

5.4. Resolution of Commendation and Appreciation to the United States Army National Guard

The United States Army National Guard be commended and appreciated for their heroic and valiant service to the United States, allowing freedom to all.

CONTACT: Heather Blanco 774-5265 hblanco@roseville.ca.us

Mayor Garcia made the presentation to Colonel Balzano and Command Sergeant Major Walker, who responded.

6. PUBLIC COMMENTS

NOTICE TO THE PUBLIC

Persons may address the City Council on items not on this agenda. Please complete a "Speaker Information Card" and present it to the City Clerk prior to the start of the meeting. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the City Council and limit their comments to three (3) minutes per person. The total time allocated for Public Comment is 25 minutes. The Brown Act, with certain exceptions, does not permit the City Council to discuss or take action on issues that are not listed on the agenda.

No public comment received.

7. CONSENT CALENDAR

NOTICE TO THE PUBLIC

All matters listed under Consent Calendar are considered to be routine and all will be passed by one motion. There will be no discussion of these items unless members of the City Council or the public request specific items be removed from the Consent Calendar for separate discussion. Any member of the public may address the City Council on items on the Consent Calendar. Public comments on any item or items on the Consent Calendar are limited to five (5) minutes per speaker

BEGINNING OF CONSENT CALENDAR

Approval of Consent Calendar

Removed items 7.6, 7.8, and item 7.17 from the Consent Calendar to be discussed separately and approved the remaining items as recommended.

Bids / Purchases / Services

7.1. Purchase of Portable Radios

Memo from Rangemaster Randy Thompson and Police Chief Daniel Hahn recommending Council approve the purchase of portable radios. The Police Department has a requirement for portable radios, and is requesting a sole-source purchase order be issued to Motorola for five radios. Motorola radios are required to match the department's existing stock of radios, and for technical compatibility with the City's Motorola radio system. The cost will be \$31,825.38, and funding has been approved for this purchase in the City's current fiscal year contingency fund.

CC #: 7616

File #: 0203-05

CONTACT: Randy Thompson 916-774-5099 rtompson@roseville.ca.us

7.2. Ethernet Switches for Traffic Signals - Purchase Order Renewal

Memo from Electronics Technician Dave Crittenden and Public Works Director Rhon Herndon recommending Council authorize the renewal of a sole source open annual purchase order to CT West, Inc. for the purchase of intelligent transportation system Ethernet switches for the Public Works Engineering Division, and authorize the continued renewing of the same purchase order up to three additional years without further Council approval. The cost of each switch is approximately \$1,595.00 plus tax of

\$119.63 for a total of \$1,714.63. An open annual purchase order will be established with a not to exceed value of \$50,000.00. Funding is included in the Public Works Department's Traffic Signal Projects annual account for the FY2016 and 2017 budgets. This account is funded by developer paid Traffic Mitigation Fees. No General Funds will be used. Purchases in future years will be contingent upon Council approval of budgets for those years.

CC #: 7589

File #: 0203-13-02

CONTACT: Dave Crittenden 916-774-5554 dcrittenden@roseville.ca.us

7.3. Painting Services (RFQ 01-3066) - Service Agreement

Memo from Buyer Joanna Oukrop and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 16-123 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND QUALITY PAINTING & CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1605237). This is a request for authorization of a service agreement to Quality Painting & Construction, Inc. as the lowest responsive bidder to RFQ 01-3066 for painting services. The Central Services Building Maintenance Division has a requirement to paint the exterior of buildings at the City's Corporation Yard and the exterior of the downtown Tower Theater. The total value of the contract award is \$124,900.00. Funding is included in the Central Services Building Maintenance Division's FY2015/16 Budget.

CC #: 7597

File #: 0203-04

CONTACT: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

7.4. Purchase and Installation of Pool Heater (RFQ 01-3064) - Service Agreement

Memo from Buyer Joanna Oukrop and Central Services Director Paul Diefenbach recommending Council adopt RESOLUTION NO. 16-122 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND MESA ENERGY SYSTEMS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1605240). This item requests authorization of a service agreement to Mesa Energy Systems, Inc. as the lowest responsive bidder to RFQ 01-3064 for the purchase and installation of a swimming pool heater. The Parks, Recreation, & Libraries Department has a requirement to replace a swimming pool heater at the Roseville Aquatics Complex. The total value of the contract, including an add option to replace two butterfly isolation valves is \$66,598.00. Funding is included in the Parks, Recreation, & Libraries Department's FY2015/16 Budget.

CC #: 7596

File #: 0707

CONTACT: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

7.5. Vegetation Management & Firebreak Installation - Service Agreement

Memo from Open Space Superintendent Brian Castelluccio and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-131 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND H&N ENTERPRISES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1603237). This item requests Council approve the service agreement between the City of Roseville and H&N Enterprises for installation of firebreaks and vegetation management services. Areas include City property, as well as on private property, which fails to meet the deadline for firebreak installation, based on California Fire Code 304.1.2 and the Title 19 of the California Code of Regulations. Base contract is \$98,500.00 with a proposed 20% contingency.

Total contract not to exceed \$118,200.00. Funding is in the FY2015/16 budgets of the Fire Department, Parks, Recreation & Libraries Department, Public Works Department and Environmental Utilities Department.

CC #: 7608

File #: 0704

CONTACT: Brian Castelluccio 916-746-1775 bcastelluccio@roseville.ca.us

Resolutions

7.6. Authorization for Roseville Transit Service Changes

Memo from Alternative Transportation Analyst Eileen Bruggeman and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-130 AUTHORIZING ROSEVILLE TRANSIT LOCAL SERVICE CHANGES. The Transportation Commission recommends the City Council approve implementation of the proposed Roseville Transit service changes to Local Service Routes D, I and M. The changes will improve service effectiveness and efficiency within the existing hours of operation. As a result there will not be a significant increase in operational costs due to the changes. Any additional, minimal operational costs would be funded through the Local Transportation Fund and would not affect the General Fund.

CC #: 7607

File #: 0721-02

CONTACT: Eileen Bruggeman 916-774-5449 ebruggeman@roseville.ca.us – **Removed from the Consent Calendar to be discussed separately**

7.7. State of California Department of Transportation - Revised Master Agreement

Memo from Assistant Engineer Stefanie Kemen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-128 APPROVING A MASTER AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CALIFORNIA DEPARTMENT OF TRANSPORTATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends that the City Council adopt a resolution delegating authority to the City Manager to execute Master Agreement No. 03-5182F15 between the City and the California Department of Transportation (Caltrans), and authorize the City Manager to execute all subsequent program supplements claiming Federal funds for various transportation projects. There is no fiscal impact to the City's General Fund by approving the Master Agreement. However, executing the agreement will allow the City to continue to claim millions of dollars in federal funds for transportation related projects. The exact amount varies from year to year based upon staff's success in securing Federal grants.

CC #: 7604

File #: 0800-04

CONTACT: Stefanie Kemen 916-746-1300 skemen@roseville.ca.us

7.8. RiverArc Planning Project - Memorandum of Agreement

Memo from Senior Engineer Jose Lopez and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 16-129 APPROVING A MEMORANDUM OF AGREEMENT FOR PLANNING OF THE RIVERARC PROJECT BETWEEN THE CITY OF ROSEVILLE, THE CITY OF SACRAMENTO, THE SACRAMENTO COUNTY WATER AGENCY, CALIFORNIA AMERICAN WATER, THE RIO LINDA/ELVERTA COMMUNITY WATER DISTRICT, AND PLACER COUNTY WATER AGENCY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of a Memorandum of Agreement (MOA) for the RiverArc Project's multi-jurisdictional planning effort to divert and treat water from the Sacramento River and deliver to Roseville and surrounding communities. Signatories to the MOA include, the City of

Roseville, Placer County Water Agency, the Cal American Water Company, the City of Sacramento, Sacramento County Water Agency and the Rio Linda/Elverta Community Water District. The City portion for the first year of the agreement is \$50,000.00. Funding for this effort is provided through the existing Regional Water Supply Reliability Project with funding from the Water Construction Fund.

CC #: 7605

File #: 0800-02

CONTACT: Jose Lopez 916-774-5688 jlopez@roseville.ca.us – **Removed from the Consent Calendar to be discussed separately**

7.9. State Highway within City of Roseville - Maintenance Agreement Amendment

Memo from Principal Engineer Jason Shykowski and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-125 APPROVING AMENDMENT NO. 2 TO AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This amendment is to add the signal at Blue Oaks Boulevard and Fidelity Way to the list of State-owned signals that are maintained by City forces. While there is no direct cost associated with this agreement, it is estimated that maintenance of this signal will average about \$3,000.00 per year. The maintenance will be paid through the Electric Department funded Traffic Signal Maintenance Fund. No General Funds will be used.

CC #: 7600

File #: 0800-04

CONTACT: Jason Shykowski 916-746-1339 jshykowski@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

7.10. Industrial Avenue Bridge Replacement Project - Budget Adjustment

Memo from Associate Engineer Hossein Naghibzadeh and Public Works Director Rhon Herndon recommending Council adopt ORDINANCE NO. 5670 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The requested ordinance is for a budget adjustment for the Industrial Avenue Bridge Replacement Project, adding \$1 million (\$800,000.00 in Federal Bridge Program funds and \$200,000.00 in Roadway funds).

CC #: 7593

File #: 0201-01 & 0900-04

CONTACT: Hossein Naghibzadeh 916-746-1300 hnaghibzadeh@roseville.ca.us

7.11. Child Care Programs - Budget Adjustment

Memo from Accounting Supervisor Jacquelyn Flickinger and Finance Director Monty Hanks recommending Council adopt ORDINANCE NO. 5666 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This is a request to transfer the organization codes of 08545 After School Education-Safety and 08546 CDE-Child Develop Program and respective budgets from the General Fund to the Child Care Fund. In addition, this request is to transfer the budget for donations related to the Splash, Mayors Cup, and Turkey Trot to the proper organization key of 00610 Parks & Recreation Donation Fund. This funding is approved under the 2015/16 Budget and does not have a negative impact to the General Fund.

CC #: 7586

File #: 0201-01 & 0704

CONTACT: Jacquelyn Flickinger 916-774-5516 jflickinger@roseville.ca.us

7.12. Douglas Substation Rehabilitation Project - Budget Adjustment

Memo from Power Engineer Ozro Corulli and Electric Utility Director Michelle Bertolino recommending Council adopt ORDINANCE NO. 5667 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff recommends City Council approve a budget adjustment of \$1,250,000.00 in order to complete a portion of the Douglas Substation Rehabilitation Project in FY2015/16. The additional funds are needed for higher than originally estimated material and labor costs. The total project budget will increase from \$7,147,122.00 to \$8,397,122.00, upon approval of the budget adjustment.

CC #: 7587

File #: 0201-01 & 0800-03

CONTACT: Ozro Corulli 916-774-5586 ocorulli@roseville.ca.us

7.13. Westpark Community Facilities District - Budget Adjustment

Memo from Financial Analyst Vanessa Lieberman and Finance Director Monty Hanks recommending Council adopt ORDINANCE NO. 5671 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. On July 30, 2015, Stifel, Nicolaus and Company was successful in pricing the refunding bonds for Westpark CFD #1. On August 12, 2015 the deal closed generating funds to retire the outstanding bonds, create a new reserve fund, and fund the cost of issuance fees. The budget adjustment for \$950,287.00 reflects expenses related to the cost of issuance. The budget adjustment reflects a portion of the proceeds from the bond issuance related to Westpark CFD #1. There is no impact on the General Fund.

CC #: 7598

File #: 0201-01 & 0206-03-01

CONTACT: Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

7.14. Amoruso Ranch Specific Plan - Professional Services Agreement Amendment and Budget Adjustment

Memo from Senior Planner Trisha Stewart and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-119 APPROVING A THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ANALYTICAL ENVIRONMENTAL SERVICES (AES), AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5665 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item requests approval of a budget adjustment and professional services agreement amendment with Analytical Environmental Services for preparation of an Environmental Impact Report for the Amoruso Ranch Specific Plan Project. Total cost for the scope of work amendment is \$23,900.00. This budget adjustment has no impact on the General Fund as these funds will be provided through developer reimbursement.

CC #: 7585

File #: 0201-01 & 0400-04-15

CONTACT: Tricia Stewart 916-774-5258 tstewart@roseville.ca.us

7.15. Dry Creek Greenway Multi-use Trail Project - Professional Design Services Agreement and Budget Adjustment

Memo from Alternative Transportation Analyst Michael Dour and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-120 APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND PSOMAS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5668 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item includes adoption of a budget adjustment in the amount of \$100,000.00 in Local Transportation Funds and approval of a Professional Design Services Agreement with Psomas Consulting in the amount of \$166,699.00 for engineering design and environmental review services for the Dry Creek Greenway Trail Project, a proposed multi-use trail along a 4.25-mile stretch of Dry, Cirby and Linda Creeks.

CC #: 7588

File #: 0201-01 & 0721-05

CONTACT: Michael Dour 916-746-1304 mdour@roseville.ca.us

7.16. HP Campus Oaks - Budget Adjustment

Memo from Administrative Analyst Jeannine Thrash and Finance Director Monty Hanks recommending Council adopt ORDINANCE NO. 5669 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff is requesting City Council adopt an ordinance approving a budget adjustment for a total of \$5,711,399.00 (\$5,000,000.00 for Facility Construction and \$711,399.00 for Cost of Issuance fees) of which are a result of the proceeds from a recent bond sale for HP Campus Oaks Community Facilities District No. 1 that closed on March 24, 2016. The funds are proceeds of the bond issuance related to the HP Campus Oaks project. There is no impact on the General Fund.

CC #: 7592

File #: 0201-01 & 0206-03-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

Monty Hanks 916-774-5313 mhanks@roseville.ca.us

7.17. Finance Authority - 2012 Electric System Revenue Refunding Certificates of Participation Second Supplement to Trust Agreement and Budget Adjustment

Memo from Administrative Analyst Jeannine Thrash and Finance Director Monty Hanks recommending Council adopt ROSEVILLE FINANCE AUTHORITY RESOLUTION NO. 16-124 OF THE BOARD OF DIRECTORS OF THE ROSEVILLE FINANCE AUTHORITY AUTHORIZING THE EXECUTION OF A SUPPLEMENT TO TRUST AGREEMENT IN CONNECTION WITH ELECTRIC SYSTEM CERTIFICATES OF PARTICIPATION AND APPROVING RELATED DOCUMENTS AND OFFICIAL ACTIONS; and adopt ORDINANCE NO. 5672 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. In October 2012, the City Council approved a 3.5 year Direct Purchase Agreement with US Bank regarding the \$90 million Electric Refunding Certificates of Participation Series 2012 bonds. The Direct Purchase Agreement is set to terminate on May 16, 2016 and requires action to be taken. Staff and the City's Financial Advisor reviewed various refunding options and concluded a renewal of the

agreement was the best option for Electric. The Direct Purchase Agreement acts similar to a loan and was analyzed as the most cost effective option regarding the refunding. The renewal of the Direct Purchase Agreement for the Series 2012 bonds will cost approximately \$495,000.00 per year. While the rate is 10 bps higher than the previous agreement, the increased interest cost can be absorbed in the FY16 Budget.

CC #: 7599

File #: 0201-01 & 0200

CONTACT: Monty Hanks 916-774-5313 mhanks@roseville.ca.us – **Removed from the Consent Calendar to be discussed separately**

Ordinances (for second reading and adoption)

7.18. Second Reading of Ordinance - Municipal Code Amendment - Commercial Organics Program

ORDINANCE NO. 5673 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 9.12.010 AND 9.12.100 OF CHAPTER 9.12 OF TITLE 9 OF THE ROSEVILLE MUNICIPAL CODE REGARDING GARBAGE, for second reading and adoption.

CC #: 7612

File #: 0800-02

CONTACT: Devin Whittington 916-774-5783 dwhittington@roseville.ca.us

7.19. Second Reading of Ordinance - Municipal Code Amendment - Personnel Rules and Regulations

ORDINANCE NO. 5674 OF THE COUNCIL OF THE CITY OF ROSEVILLE REPEALING SECTIONS 3.12.150 AND 3.12.160 OF CHAPTER 3.12, AMENDING SECTION 3.01.050 OF CHAPTER 3.01, AMENDING SECTIONS 3.04.010 AND 3.04.040 OF CHAPTER 3.04, AMENDING SECTIONS 3.05.010, 3.05.020, 3.05.030, 3.05.060, 3.05.070, 3.05.080, 3.05.100, 3.05.120 AND 3.05.160 OF CHAPTER 3.05, AMENDING SECTIONS 3.06.020, 3.06.030 AND 3.06.140 OF CHAPTER 3.06, AMENDING SECTIONS 3.07.040 AND 3.07.080 OF CHAPTER 3.07, AMENDING SECTIONS 3.11.040 AND 3.11.070 OF CHAPTER 3.11, AMENDING SECTIONS 3.12.010, 3.12.050, 3.12.060, 3.12.080, 3.12.100, 3.12.120 AND 3.12.161 OF CHAPTER 3.12, AND AMENDING SECTION 3.16.020 OF CHAPTER 3.16 OF TITLE 3 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PERSONNEL RULES, for second reading and adoption.

CC #: 7613

File #: 0600-03

CONTACT: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

Reports / Requests

7.20. Out of State Travel Request - Fire Department

Memo from Battalion Chief Rich Harlan and Fire Chief Rick Bartee requesting Council approve of out-of-state travel for Battalion Chief Rich Harlan and Fire Engineer Joe Lapenna, along with Steve Westphal from the Fleet Services to attend two factory inspections of three new fire engines being built by Pierce Manufacturing in Appleton, Wisconsin. The inspections will occur sometime during the months of June and July, 2016. All costs related to travel for all three individuals, including air fare, lodging and meals is being covered by Pierce Manufacturing. The total cost to the City is approximately \$4,671.93 to cover the back-fill for one Fire Engineer for four 24 hour shifts.

CC #: 7590

File #: 0600-02

CONTACT: Rich Harlan 916-774-5837 rharlan@roseville.ca.us

Ceremonial Documents**7.21. Resolution of Commendation and Appreciation to Robert Nelson**

Robert Nelson to be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 7614

File #:0102-10

CONTACT: Carl Walker 917-746-1349 cwalker@roseville.ca.us

7.22. Proclamation - Building Safety Month

Proclaim May 2016 as Building Safety Month and urge citizens to participate in activities to help promote building safety, to create awareness as to the importance of construction and building codes, and to honor the role of code officials in administering those codes.

CC #: 0102-06

File #: 7615

CONTACT: Jacqueline Kelleher 916-746-1318 jelleher@roseville.ca.us

Motion by Gore, seconded by Herman, to remove items 7.6, 7.8 and 7.17 to be discussed separately and that the remaining items be approved as recommended.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

END OF CONSENT CALENDAR

REMOVED FROM CONSENT CALENDAR**7.6. Authorization for Roseville Transit Service Changes**

Memo from Alternative Transportation Analyst Eileen Bruggeman and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-130 AUTHORIZING ROSEVILLE TRANSIT LOCAL SERVICE CHANGES. The Transportation Commission recommends the City Council approve implementation of the proposed Roseville Transit service changes to Local Service Routes D, I and M. The changes will improve service effectiveness and efficiency within the existing hours of operation. As a result there will not be a significant increase in operational costs due to the changes. Any additional, minimal operational costs would be funded through the Local Transportation Fund and would not affect the General Fund.

CC #: 7607

File #: 0721-02

CONTACT: Eileen Bruggeman 916-774-5449 ebruggeman@roseville.ca.us

Removed by Alternative Transportation Manager Mike Wixon.

Alternative Transportation Manager Mike Wixon made the presentation to Council.

Mark Barnbaum, founder of Ride Downtown 916, spoke in support.

Motion by Roccucci, seconded by Rohan, to adopt RESOLUTION NO. 16-130 AUTHORIZING ROSEVILLE TRANSIT LOCAL SERVICE CHANGES.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

REMOVED FROM THE CONSENT CALENDAR

7.8. RiverArc Planning Project - Memorandum of Agreement

Memo from Senior Engineer Jose Lopez and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 16-129 APPROVING A MEMORANDUM OF AGREEMENT FOR PLANNING OF THE RIVERARC PROJECT BETWEEN THE CITY OF ROSEVILLE, THE CITY OF SACRAMENTO, THE SACRAMENTO COUNTY WATER AGENCY, CALIFORNIA AMERICAN WATER, THE RIO LINDA/ELVERTA COMMUNITY WATER DISTRICT, AND PLACER COUNTY WATER AGENCY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of a Memorandum of Agreement (MOA) for the RiverArc Project's multi-jurisdictional planning effort to divert and treat water from the Sacramento River and deliver to Roseville and surrounding communities. Signatories to the MOA include, the City of Roseville, Placer County Water Agency, the Cal American Water Company, the City of Sacramento, Sacramento County Water Agency and the Rio Linda/Elverta Community Water District. The City portion for the first year of the agreement is \$50,000.00. Funding for this effort is provided through the existing Regional Water Supply Reliability Project with funding from the Water Construction Fund.

CC #: 7605

File #: 0800-02

CONTACT: Jose Lopez 916-774-5688 jlopez@roseville.ca.us

Removed by Councilmember Roccucci for presentation.

Environmental Utilities Director Richard Plecker made the presentation to Council.

No public comment received.

Motion by Herman, seconded by Roccucci, to adopt RESOLUTION NO. 16-129 APPROVING A MEMORANDUM OF AGREEMENT FOR PLANNING OF THE RIVERARC PROJECT BETWEEN THE CITY OF ROSEVILLE, THE CITY OF SACRAMENTO, THE SACRAMENTO COUNTY WATER AGENCY, CALIFORNIA AMERICAN WATER, THE RIO LINDA/ELVERTA COMMUNITY WATER DISTRICT, AND PLACER COUNTY WATER AGENCY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

REMOVED FROM THE CONSENT CALENDAR

7.17. Finance Authority - 2012 Electric System Revenue Refunding Certificates of Participation Second Supplement to Trust Agreement and Budget Adjustment

Memo from Administrative Analyst Jeannine Thrash and Finance Director Monty Hanks recommending Council adopt ROSEVILLE FINANCE AUTHORITY RESOLUTION NO. 16-124 OF THE BOARD OF DIRECTORS OF THE ROSEVILLE FINANCE AUTHORITY AUTHORIZING THE EXECUTION OF A SUPPLEMENT TO TRUST AGREEMENT IN CONNECTION WITH ELECTRIC SYSTEM CERTIFICATES OF PARTICIPATION AND

APPROVING RELATED DOCUMENTS AND OFFICIAL ACTIONS; and adopt ORDINANCE NO. 5672 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. In October 2012, the City Council approved a 3.5 year Direct Purchase Agreement with US Bank regarding the \$90 million Electric Refunding Certificates of Participation Series 2012 bonds. The Direct Purchase Agreement is set to terminate on May 16, 2016 and requires action to be taken. Staff and the City's Financial Advisor reviewed various refunding options and concluded a renewal of the agreement was the best option for Electric. The Direct Purchase Agreement acts similar to a loan and was analyzed as the most cost effective option regarding the refunding. The renewal of the Direct Purchase Agreement for the Series 2012 bonds will cost approximately \$495,000.00 per year. While the rate is 10 bps higher than the previous agreement, the increased interest cost can be absorbed in the FY16 Budget.

CC #: 7599

File #: 0201-01 & 0200

CONTACT: Monty Hanks 916-774-5313 mhanks@roseville.ca.us

Removed by Assistant City Manager Dominic Casey.

Finance Director Monty Hanks made the presentation to Council.

No public comment received.

Motion by Rohan, seconded by Gore, to adopt ROSEVILLE FINANCE AUTHORITY RESOLUTION NO. 16-124 OF THE BOARD OF DIRECTORS OF THE ROSEVILLE FINANCE AUTHORITY AUTHORIZING THE EXECUTION OF A SUPPLEMENT TO TRUST AGREEMENT IN CONNECTION WITH ELECTRIC SYSTEM CERTIFICATES OF PARTICIPATION AND APPROVING RELATED DOCUMENTS AND OFFICIAL ACTIONS; and, adopt ORDINANCE NO. 5672 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

8. RESOLUTIONS

8.1. Successor Agency/City Council - Reservation of Funds for Roseville Junction Station Affordable Housing Project

Memo from Housing Analyst Trisha Isom and Economic Development Director Chris Robles recommending City Council and Successor Agency adopt RESOLUTION NO. 16-126 APPROVING THE RESERVATION OF \$3,760,000 FROM THE AFFORDABLE HOUSING FUND FOR THE ROSEVILLE JUNCTION STATION AFFORDABLE HOUSING PROJECT; and adopt SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE RESOLUTION NO. 16-127 APPROVING THE RESERVATION OF FUNDS FOR THE ROSEVILLE JUNCTION STATION AFFORDABLE HOUSING PROJECT. This is a request to approve the reservation of \$4,360,000.00 for the Roseville Junction Station Project. On July 15, 2015, the City approved the reservation of \$3.2 million to assist Pacific & Church Partners in developing a 76 unit affordable housing community located at 120 Pacific Street. In order to ensure a successful application to the California Debt Limit Allocation Committee (CDLAC), the developers are requesting an additional loan of \$1.16 million which will increase the full loan amount to \$4,360,000.00. The application is due to

CDLAC by July 22, 2016 and will award the project with \$5.2 million in September 2016. Although the required agreements securing this funding are not in place at this time, the Housing Division anticipates the loan to be in the form of a 55-year fully amortized loan with an interest rate of 3% simple interest. No General Fund monies will be used for this project.

CC #: 7603

File #: 0709-03

CONTACT: Trisha Isom 916-746-1239 tisom@roseville.ca.us

Chris Robles 916-774-5421 crobles@roseville.ca.us

Economic Development Manager Laura Matteoli made the presentation to Council.

Economic Development Manager Laura Matteoli introduced Housing Analyst Trisha Isom.

Housing Analyst Trisha Isom continued the presentation to Council.

Ardie Zahedani, St. Anton Partners, applicant, spoke in support.

Motion by Herman, seconded by Rohan, to adopt RESOLUTION NO. 16-126 APPROVING THE RESERVATION OF \$3,760,000 FROM THE AFFORDABLE HOUSING FUND FOR THE ROSEVILLE JUNCTION STATION AFFORDABLE HOUSING PROJECT; and, adopt SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF ROSEVILLE RESOLUTION NO. 16-127 APPROVING THE RESERVATION OF FUNDS FOR THE ROSEVILLE JUNCTION STATION AFFORDABLE HOUSING PROJECT.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

8.2. Westpark Communities Development Impact Fee Deferral for West Roseville Specific Plan Parcel W-70 - 4375 Brookstone Drive

Memo from Economic Development Manager Laura Matteoli and Economic Development Director Chris Robles recommending Council approve RESOLUTION NO. 16-132 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, ROSEVILLE SCHOOLS, LLC AND ROSEVILLE CITY SCHOOL DISTRICT AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a request authorizing the City Manager to sign the Deferred Fee Agreement for certain development impact fees not to exceed \$485,587.88 to allow for the construction of a Elementary School on West Roseville Specific Plan Parcel W-70 (addressed 4375 Brookstone Dr., Roseville CA). The deferred development impact fees will be due and payable on or before July 31, 2017. A 3% interest rate is to be charged to cover the lost interest income over the deferral period.

CC #: 7609

File #: 0206-03-01 & 0215

CONTACT: Laura Matteoli 916-774-5284 lmatteoli@roseville.ca.us

Economic Development Manager Laura Matteoli made the presentation to Council.

John Tallman, on behalf of Roseville Schools, spoke in support.

Motion by Herman, seconded by Gore, to adopt RESOLUTION NO. 16-132 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE, ROSEVILLE SCHOOLS, LLC

AND ROSEVILLE CITY SCHOOL DISTRICT AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Request for Council Discretionary Funds

Memo from Management Assistant Amy Ruiz and City Clerk Sonia Orozco with requests for discretionary funding from the following:

- Adelante High School for Safe and Sober Grad Night Sponsorship
- Granite Bay High School for Safe and Sober Grad Night Sponsorship
- Independence High School for Safe and Sober Grad Night Sponsorship
- Oakmont High School for Safe and Sober Grad Night Sponsorship
- Roseville High School for Safe and Sober Grad Night Sponsorship

CC #: 7602

File #: 0102

CONTACT: Amy Ruiz 916-746-1362 aruiz@roseville.ca.us

Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

City Clerk Sonia Orozco made the presentation to Council.

Monique Oxford, Sober Grad Chairperson, Oakmont High School, spoke in support.

Sybil Healy, Assistant Principal, Adelante High School, spoke in support.

Lorna Schofield, Granite Bay High School, spoke in support.

Lynda Doyle, Roseville High School, spoke in support.

Motion by Gore, seconded by Roccucci, to award discretionary funding in the amount of \$500.00 each to Adelante High School, Granite Bay High School, Independence High School, Oakmont High School and Roseville High School for their Safe and Sober Grad Nights.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

9.2. Road Resurfacing Update

Memo from Principal Engineer Jason Shykowski and Public Works Director Rhon Herndon with a presentation regarding scheduled road resurfacing for summer 2016 and planned resurfacing for 2017 and 2018. For information only.

CC #: 7606

File #: 0800-04

CONTACT: Jason Shykowski 916-746-1300 jshykowski@roseville.ca.us

Principal Engineer Jason Shykowski made the presentation to Council.

Principal Engineer Jason Shykowski introduced Street Superintendent Jerry Dankbar.

Street Superintendent Jerry Dankbar continued the presentation to Council.

No public comment received.

For information only; no action required.

9.3. Hotel & Conference Center Project - Request for Council Direction to Issue Request for Proposals

Memo from Development Services Manager Mike Isom and Development Services Director Kevin Payne with a request for the City Council to review and comment on the draft Request for Proposals concerning the hotel & conference center project and to provide direction to staff to issue the Request for Proposals.

CC #: 7591

File #: 0400-04-04-1

CONTACT: Mike Isom 916-774-5527 misom@roseville.ca.us

Development Services Manager Mike Isom made the presentation to Council.

No public comment received.

Motion by Herman, seconded by Roccucci, to direct staff to issue the RFP concerning the hotel and conference project under schedule outlined in report provided by Council.

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

City Council, when considering the matter scheduled for hearing, will take the following actions:

1. Open the Public Hearing
2. Presentation by Staff
3. Presentation by applicant or Appellant
4. Accept Public Testimony
5. Appellant or Applicant Rebuttal Period
6. Close the Public Hearing
7. City Council Comments and Questions
8. City Council Action

In the future, if you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else raised orally at the Public Hearing or in written correspondence received by the City or before the hearing

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation.

10.1. Temporary (A-Frame) Signs

Memo from Senior Planner Derek Ogden and Development Services Director Kevin Payne recommending Council consider options relating to the temporary provisions of the Sign Ordinance and A-frame signs, and provide staff with direction to revise the City's A-frame sign regulations. The change in regulation may create additional workload for the City's Code Enforcement section but the actual cost to the General Fund will be absorbed as part of this section's annual work program.

CC #: 7601

File #: 0321 & 0800-06

CONTACT: Derek Ogden 916-746-1348 dogden@roseville.ca.us

Mayor Garcia opened the public hearing.

Development Services Director Kevin Payne, introduced Planning Manager Greg Bitter and Senior Planner Derek Ogden.

Development Services Director Kevin Payne made the presentation to Council.

Senior Planner Derek Ogden continued the presentation to Council.

Guy, representing Guy's for Lunch, spoke in support of A-Frame signs.

Scott Alvord, Downtown Merchants Board and owner of a small business, spoke in support of A-Frame signs.

Geraldine Williams, Menchis Frozen Yogurt, spoke on feather signs and value of street visibility.

Kristine Grow, Rosati's Pizza, spoke in support of A-Frame signs.

Michael Parker, Elite Fitness, spoke in support.

Dan Wyanns, Clothing Boutique, spoke in support of A-Frame signs.

Wendy Gerig, Roseville Chamber of Commerce, spoke in support of A-Frame signs.

Development Services Director Kevin Payne continued the presentation to Council.

Mayor Carol Garcia closed the public hearing.

Council consensus to direct staff to come back with recommendations and return to Council in June or early July.

10.2. Westbrook Phase 2 & 3 - General Plan Amendment, Sierra Vista Specific Plan Amendment, West Roseville Specific Plan Amendment, Rezone, Westbrook Development Agreement Amendment, Westpark Development Agreement Amendment - 10.2 AND 10.3 WILL BE HEARD CONCURRENTLY

Memo from Associate Planner Lauren Hocker and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-133 AMENDING THE GENERAL PLAN TO CHANGE THE TEXT AND LAND USE DESIGNATIONS ON CERTAIN PROPERTY IN THE CITY OF ROSEVILLE RELATED TO THE SIERRA VISTA SPECIFIC PLAN; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE SEVENTH AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WEST ROSEVILLE, LLC, AS ASSIGNEE OF PL ROSEVILLE, LP RELATIVE TO THE WEST ROSEVILLE SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and introduce for reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE FIRST AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE

CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 16-134 AMENDING THE SIERRA VISTA SPECIFIC PLAN TO CHANGE THE LAND USE DESIGNATIONS AND TEXT ON CERTAIN PROPERTY IN THE CITY OF ROSEVILLE RELATED TO WESTBROOK PHASE 2 AND 3; and adopt RESOLUTION 16-135 AMENDING THE WEST ROSEVILLE SPECIFIC PLAN TO CHANGE THE AFFORDABLE HOUSING CHAPTER RELATED TO A TRANSFER OF AFFORDABLE HOUSING OBLIGATIONS FROM THE WEST ROSEVILLE SPECIFIC PLAN TO THE SIERRA VISTA SPECIFIC PLAN; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REZONING CERTAIN REAL PROPERTY LOCATED IN THE WESTBROOK PHASE 2 AND 3 PORTIONS OF THE SIERRA VISTA SPECIFIC PLAN. This is a request for a General Plan Amendment, Development Agreement Amendments, Specific Plan Amendments, Rezone, Large Lot Tentative Subdivision Map and Small Lot Tentative Subdivision Map to create an age-restricted community, reconfigure and redesignate land uses, and subdivide all of the Low Density Residential property to create 582 single-family lots (493 of which are age-restricted). These actions are developer-initiated and all impacts to the City's General Fund have been addressed in the approved Development Agreement and the subsequent requested Development Agreement Amendment as part of this action.

CC #: 7611

File #: 0400-04-12-1

CONTACT: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

Mayor Garcia opened the public hearing for Item 10.2 and Item 10.3.

Items 10.2 and 10.3 presented concurrently.

Development Services Director Kevin Payne introduced Planning Manager Greg Bitter, Associate Planner Lauren Hocker, and Finance Director Monty Hanks.

Development Services Director Kevin Payne made the presentation to Council.

Associate Planner Lauren Hocker continued the presentation to Council.

Finance Director Monty Hanks continued the presentation to Council.

Marcus LoDuca, on behalf of West Park properties, spoke in support.

Scott Alvord, President of West Park Neighborhood Association, spoke in support.

Mayor Garcia closed the public hearing.

Motion by Herman, seconded by Gore, to adopt RESOLUTION NO. 16-133 AMENDING THE GENERAL PLAN TO CHANGE THE TEXT AND LAND USE DESIGNATIONS ON CERTAIN PROPERTY IN THE CITY OF ROSEVILLE RELATED TO THE SIERRA VISTA SPECIFIC PLAN;

and, introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE SEVENTH AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WEST ROSEVILLE, LLC, AS ASSIGNEE OF PL ROSEVILLE, LP RELATIVE TO THE WEST ROSEVILLE SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE;

and, introduce for reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE FIRST AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and, adopt RESOLUTION NO. 16-134 AMENDING THE SIERRA VISTA SPECIFIC PLAN TO CHANGE THE LAND USE DESIGNATIONS AND TEXT ON CERTAIN PROPERTY IN THE CITY OF ROSEVILLE RELATED TO WESTBROOK PHASE 2 AND 3; and, adopt RESOLUTION 16-135 AMENDING THE WEST ROSEVILLE SPECIFIC PLAN TO CHANGE THE AFFORDABLE HOUSING CHAPTER RELATED TO A TRANSFER OF AFFORDABLE HOUSING OBLIGATIONS FROM THE WEST ROSEVILLE SPECIFIC PLAN TO THE SIERRA VISTA SPECIFIC PLAN; and, introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE REZONING CERTAIN REAL PROPERTY LOCATED IN THE WESTBROOK PHASE 2 AND 3 PORTIONS OF THE SIERRA VISTA SPECIFIC PLAN and approve adoption of the large lot tentative subdivision map and the small lot tentative subdivision map and approve the addendum to the Westbrook Specific Plan Mitigated Negative Declaration and adopt the findings and the entitlements as listed in the staff report.

Roll call vote: Ayes: Gore, Rohan, Herman, Rocucci, Garcia

Noes: None

Absent: None

10.3. Westbrook Community Facilities District No. 1 & 2 - Change to the Rate and Method of Apportionment of Special Tax

Memo from Administrative Analyst Jeannine Thrash and Finance Director Monty Hanks recommending Council adopt RESOLUTION NO. 16-121 APPROVING CHANGE TO RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR WESTBROOK COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) AND WESTBROOK COMMUNITY FACILITIES DISTRICT NO. 2 (PUBLIC SERVICES). On April 16, 2014 Council approved Resolution No. 14-131 forming Westbrook Community Facilities District No. 1 (Public Facilities). On December 17, 2014 Westbrook Community Facilities District No. 2 (Public Services) was then formed under Resolution No. 14-540. The property owner originally submitted a rezone application for Westbrook Phases 2 and 3 to the City on December 24, 2013 which was later revised. The final rezone plans are being taken to the City Council for approval on April 20, 2016. As a result of the rezone the owner wishes to reapportion the special tax amongst the new parcels, while not reducing the total maximum annual special tax revenue that would be generated in each CFD. This change has been approved in writing by both the owner and the Finance Director and is allowed per each of the original Community Facilities District's Rate, Method of Apportionment. The approval of the resolution will not impact the City's General Fund.

CC #: 7595

File #: 0206-03-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

Monty Hanks 916-774-5313 mhanks@roseville.ca.us

Items 10.2 and 10.3 presented concurrently.

Finance Director made the presentation to Council.

Mayor Garcia closed public comment for items 10.2 and 10.3.

Motion by Herman, seconded by Gore, to adopt RESOLUTION NO. 16-121 APPROVING CHANGE TO RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR

WESTBROOK COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) AND
WESTBROOK COMMUNITY FACILITIES DISTRICT NO. 2 (PUBLIC SERVICES).

Roll call vote: Ayes: Gore, Rohan, Herman, Roccucci, Garcia

Noes: None

Absent: None

11. COUNCIL / STAFF / REPORTS/ COMMENTS

Higher Education – Councilmember Herman spoke in support.

Washington D.C. Cap to Cap Trip – Councilmember Roccucci reported on attendance.

Ride-A-Long with Animal Control Officers – Councilmember Gore participated.

Melba Ervan Passing – Mayor Garcia expressed her condolences.

12. ADJOURNMENT

Motion by Herman, seconded by Roccucci, to adjourn the meeting at 9:20 p.m.

Vote: All Ayes

CAROL GARCIA, MAYOR

SONIA OROZCO, CMC
CITY CLERK



MINUTES

May 4, 2016

CITY COUNCIL MEETING

7:00 p.m.

City Council Chambers

311 Vernon Street

Roseville, California

1. CALL TO ORDER

The May 4, 2016 City Council meeting was called to order by Mayor Carol Garcia at 7:00 p.m.

2. ROLL CALL

Councilmember:	Bonnie Gore	Present
Vice Mayor:	Susan Rohan	Present
Councilmember:	Tim Herman	Present
Councilmember:	Pauline Roccucci	Present
Mayor:	Carol Garcia	Present

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by

4. MEETING PROCEDURES

NOTICE TO THE PUBLIC

All Items on the agenda will be open for the public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five (5) - minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PRESENTATIONS

5.1. Proclamation - National Explosive Ordnance Disposal Day

Proclaim May 7, 2016 as National Explosive Ordnance Disposal Day and urge individuals to thank the Explosive Ordnance Disposal team members of the United States Armed Forces for their service to our country, and for their support of the Roseville and Rocklin Police Departments in keeping our officers and community safe.

CONTACT: Dee Dee Gunther 916-774-5015 ddgunther@roseville.ca.us

Mayor Garcia invited Roseville Police Lt. Troy Bergstrom to the podium.

Lt. Bergstrom introduced Beale Air Force Base's Explosive Ordnance Disposal unit representatives _____. Mayor Garcia read the proclamation and thanked Beale Air Force Base for giving the bomb robot to the City.

The bomb robot entered the chambers, and Mayor Garcia presented the proclamation to the bomb robot. The bomb robot then presented the proclamation to the airmen.

5.2. Proclamation - National Public Works Week

Proclaim May 15-21, 2016 as National Public Works Week and urge citizens and civic organizations to acquaint themselves with the issues involved in providing public works and recognize the contributions public works staff make toward health, safety, comfort, and quality of life.

CONTACT: Debbie Dion 916-774-5331 ddion@roseville.ca.us

Mayor Garcia made the presentation to Public Works Director Rhon Herndon, who responded.

6. PUBLIC COMMENTS

NOTICE TO THE PUBLIC

Persons may address the City Council on items not on this agenda. Please complete a "Speaker Information Card" and present it to the City Clerk prior to the start of the meeting. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the City Council and limit their comments to three (3) minutes per person. The total time allocated for Public Comment is 25 minutes. The Brown Act, with certain exceptions, does not permit the City Council to discuss or take action on issues that are not listed on the agenda.

7. CONSENT CALENDAR

NOTICE TO THE PUBLIC

All matters listed under Consent Calendar are considered to be routine and all will be passed by one motion. There will be no discussion of these items unless members of the City Council or the public request specific items be removed from the Consent Calendar for separate discussion. Any member of the public may address the City Council on items on the Consent Calendar. Public comments on any item or items on the Consent Calendar are limited to five (5) minutes per speaker

BEGINNING OF CONSENT CALENDAR

Minutes

7.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending Council approve the Minutes of March 28, 2016 City Council Special Closed Session.

CC #: 7654

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Bids / Purchases / Services

7.2. 2016 Bike Trail Resurfacing Project - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Assistant Engineer Cathy Gosalvez and Public Works Director Rhon Herndon recommending Council approve the plans and specifications for the 2016 Bike Trail Resurfacing Project and authorize staff to call for bids. The estimated cost for the project is \$204,000.00. The project will be paid for with local transportation funds.

CC #: 7619

File #: 0721-05

CONTACT: Cathy Gosalvez 916-746-1300 cgosalvez@roseville.ca.us

7.3. 2016 Roseville Heights Curb Ramp Upgrade Project - Approval of Plans and Specifications and Authorization to Call for Bids and Budget Adjustment

Memo from Assistant Engineer Noah Siviglia and Public Works Director Rhon Herndon recommending Council approve the plans and specifications for the 2016 Roseville Heights Curb Ramp Upgrade Project and authorize staff to call for bids; and adopt ORDINANCE NO. 5675 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The project will construct approximately 22 curb ramps in the Roseville Heights neighborhood. The requested budget adjustment in the amount

of \$150,000.00 from the Community Development Block Grant Fund will cover design, project management, construction contract, construction contingency, and construction management.

CC #: 7621

File #: 0201-01 & 0900-04-01

CONTACT: Noah Siviglia 916-746-1379 nsiviglia@roseville.ca.us

7.4. 2016 Residential Resurfacing Project - Approval of Plans and Specifications and Authorization to Call for Bids

Memo from Assistant Engineer Nick Graves and Public Works Director Rhon Herndon recommending Council approve the plans and specifications for the 2016 Residential Resurface Project and authorize staff to call for bids. The estimated cost for this project is \$1,988,700.00, which includes a 10% construction contingency. The project will be paid for with a combination of \$1,890,000.00 in Gas Tax funds and \$98,700.00 in General CIP Rehabilitation funds.

CC #: 7620

File #: 0900-04-01

CONTACT: Nick Graves 916-746-1300 ngraves@roseville.ca.us

7.5. Vehicle Purchase

Memo from Buyer Peter Brevik and Central Services Director Paul Diefenbach recommending Council authorize a purchase order to National Auto Fleet Group for one Ford F550 with a dura class dump body vehicle utilizing NJPA contract 102811-NAF. The total cost of one Ford F550 with dura class dump body vehicle is \$93,641.93. Funding for this vehicle is included in the FY2015/16 Auto Replacement Budget.

CC #: 7641

File #: 0203-01

CONTACT: Peter Brevik 916-774-5724 pbrevik@roseville.ca.us

7.6. Cobra Head Street Light Luminaires (RFQ 01-3072) - Purchase Order

Memo from Buyer Joanna Oukrop and Central Services Director Paul Diefenbach recommending Council authorize purchase orders to Edges Electrical Group as the lowest responsive bidder for RFQ 01-3072 for Cobra Head street light luminaires. The total estimated cost of the luminaires from date of contract award through June 30, 2017 is \$100,000.00 or not to exceed department budgeted amounts. Funding is included in the Electric Department's FY2015/16 Budget and in their proposed FY2016/17 Budget pending Council approval of budgets.

CC #: 7623

File #: 0203-07

CONTACT: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

7.7. Changeable Message Sign - Purchase Order

Memo from Associate Engineer Tito Zamora and Public Works Director Rhon Herndon recommending Council approve a purchase order with Daktronics, Inc. for an LED changeable message sign. Total cost of the sign is \$38,657.00 including sales tax. The funding source is Federal Congestion Management Air Quality grant funds.

CC #: 7649

File #: 0203-13-02

CONTACT: Tito Zamora 916-746-1300 tzamora@roseville.ca.us

7.8. Copy and Printing Services - Service Agreement Amendment

Memo from Information Technology Division Manager Michael Sinor and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 16-142 APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND RAY MORGAN COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1003168). This is a request for authorization to amend an existing contract for copying and printing services with the Ray Morgan Company. The contract amendment will provide an end date of June 30, 2018 and allow the City to replace failing equipment with short term rental equipment, rather than long term lease-to-own equipment. The total amount of the amended contract over 25 months is \$675,000.00.

CC #: 7631

File #: 0203-04

CONTACT: Michael Sinor 916-774-5183 msinor@roseville.ca.us

7.9. Maidu Park Accessible Parking Improvements Project - Award of Contract

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-139 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND CENTRAL VALLEY ENGINEERING AND ASPHALT, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The project scope includes improvements to the accessible parking ramps and stalls adjacent to the Maidu Library and Maidu Community Center. Construction costs for the project is \$58,550.00. Staff also requests authorization to approve change order requests in an amount not to exceed \$9,000 or 15% of the contracted amount. Funding for the project was originally approved in FY2014/15 through the General CIP Rehabilitation Fund. Additional funding from the General CIP Rehabilitation Fund was allocated in the FY2015/16 Budget for this project.

CC #: 7627

File #: 0704-01

CONTACT: Rjahja Canlas 916-774-5505 rcanlas@roseville.ca.us

Resolutions

7.10. Westbrook Phase 1 Frontages Westbrook Boulevard Phase "B" - Certificate of Completion

Memo from Senior Construction Inspector John Hernandez and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-153 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK PHASE I FRONTAGES WESTBROOK BOULEVARD PHASE "B" PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete and in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 7652

File #: 0400-04-12-1

CONTACT: John Hernandez 916-774-5486 jhernandez@roseville.ca.us

7.11. Westpark Village Center W-26 Phase 1 - Certificate of Completion

Memo from Senior Construction Inspector John Hernandez and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-145 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTPARK – VILLAGE CENTER W-26 PHASE 1 PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City Specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 7634

File #: 0400-04-09-1

CONTACT: John Hernandez 916-774-5486 jhernandez@roseville.ca.us

7.12. Trio Leasing Program - Cooperative Agreement

Memo from Housing Analyst Trisha Isom and Economic Development Director Chris Robles recommending Council adopt RESOLUTION NO. 16-151 APPROVING A COOPERATIVE AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND THE CALIFORNIA AFFORDABLE HOUSING AGENCY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a request for the City of Roseville to enter into a Cooperative Agreement with the California Affordable Housing Agency in order to purchase single family housing units for a lease to own program and help renters become homeowners in the City of Roseville. The Agency runs the leasing program including marketing, implementation, capital, asset management, and servicing. This lease to own program would open up home ownership and the opportunity to lock in today's low interest rates under an assumable mortgage for many renters who desire to own in the City of Roseville. This program will not require City staff resources nor require any General Fund expenditures.

CC #: 7644

File #: 0709-01

CONTACT: Trisha Isom 916-746-1239 tisom@roseville.ca.us

7.13. Stoneridge East Parcel 49 Phase 1 and Phase 2, Village 10 Bus Shelter #245 - Transit Bus Shelter Construction Fee Agreement

Memo from Administrative Technician Anita Giordano and Public Works Director Ron Herndon recommending Council adopt RESOLUTION NO. 16-147 APPROVING A TRANSIT BUS SHELTER CONSTRUCTION FEE AGREEMENT BETWEEN CITY OF ROSEVILLE AND ELLIOT HOMES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Bus shelter #245 will be build at 7200 Sierra College Boulevard. The developer, Elliot Homes, has remitted \$10,000.00 for the full and present cost of the bus shelter, which provides security for bus shelter #245 to be installed in the future. There is no fiscal impact to the City's General Fund or Transportation Development Act funds.

CC #: 7637

File #: 0721

CONTACT: Anita Giordano 916-774-5385 agiordano@roseville.ca.us

7.14. On-Call Material Testing - Professional Services Agreement

Memo from Senior Engineer Guy Howes and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-141 APPROVING A

PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ENGEO, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The City's current On-Call material testing contract will expire in June, 2016. This is a two year agreement with a one year extension option for a not-to-exceed fee of \$300,000.00. Actions requested as part of this item have a no impact to the City's General Fund. Development agreements between the City and developers require the owners/developers to reimburse the City for actual costs of providing plan check and inspection services. Similarly, Capital Improvement Projects budgets include funds for construction management services. The entire amount of this agreement is considered "pass-through" in which all construction services would be reimbursed by either owners/developers or allocated CIP budgets with no incurred expenses to the General Fund.

CC #: 7630

File #: 0800-06

CONTACT: Guy Howes 916-774-5430 ghowes@roseville.ca.us

7.15. On-Call Materials Testing - Professional Services Agreement

Memo from Senior Engineer Guy Howes and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-140 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BLACKBURN CONSULTING, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a two year agreement with a one year extension option for a not-to-exceed fee of \$300,000.00. The actions requested as part of this item have no impact to the City's General Fund. Development agreements between the City and developers require the owners/developers to reimburse the City for actual costs of providing plan check and inspection services. Similarly, Capital Improvement Projects budgets include funds for construction management services. The entire amount of this agreement is considered "pass-through" in which all construction services would be reimbursed by either owners/developers or allocated CIP budgets with no incurred expenses to the General Fund.

CC #: 7629

File #: 0800-06

CONTACT: Guy Howes 916-774-5430 ghowes@roseville.ca.us

7.16. Sierra Vista Specific Plan Correctory Irrevocable Offers of Dedication

Memo from Assistant Engineer Kerry Andrews and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-146 CONSENTING TO THE RECORDATION OF IRREVOCABLE OFFERS OF DEDICATION FOR BACKBONE INFRASTRUCTURE FOR THE SIERRA VISTA SPECIFIC PLAN. This items requests Council's consent for recordation of the irrevocable offers of dedication (IODs) from KV Sierra Vista, LLC, and reserve the right to accept the IODs or any portion thereof at a later date. The actions requested will have no fiscal impact to the General Fund.

CC #: 7635

File #: 0400-04-12-1

CONTACT: Kerry Andrews 916-774-5339 kandrews@roseville.ca.us

Chris Kraft 916-774-5373 ckraft@roseville.ca.us

7.17. Harding to Royer Bike Trail Segment 3 Project - Professional Services Agreement Amendment

Memo from Assistant Engineer Cathy Gosalvez and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-137 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ICF JONES & STOKES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a request to approve the First Amendment to the Professional Services Agreement with ICF Jones & Stokes, Inc. for Environmental Permitting Services for the Harding to Royer Bike Trail Segment 3 Project. The cost of the additional environmental services is \$28,915.00, bringing the total contract amount to \$45,657.00. Funding is from a combination of Transportation Development Act and Congestion Mitigation and Air Quality funds and is already included in the project's budget so no budget adjustment is necessary.

CC #: 7625

File #: 0721-05

CONTACT: Cathy Gosalvez 916-746-1300 cgosalvez@roseville.ca.us

7.18. Storm Water Design Manual Update

Memo from Engineering Manager Chris Kraft and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-152 ADOPTING THE WEST PLACER STORM WATER QUALITY DESIGN MANUAL. This action updates and replaces the previously adopted Storm Water Design Manual approved by City Council in August of 2007 to conform with the current mandate requirements of the City's State Issued MS4 Storm Water Permit. This action does not impact the City's General Fund.

CC #: 7645

File #: 0800-06 & 0800-02

CONTACT: Chris Kraft 916-774-5373 ckraft@roseville.ca.us

7.19. Safety Consulting Services - Professional Services Agreement

Memo from Risk Manager Dave Rawe and Human Resources Director Gayle Satchwell recommending Council adopt RESOLUTION NO. 16-144 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND DKF SOLUTIONS GROUP, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff is requesting approval of an agreement with DKF Solutions Group for Safety Consulting Services and to perform a Safety Program Gap Analysis effective immediately. The proposed contract is for a not to exceed \$50,000.00 for services and has been budgeted in the current FY16 Risk Management Budget.

CC #: 7633

File #: 0600

CONTACT: Dave Rawe 916-774-5207 drawe@roseville.ca.us

7.20. Roseville Aquatics Complex - Concession Agreement

Memo from Recreation Superintendent Alexa Pritchard and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-143 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CLOVER CONCESSIONAIRES, INC DBA DAVE'S DAWGS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is an agreement with Clover Concessionaires, Inc. dba Dave's Dawgs to operate concession services at the Roseville Aquatics Complex for 2016 season. After the first \$2,500.00 in net sales earned by Dave's Dawgs, the City will receive 10% of all

subsequent net sales and the City will reimburse Dave's Dawgs \$2,000.00 to offset increased insurance costs. Funds for this agreement have been approved in the FY2015/16 Aquatics Division Operations Budget.

CC #: 7632

File #: 707

CONTACT: Alexa Pritchard 774-5949 apritchard@roseville.ca.us

7.21. Central Park Phase 3 Project - Professional Design Services Agreement Amendment

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-136 APPROVING A FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL DESIGN SERVICES BETWEEN THE CITY OF ROSEVILLE AND FUHRMAN LEAMY LAND GROUP, INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. In October 2014, an agreement was entered into with Fuhrman Leamy Land Group, Inc. to prepare construction documents for Phase 3 of Central Park. This amendment with Fuhrman Leamy Land Group, Inc. will focus on addressing the undeveloped areas of the park slated for a future phase of work. The fee for the additional work is \$39,250.00. Allocations for the preparation of the construction documents were approved in the FY2014/15 and have been carried forward to the FY 2015/16 Budget.

CC #: 7622

File #: 0704-01

CONTACT: Rjahja Canlas 916-774-5505 rcanlas@roseville.ca.us

7.22. Street Closure Request - May 14, 2016 - Woof, Wine & Dine Event

Memo from Community Relations Analyst Jamie Hazen and Parks, Recreation & Libraries Director Dion Louthan recommending Council RESOLUTION NO. 16-149 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND THE PLACER COUNTY SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests the closure of South Grant Street between Vernon Street and Oak Street. The closure times will be 4:00 – 6:00 p.m. and 9:30 – 11:00 p.m., May 14, 2016 for the Woof, Wine & Dine event. All costs associated with this event for City services will be reimbursed by the Placer County SPCA.

CC #: 7640

File #: 0109-02

CONTACT: Jamie Hazen 916-774-5978 jhazen@roseville.ca.us

7.23. Street Closure Request - May 18, 2016 - Sun City's 20th Anniversary Parade

Memo from Community Relations Analyst Jamie Hazen and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-148 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SUN CITY ROSEVILLE COMMUNITY ASSOCIATION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests the closure of the following streets on Wednesday, May 18, 2016 from 8:00 a.m. – 12:00 p.m.: Del Webb Boulevard from Sun City Boulevard to Rose Garden Lane, Timberrose Way from Del Webb Boulevard to Lost Lake Lane, and School House Lane from Timberrose Way to Apple Hollow Loop for the Sun City Roseville 20th Anniversary Parade. All costs associated with this event for City services will be reimbursed by the Sun City Roseville Community Association.

CC #: 7639

File #: 0109-02

CONTACT: Jamie Hazen 916-774-5978 jhazen@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

7.24. Disaster Recovery System - Budget Adjustment

Memo from Department Public Information Officer Dee Dee Gunther and Police Chief Daniel Hahn recommending Council adopt ORDINANCE NO. 5679 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff is requesting that a total of \$56,000.00 be transferred from three different accounts from the Police Department's FY2016 General Fund Budget into the Police Rehab Capital Improvement Fund. The additional funds are needed to purchase off-site disaster recovery data storage and related network improvements to the public safety computer system. Sufficient funds are available in the current year General Fund budget, and there will be no net fiscal impact.

CC #: 7651

File #: 0201-01 & 0323

CONTACT: Claudia Villa 916-774-5003 cvilla@roseville.ca.us

7.25. Water Operations Fund - Budget Adjustment

Memo from Business Services Administrator Carol Margetich and Environmental Utilities Director Richard Plecker recommending Council adopt ORDINANCE NO. 5678 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The requested ordinance approves a \$3,500,000.00 budget adjustment to transfer available funds from the Water Operations Fund to the Water Rehabilitation Fund and the Water Rate Stabilization Fund. The proposed transfer will fortify Water Rate Stabilization Fund and Water Rehabilitation Fund reserves consistent with financial policy goals.

CC #: 7643

File #: 0201-01 & 0800-02

CONTACT: Carol Margetich 916-746-1712 cmargetich@roseville.ca.us

7.26. Staffing and Salary Schedule Changes

Memo from Senior Human Resources Analyst Linda Hampton and Human Resources Director Gayle Satchwell recommending Council adopt ORDINANCE NO. 5676 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5643, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "C" TO BE EFFECTIVE MAY 14, 2016, AS AN URGENCY MEASURE. Staff recommends the City Council approve Management A & B salary schedules to reflect the new classifications for Housing Manager, Assistant Human Resources Director, Refuse and Stormwater Manager, Environmental Utilities Rate Analyst I/II, Environmental Utilities Business Services Administrator, and Water Distribution Superintendent to support the City's current business needs. Staff is also recommending Council approve an allocation schedule reflecting the addition of one Assistant Human Resources Director, one Refuse and Stormwater Manager, three Environmental Utilities Rate Analyst I/II, one Environmental Utilities Business Services Administrator and one Administrative Technician allocations. These positions will be filled as promotional opportunities with the resulting vacancies being eliminated. Also recommended is the addition of one Water Distribution Superintendent and one Water

Distribution Supervisor to the Environmental Utilities allocation schedule. In addition, staff is recommending a salary increase for the Central Services Director due to expanded responsibilities. The proposed changes will result in an annual cost of \$335,779.00 to the Enterprise Fund and \$86,721.00 to the General Fund and a fiscal impact of \$25,829.00 to the enterprise fund and \$6,671.00 to the General Fund which can be absorbed in the FY16 Budget.

CC #: 7638

File #: 0600-01

CONTACT: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

Ordinances (for second reading and adoption)

- 7.27. Second Reading of Ordinance - Westbrook Phases 2 & 3 - Westbrook Development Agreement Amendment, Westpark Development Agreement Amendment, and Rezone
ORDINANCE NO. 5680 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE SEVENTH AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WEST ROSEVILLE, LLC, AS ASSIGNEE OF PL ROSEVILLE, LP RELATIVE TO THE WEST ROSEVILLE SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and ORDINANCE NO. 5681 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE FIRST AMENDMENT OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WESTPARK S.V. 400, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and ORDINANCE NO. 5682 OF THE COUNCIL OF THE CITY OF ROSEVILLE REZONING CERTAIN REAL PROPERTY LOCATED IN THE WESTBROOK PHASE 2 AND PHASE 3 PORTIONS OF THE SIERRA VISTA SPECIFIC PLAN. for second reading and adoption.

CC #: 7653

File #: 0400-04-12-1

CONTACT: Lauren Hocker 916-774-5272 lhocker@roseville.ca.us

Reports / Requests

- 7.28. Out-of-State Travel Request - City Manager's Office
Memo from Government Relations Administrator Mark Wolinski and Public Affairs & Communications Director Megan MacPherson recommending Council approve out of state travel for the Mayor and Government Relations Administrator, Mark Wolinski, to attend the U.S. Conference of Mayors 84th Annual Conference in Indianapolis, IN, June 24-27, 2016. This conference provides an exceptional program focusing on an array of critical issues for cities across the nation. The conference affords Mayors and staff with the opportunity to voice their opinions and set the organization's agenda on issues such as water, economic development, housing, public safety and energy. In addition, the conference provides workshops on best practices including program development, funding and implementation. The estimated cost for travel and conference attendance for two is \$6,000.00. Funds are available in the City Council and City Manager's Budgets for FY2015/16 to cover the costs.

CC #: 7628

File #: 0600-02

CONTACT: Mark Wolinski 916-774-5179 mwolinski@roseville.ca.us

- 7.29. Single Audit Report for Fiscal Year Ended June 30, 2015

Memo from Accounting Supervisor Jacquelyn Flickinger and Finance Director Monty Hanks with a Single Audit Report which includes the Memorandum on Internal Control and Required Communications. The audit is conducted in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, and OMB Circular A-133. There is no impact to the City's General Fund.

CC #: 7636

File #: 0201-02

CONTACT: Jacquelyn Flickinger 916-774-5516 jflickinger@roseville.ca.us

Ceremonial Documents

7.30. Resolution of Commendation and Appreciation to Jeanette Mervau

Jeanette Mervau be commended for her outstanding service and dedication to the City of Roseville, congratulated for her many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 7646

File #: 0102-10

CONTACT: Susan Schinnerer 916-774-5204 sschinnerer@roseville.ca.us

7.31. Resolution of Commendation and Appreciation to Robert Condo

Robert Condo be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 7647

File #: 0102-10

CONTACT: Karen Sainsbury 916-746-1704 ksainsbury@roseville.ca.us

Motion by

Seconded by

To remove items _____ from the Consent Calendar to be discussed separately and that the remaining items be approved as recommended.

Roll Call Vote Ayes Noes Absent

Councilmember Gore _____

Vice Mayor Rohan _____

Councilmember Herman _____

Councilmember Roccucci _____

Mayor Garcia _____

REMOVED FROM CONSENT CALENDAR

Item #

By

Motion by
Seconded by
To _____

Roll Call Vote	Ayes	Noes	Absent
Councilmember Gore	_____	_____	_____
Vice Mayor Rohan	_____	_____	_____
Councilmember Herman	_____	_____	_____
Councilmember Roccucci	_____	_____	_____
Mayor Garcia	_____	_____	_____

REMOVED FROM CONSENT CALENDAR

Item #

By

Motion by
Seconded by
To _____

Roll Call Vote	Ayes	Noes	Absent
Councilmember Gore	_____	_____	_____

Vice Mayor Rohan _____
Councilmember Herman _____
Councilmember Roccucci _____
Mayor Garcia _____
REMOVED FROM CONSENT CALENDAR
Item # _____
By _____

Motion by _____
Seconded by _____
To _____

Roll Call Vote	Ayes	Noes	Absent
Councilmember Gore	_____	_____	_____
Vice Mayor Rohan	_____	_____	_____
Councilmember Herman	_____	_____	_____
Councilmember Roccucci	_____	_____	_____
Mayor Garcia	_____	_____	_____

REMOVED FROM CONSENT CALENDAR
Item # _____
By _____

Motion by _____
Seconded by _____
To _____

Roll Call Vote	Ayes	Noes	Absent
Councilmember Gore	_____	_____	_____
Vice Mayor Rohan	_____	_____	_____

Councilmember Herman _____
Councilmember Roccucci _____
Mayor Garcia _____

8. END OF CONSENT CALENDAR

- 8.1. Minutes of Prior Meetings
Memo from City Clerk Sonia Orozco recommending Council approve the Minutes of March 2, 2016 City Council Meeting (Rohan absent), and March 16, 2016 City Council Special Closed Session/City Council Meeting (Rohan absent).
CC #: 7650
File #: 0102-03
CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Motion by _____
Seconded by _____
To approve the Minutes of the March 2, 2016 City Council Meeting and the March 16, 2016 City Council Special Closed Session/City Council Meeting.
Roll Call Vote Ayes Noes Absent
Councilmember Gore _____
Vice Mayor Rohan A B S T A I N
Councilmember Herman _____
Councilmember Roccucci _____
Mayor Garcia _____

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

- 9.1. Medical Marijuana Regulation Presentation
Presentation by Bekki Riggan, Deputy CEO, and Josh Huntsinger, Agriculture Commission/Sealer on Placer County's community outreach approach.
CC #: 7655
File #: 0102-11
CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Placer County Deputy CEO Bekki Riggan and Placer County Agriculture Commission/Sealer Josh Huntsinger made the presentation to Council

9.2. FY2016-17 Budget Update - Electric Department

Memo from Electric Rates & Financial Administrator Philip McAvoy and Electric Utility Director Michelle Bertolino with an informational report. The FY2016/17 Budget preparation is underway and staff wants to keep the City Council informed with various budget related information and estimates as they become available. The updates are intended to solicit input and feedback from Council to ensure staff prepares their budgets that support Council goals and priorities outlined during the budget workshop. There is no fiscal impact for this report.

CC #: 7624

File #: 0800-03

CONTACT: Philip McAvoy 916-774-5689 pmcavoy@roseville.ca.us

Electric Utility Director Michelle Bertolino introduced Electric Rates & Financial Administrator Philip McAvoy.

Electric Rates & Financial Administrator Philip McAvoy made the presentation to Council.

10. ORDINANCES

10.1. Washington Boulevard/Andora Bridge Widening Project - Professional Design Services Agreement and Budget Adjustment

Memo from Associate Engineer Luz "Nina" Buelna and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-150 APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MARK THOMAS & COMPANY, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5677 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This is a request for Council to approve a Professional Design Services Agreement with Mark Thomas & Company (MT&Co) for Environmental and Engineering Services and authorizing the City Manager to execute it, in the not to exceed amount of \$3,470,182.00 for the Washington Boulevard/Andora Bridge Widening Project, and authorize a budget adjustment to transfer \$1,814,300.00 from the Traffic Mitigation Fund to the project account to cover the full contract cost and City staff time. The environmental and design portion of the project is fully funded with Traffic Mitigation Fees.

CC #: 7642

File #: 0900-04-02 & 0201-01

CONTACT: Luz "Nina" Buelna 916-746-1300 nbuelna@roseville.ca.us

Public Works Director Rhon Herndon introduced Associate Engineer Nina Buelna.

Associated Engineer Nina Buelna made the presentation to Council.

Motion by
Seconded by
to adopt RESOLUTION NO. 16-150 APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MARK THOMAS & COMPANY, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE;

and,
adopt ORDINANCE NO. 5677 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE.

Roll Call Vote	Ayes	Noes	Absent
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Councilmember Gore	_____	_____	_____
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Vice Mayor Rohan	_____	_____	_____
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Councilmember Herman	_____	_____	_____
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Councilmember Roccucci	_____	_____	_____
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Mayor Garcia	_____	_____	_____
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11. COUNCIL / STAFF / REPORTS/ COMMENTS

12. ADJOURNMENT

Motion by

Seconded by

To adjourn the meeting at p.m.

Vote: All Ayes

CAROL GARCIA, MAYOR

SONIA OROZCO, CMC
CITY CLERK



COUNCIL COMMUNICATION

CC #: 7778

File #: 0900-04-01

Title: 2016 Sidewalk, Curb and Gutter Repair Project - Award of Contract

Contact: Nick Graves 916-746-1300 ngraves@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.2.

RECOMMENDATION TO COUNCIL

Staff recommends that Council award the 2016 Sidewalk, Curb & Gutter Repair Project to the lowest responsible bidder, All-American Construction, Inc., in the amount of \$229,349.00 and grant staff change order authorization to exceed the award amount by 10% (\$22,934.90), and to adopt the attached resolution authorizing the City Manager to execute a construction contract after bonds and insurances have been submitted to the satisfaction of the City Attorney.

BACKGROUND

This is a bi-ennial City maintenance project, which repairs damaged sidewalks, curbs and gutters. This year's project includes 150 repair locations throughout the City. A map showing these locations along with an associated address list is attached. A majority of the damage being repaired was caused by the roots of official city trees. However, this year's project also includes additional work for sidewalk repairs within the North Central Lighting and Landscaping District (LLD) and within Maidu Park. Four ADA curb ramps will also be installed. Incorporating the additional work into our curb, gutter, and sidewalk project will give us an improved economy of scale which should result in lower unit prices.

Construction is anticipated to begin in early July 2016 with completion by the end of August 2016.

On April 6, 2016 the City Council approved the plans and specifications for the project and authorized staff to call for bids. Five bids were received and opened May 10, 2016.

The engineer's estimate and bid are as follows:

Engineers Estimate	\$ 201,500.00
All-American Construction, Inc.	\$ 229,349.00
Dalian Construction, Inc.	\$ 248,812.22
TJR Resources, Inc.	\$ 283,541.46
FBD Vanguard Construction	\$ 399,414.40
Central Valley Engineering & Asphalt	\$ 414,879.00

PUBLIC OUTREACH

Residents will receive notice of the work 48 hours prior to working in front of their residence.

FISCAL IMPACT

The Project will cost \$252,283.90, which includes a 10% change order authorization for contingency. The project will be funded by several funding sources. These sources and amounts are: \$160,000 of General Liability Insurance Funds for damage caused by official City trees; \$9,152 of North Central LLD sidewalk maintenance funds for work within the North Central LLD; \$7,469 of Park Maintenance Funds for the Maidu Park repairs; \$51,663.90 of Street Maintenance Funds available for any work along City streets; and \$24,000 of CIP Rehab Funds (ADA Compliance in R/W account - 21507) for the ADA curb ramps.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal guidelines, there is one job created for every \$92,000.00 in direct government spending. Based on that figure, this project will create 2.5 jobs.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration of an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Nicholaus Graves, Assistant Engineer

Rhon Herndon, Public Works Director



Rob Jensen, City Manager

ATTACHMENTS:

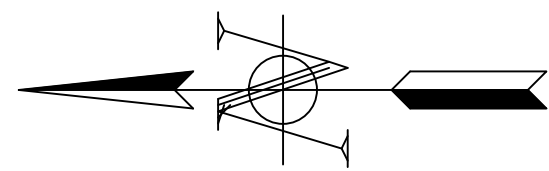
Description

Location Map

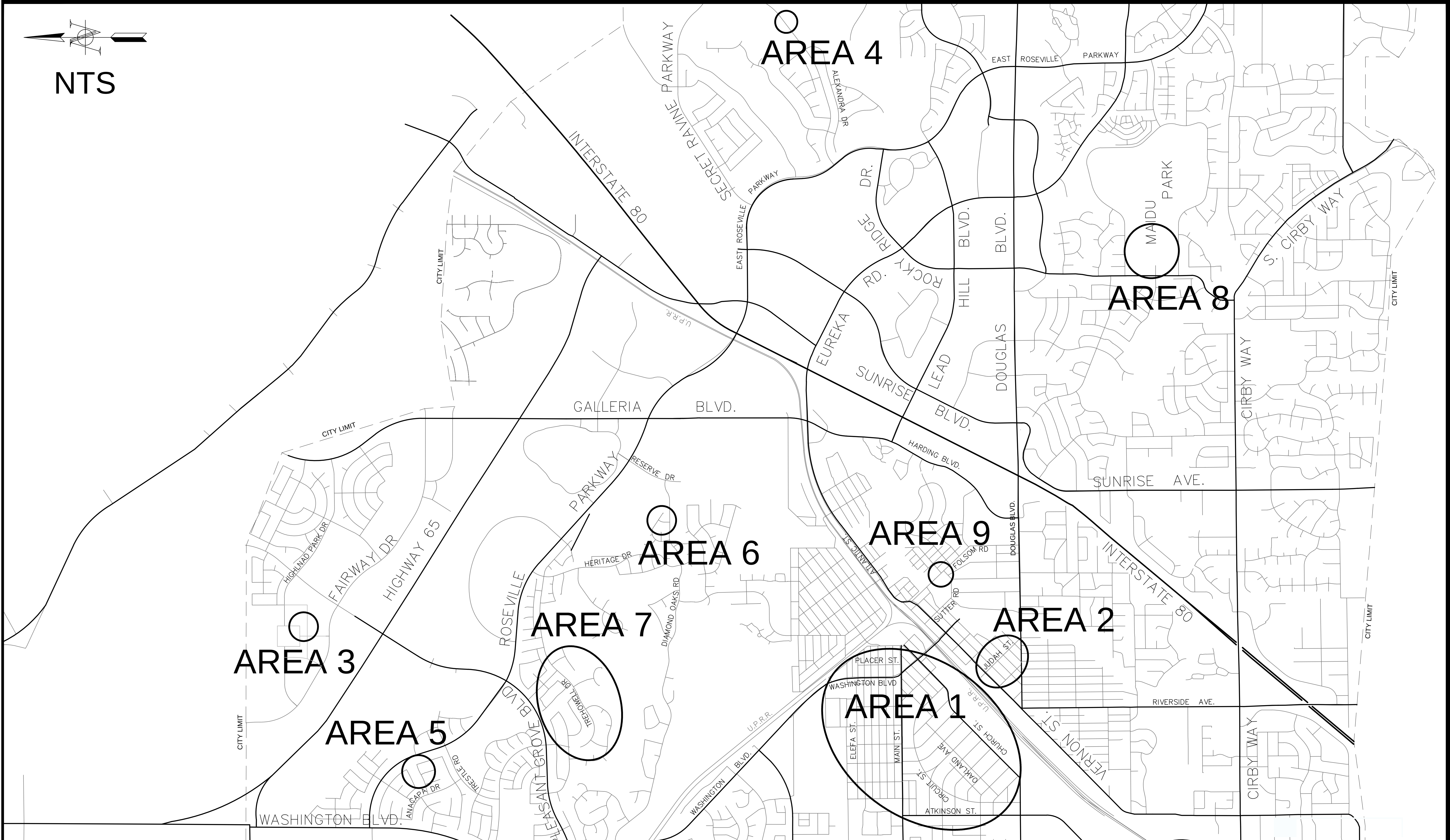
Location Table

Resolution No. 16-250

Contract Agreement



NTS



BENCH MARK
ELEVATION _____ DATUM _____
DESCRIPTION _____

DESIGN BY: NG
DRAWN BY: NG
CHECKED BY: RC
SCALE: AS SHOWN
DATE: MARCH 2016
PROJECT NO:


PRINCIPAL ENGINEER



PLANS APPROVAL DATE _____

CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS
311 VERNON STREET
ROSEVILLE, CA 95678
(916) 746-1300


CITY OF ROSEVILLE CALIFORNIA

2016 SIDEWALK, CURB & GUTTER REPAIR PROJECT
LOCATION MAP
CITY OF ROSEVILLE CALIFORNIA

2016 SIDEWALK, CURB, AND GUTTER

Location/Address		Remove and Replace Sidewalk 6" Depth			Driveway	Curb & Gutter	Replace Curb Ramp	Truncated Dome	Asphalt Concrete
#	Street Name	Width (ft)	Length (ft)	Area (SF)	Area (SF)	Length (LF)	Area (SF)	Each (EA)	Area (SF)

Area 1

112	Ash St	4	5.5	22.0					
						8.8			17.5
126	Ash St	4	20	80.0					
134	Ash St	4	6	24.0					
138	Ash St	4	2.25	9.0					
		4.75	7.75		36.8				
		4	3.75	15.0					
		4	4	16.0					
141	Ash St	4.0	9	36.0					
145	Ash St					20.0			40
146	Ash St	4	4	16.0					
156	Ash St	4	14.25	57.0					
214	Ash St	4	6	24.0					
						18.0			36
300	Berkeley Ave	4	14	56.0					
		4	10	40.0					
		4	10.5	42.0					
301	Berkeley Ave	4	21	84.0					
		4	4.5	18.0					
						11.0			22
309	Berkeley Ave	4	8	32.0					
322	Berkeley Ave	4.0	5.5	22.0					
323	Berkeley Ave	4.0	12	48.0					
		4.0	7	28.0					
330	Berkeley Ave					10.0			20
		4.0	15	60.0					
405	Berkeley Ave	4.0	8.5	34.0					
410	Berkeley Ave	4.0	17.75	71.0					
419	Berkeley Ave					20.0			40
		4.0	4.25	17.0					
		4.0	3	12.0					
113	Birch St	4.0	4	16.0					
116	Birch St	4.0	24.5	98.0					
						16.0			32
133	Birch St	4.0	4	16.0					
134	Birch St					20.0			40
						10.5			21
						14.0			28
		4.0	4	16.0					
149	Birch St	4.0	15.75	63.0					
201	Birch St	4.0	9	36.0					
		4.0	6	24.0					
		4.0	6	24.0					
204	Birch St	4.0	13	52.0					
208	Birch St	4.0	12.75	51.0					
217	Birch St	4.0	9	36.0					
		2.0	8	16.0					
225	Birch St	4.0	16.5	66.0					
226	Birch St	4.0	10.75	43.0					
229	Birch St	3.8	11	41.3					
301	Birch St	3.8	3.25	12.2					
		4.0	6	24.0					
						20.0			40
						7.0			14
303	Birch St	4.0	11.75	47.0					

						10.0			20
305	Birch St	4.0	30.5	122.0					
					54.0				
306	Birch St	4.0	5.5	22.0					
308	Birch St	4.0	9	36.0					
					31.5				
						10.0			20
311	Birch St	4.0	3	12.0					
						10.0			20
375	Birch St	4.0	7.25	29.0					
		4.0	8.25	33.0					
		3.0	5	15.0					
		4.0	21.25	85.0					
149	Cedar St					9.8			19.5
223	Cedar St	4.0	6	24.0					
257	Cedar St	4.0	14	56.0					
312	Cedar St	4.0	4.75	19.0					
		4.0	5.75	23.0					
313	Cedar St	5.5	15		82.5				
		4.0	5	20.0					
						10.0			20
216	Church St	5.5	8	44.0					
		5.0	8	40.0					
		3.5	6.5	22.8					
		3.8	5.5	20.6					
224	Church St	8.0	10	80.0					
		8.0	10	80.0					
		8.0	5.25	42.0					
		8.0	17.5	140.0					
229	Church St					20.0			40
326	Church St					18.0			36
512	Church St	4.0	4	16.0					
201	Circuit Dr	4.0	32.5	130.0					
346	Circuit Dr	4.0	20.25	81.0					
		4.0	12	48.0					
420	Circuit Dr	4.0	17	68.0					
1010	Circuit Dr	4.0	15.5	62.0					
200	Duranta St	4.0	18	72.0					
305	Duranta St	4.0	5.25	21.0					
		4.0	7.25	29.0					
322	Duranta St	4.0	8.5	34.0					
201	Elefa St (side)	4.0	10.5	42.0					
200	Elm St	4.0	5	20.0					
		4.0	25.25	101.0					
						9.5			19
130	Fig St	4.0	9.75	39.0					
						19.5			39
131	Fig St	4.0	9.25	37.0					
		4.0	5	20.0					
		2.5	5	12.5					
						20.0			40
322	Fig St	4.0	10.5	42.0					
249	Fig St	6.0	50	300.0					
119	Grove St	4.3	8.5	36.6					
119/121	Grove St	4.0	22	88.0					
126/122	Grove St	4.0	6	24.0					
120	Grove St	4.0	15	60.0					
312	Grove St	4.0	8	32.0					
334	Grove St	5.0	10	50.0					
340	Grove St	5.0	3.75	18.8					
508	Grove St	4.0	20	80.0					
528	Grove St					7.5			15

214B	High St	5.0	5.6	28.0					
215	High St	4.5	5	22.5					
317A	High St	4.0	16.3	65.2					
					118.8				
						30.5			61
320	High St	4.0	11.5	46.0		10.0			20
		4.0	8	32.0					
332	High St	4.0	8	32.0		19.0			38
308	Hill Ave	4.0	3	12.0					
	Hill Ave (Behind)	5.0	10	50.0					
327	Main St	5.0	3.25	16.3					
324	Main St	5.0	3	15.0					
		5.0	1.75	8.8					
412	Main St	5.0	3.25	16.3					
		2.5	3.5	8.8					
416	Main St	4.5	6	27.0					
505	Main St					41.0			82
512	Main St	4.5	3.75	16.9					
529	Main St	4.0	3	12.0					
530	Main St					12.0			24
606	Main St	5.0	3	15.0					
		2.5	2.5	6.3					
612	Main St	5.0	15.25	76.3					
						10.0			20
613	Main St	5.0	12	60.0					
615	Main St	5.0	16	80.0					
		5.0	3	15.0					
624	Main St	5.0	23	115.0					
703	Main St	4.0	4	16.0					
812	Main St	5.0	8.75	43.8					
200	N Grant St				100.0				
						30.0			60
						10.0			20
228	N Grant St	4.5	8	36.0					
		6.0	20.5	123.0					
					105.0				
231	N. Grant St					10.0			20
						10.0			20
						10.0			20
319	N Grant St	4.0	8	32.0					
509	Oakland Ave	4.0	7.25	29.0					
514	Oakland Ave	4.0	13	52.0					
611	Oakland Ave	4.0	22.25	89.0					
610	Oakland Ave	4.0	11	44.0					
		4.0	19.75	79.0					
						30.3			60.5
		5.8	11		63.3				
700	Oakland Ave	4.0	23.75	95.0					
113	Placer St	4.0	20.5	82.0					
		4.0	8	32.0					
115	Placer St	4.0	14	56.0					
200	Placer St (side)	4.0	18	72.0					
204	Placer St					18.5			37
		4.3	12		51.0				
210	Placer St					15.5			31
		4.0	9	36.0					
216	Placer St	4.0	10.5	42.0					
						10.5			21
217	Placer St					20.5			41
		4.0	15	60.0					
		4.5	10.6		47.7				
219	Placer St (side)					10.0			20

		4.0	16	64.0					
111	Pleasant St	6.0	10.5	63.0					
123	Pleasant St	5.0	18	90.0					
						19.0			38
200	Pleasant St	4.0	22.5	90.0					
200	Pleasant St (side)	4.0	12	48.0					
		4.0	10	40.0					
204	Pleasant St	4.0	13	52.0					
208	Pleasant St	4.0	8	32.0					
310	Pleasant St	3.0	6.25	18.8					
		3.0	7.75	23.3					
400	Pleasant St	5.0	50.25	251.3					
430	Pleasant St	4.0	14.75	59.0					
400	Washington Blvd					20.0			40
		5.0	4	20.0					
500	Washington Blvd					17.0			34
						17.5			35
						18.0			36
		5.0	7.6	38.0					
					6757.7	690.5	708.8		1417.5

Area 2

218/222	Judah St	5	12		60.0				
		5	27	135.0					
						30.5			61
212	Judah St	4	14.5	58.0					
110	Judah St	4.5	8	36.0					
222	Judah St (side)	5.0	21.5	107.5					
		5.0	9.5	47.5					
		5.0	36	180.0					
300	Judah St (side)					9.3			18.6
605	Oak St (side)	4	18	72.0					
605	Oak St (behind)	6	4.6	27.6					
		4	16.5	66.0					
		4	18.3	73.2					
608	Oak St					19.5			39
		5	11		55.0				
		5	14.5	72.5					
518	Oak St	5	4	20.0					
522	Oak St	5	5	25.0					
		5	6	30.0					
612	Oak St	4	9	36.0					
527	Oak St	5	10.6	53.0					
						15.0			30
532	Royer St	4.0	11	44.0					
523	Royer St	5.0	4	20.0					
		6.0	10.5	63.0					
						32.0			64
531	Vernon St (side)	21.0	24.8	520.8					
					1687	115	106		212.6

Area 3

7553	Greenburn Dr			5.0	15.0				
					5	15	0		0

Area 4

2750	Alexandra Dr	5	15	75.0					
					75	0	0		0

Area 5

524	Brennen Cir	5	17	85.0					
				85.0	0.0	0.0	0.0	0.0	0.0

Area 6

2020	Peridot St	5.0	29.5	147.5					
2007	Onyx St	5	10.5	52.5					0
				200	0	0	0	0	0

Area 7

101	Chip Shot Way			94.0					
321	Crescent Dr	5	20.5	102.5					
		5	8.5	42.5					
125	Hawk Crest Way	5.0	20	100.0					
1216	Trehowell Dr	5	11.5	57.5					
1201	Trehowell Dr	5	30	150.0					
				547	0	0	0	0	0

Area 8

Library		10.0	31.25	312.5					
Ball Field		12	25.5	306.0					0
				619	0	0	0	0	0

Area 9

West Corner Ramp					4.0	150.0	3.0	150
South Corner Ramp						188.0	1.0	230
North Ramp			68.0		10.0	135.0	1.0	195
East	4	26.5	106.0		26.5			53
			174	0	41	473	5	628

Total Quantities

10149	821	856	473	5	1780
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RESOLUTION NO. 16-250

APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ALL-AMERICAN CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement regarding the 2016 Sidewalk, Curb & Gutter Repair Project, by and between the City of Roseville and All-American Construction, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville, upon receipt of bonds and insurance which have been approved by the City Attorney's office; and

BE IT FURTHER RESOLVED that the Public Works Director shall be authorized to approve change orders for the Project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed ten percent (10%) of the contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

A G R E E M E N T

THIS AGREEMENT, is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation, ("CITY"), and All-American Construction, Inc., a California corporation, ("CONTRACTOR"),

W I T N E S S E T H:

WHEREAS, the City Council of the CITY, at a meeting held on the 4th day of April, 2016, approved plans and specifications for the 2016 Sidewalk, Curb and Gutter Repair Project

and directed the City Clerk to advertise for sealed proposals for doing said work and providing that bids be submitted on the 10th day of May, 2016, and

WHEREAS, the City Clerk, thereafter duly and regularly caused a notice to be published in the manner and for the time prescribed by law, and

WHEREAS, CONTRACTOR, pursuant to the provisions of said notice duly filed a bid with the City Clerk, a true copy of which bid is now on file in the office of the City Clerk, and is hereby referred to and by this reference made a part hereof as fully as if set forth at length herein, and

WHEREAS, all bids received pursuant to said notice were opened and examined and publicly declared at the time specified in said advertisement for bids and at a meeting of the City Council held on the ____ day of _____, 20__, the Council found and declared the bid of CONTRACTOR to be the lowest responsible bid and thereupon awarded a contract to CONTRACTOR to do the work referred to in the aforementioned specifications,

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

a. To do the work and furnish all the labor, materials, tools, equipment and insurance required for the 2016 Sidewalk, Curb and Gutter Repair Project

in accordance with the Contract Documents (the work).

b. To do and perform the Work contemplated hereby in a good and workmanlike manner under the direction of and to the satisfaction of the Director of Public Works of the City of Roseville.

2. PAYMENT. CITY shall pay CONTRACTOR two hundred twenty-nine thousand, three hundred forty-nine dollars (\$229,349.00) for the Work.

3. CONTRACT DOCUMENTS. The complete Agreement between the parties hereto consists of the following documents:

- a. The advertisement for bids (including the notice to bidders, instructions to bidders and proposals);
- b. The accepted bid;
- c. Plans and specifications (including standard construction specifications, special provisions and construction details);
- d. Bonds and insurance required by the specifications; and
- e. This contract.

All documents specified above are intended to operate so that any work called for in any one and not mentioned in the other, or vice versa, is to be executed the same as if mentioned in all said documents.

4. LIQUIDATED DAMAGES. In the event CONTRACTOR does not complete the work within the time specified, CONTRACTOR agrees that CITY will suffer damages. Inasmuch as the actual damages which would result from such breach by CONTRACTOR

under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of \$1,000.00 per day as liquidated damages, in the event of such delay.

5. TIME OF ESSENCE. Time is of the essence of this Agreement.

6. ATTORNEY'S FEES; VENUE; GOVERNING LAW. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

7. INDEPENDENT CONTRACTOR. CONTRACTOR shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

8. SUCCESSORS IN INTEREST. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

9. MODIFICATION. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

10. SEVERABILITY. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

11. INTEGRATED AGREEMENT. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20____, and CONTRACTOR has caused this Agreement to be duly executed.

CITY OF ROSEVILLE,
a municipal corporation

CONTRACTOR:

By: _____
ROB JENSEN
City Manager

By: _____
its: PRESIDENT

ATTEST:

AND

By: _____
SONIA OROZCO
City Clerk

By: _____
its: VICE PRESIDENT

APPROVED AS TO FORM:

Business License #: 948762

By: _____
ROBERT R. SCHMITT
City Attorney



COUNCIL COMMUNICATION

CC #: 7740

File #: 0203-13-02

Title: Traffic Monitoring Cameras (RFQ 01-3086) - Purchase Order

Contact: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.3.

RECOMMENDATION TO COUNCIL

Recommend Council authorize purchase orders to Control Tech West, Inc. as the lowest responsive bidder to RFQ 01-3086 for traffic monitoring cameras. The purchase orders will be issued on an as needed basis through the duration of the contract period. The total estimated cost of the cameras including tax from date of contract award through 6/30/17 is \$296,700.00 or not to exceed department budgeted amounts.

BACKGROUND

The City of Roseville currently uses internet protocol (IP) video cameras located at each signalized intersection. The camera's main use is monitoring traffic conditions throughout the City. The video feeds are sent to the Public Works Department Traffic Operations Center and displayed on multiple monitors. These same video feeds are sent to the public via our traveler information web page. We also share our video feeds with other internal City departments. The camera purchases are to replace failed cameras as needed and for camera installations in newly constructed signalized intersections.

A formal bid was issued with two vendors responding as follows:

<u>Vendor</u>	<u>Unit Price</u>
C.T. West, Inc.	\$3,450.00
Temecula, CA	

Western Pacific Signal	\$1,995.00
Roseville, CA	

The apparent low bidder, Western Pacific Signal, did not bid a camera that meets the bid specifications in the following areas: shutter speed, pan speed, tilt angle, tilt speed, digital zoom, and frame rate. Staff therefore recommends the award be made to the next lowest bidder, C.T. West, Inc.

FISCAL IMPACT

The total estimated cost of the traffic monitoring cameras through 6/30/17 is \$296,700.00. Funding is included in the Public Works Department's 2015/16 fiscal year budget and their proposed 2016/17 fiscal year budget pending Council approval of budgets.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The purchase of traffic monitoring cameras does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Joanna Oukrop, Buyer II

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 7739
File #: 0203-10

Title: Sprinkler Parts (RFQ 01-3003) - Purchase Orders
Contact: Peter Brevik 916-774-5724 pbrevik@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.4.

RECOMMENDATION TO COUNCIL

Authorize the renewal of open purchase orders to John Deere Landscapes and Ewing Irrigation for the purchase of sprinkler parts and related items. The estimated total combined value of the award is \$55,000.00 or up to department budgeted amounts.

BACKGROUND

The Parks Maintenance and Building Maintenance Divisions have ongoing requirements for sprinkler parts and related items. These materials are used for landscape maintenance of the City's parks and various other properties that require irrigation. These items are purchased and stocked in the City's Central Stores warehouse for use on an as needed basis by the end using departments.

A bid was issued September 2015 and allowed for optional renewal years, with this being the first of four optional years. The services provided have been satisfactory and in accordance with the terms and conditions of the bid.

FISCAL IMPACT

The estimated total combined value of the renewal to John Deere Landscape and Ewing Irrigation is \$55,000.00. Funding is included in the FY2016/17 Central Stores Inventory Replacement account budget with the cost being ultimately charged to the end using departments as the stock items are issued.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The purchase of sprinkler parts and related items does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Peter Brevik, Buyer II

Paul Diefenbach, Central Services Director

A handwritten signature in blue ink, appearing to read 'Rob Jensen', with a long horizontal flourish extending to the right.

Rob Jensen, City Manager



COUNCIL COMMUNICATION

CC #: 7738
File #: 0203-09

Title: Firewall Hardware and Maintenance Support Licenses - Purchase Order
Contact: Charles Aycock 916-746-1887 caycock@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.5.

RECOMMENDATION TO COUNCIL

Recommend City Council authorize a purchase order to ePlus Technology, Inc. for Palo Alto firewall equipment and associated maintenance support licensing utilizing the California Multiple Award Schedules CMAS-3-07-70-1633Q. The total estimated cost for the purchase order is \$77,795.60. Funding is included in the Environmental Utilities Dry Creek Wastewater (08422) and Water Treatment (08421) Plants' FY2015-2016 budgets.

BACKGROUND

The Environmental Utilities Department (EUD) currently are utilizing Palo Alto firewall devices for network security that will soon be at end-of-life, and un-supported by the manufacturer. The firewalls provide the secure network connection between the EUD Supervisory Control and Data Acquisition (SCADA) systems and non-SCADA networks. The procurement of the new Palo Alto firewalls will allow the EUD to maintain a high level of network security between the outside networks and the EUD SCADA systems that are currently protected by the depreciating firewall devices.

FISCAL IMPACT

The total estimated cost is \$77,795.60. Funding is included in the Environmental Utilities Dry Creek Wastewater Treatment Plant (08422) and Water Treatment Plant (08421) FY2015-2016 budgets.

ECONOMIC DEVELOPMENT / JOBS CREATED

There is no applicable economic development or job creation from this purchase.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines

§15061(b)(3). The purchase of the hardware and maintenance support project does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Charles Aycock, EIM Systems Coordinator

Richard Plecker, Environmental Utilities Director

A handwritten signature in blue ink, appearing to read 'Rob Jensen', with a long horizontal stroke extending to the right.

Rob Jensen, City Manager



COUNCIL COMMUNICATION

CC #: 7777
File #: 0800-03

Title: High Voltage Testing Equipment - Purchase Order Increase
Contact: Greg Damitz 916-774-5644 gdamitz@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.6.

RECOMMENDATION TO COUNCIL

Staff recommends City Council authorize a sole source agreement and purchase order (PO) funding increase with STB Electrical Test Equipment, Inc. for \$7,500.00, raising the value of the PO from \$20,000.00 to \$27,500.00 to cover purchases needed until the PO expiration date of 06/30/16.

BACKGROUND

Roseville Electric Utility uses an outside vendor to test high-voltage insulating tools to ensure proper operability and safety of the insulated device. Per OSHA 21 CFR 1910, the device must continue to meet the insulation level as stated on the tool at all times. STB Electrical Test Equipment, Inc. is the only company in the area that provides the required testing for the utility's high-voltage insulating tools and safety items. Items tested include electrical "hot-sticks", hoists, various insulating blankets (which must be tested annually) and rubber-gloves (which must be tested semi-annually). Due to necessary additional testing this year, Staff requests City Council authorization for a sole source agreement, and to increase the current purchase order limit from \$20,000.00 to \$27,500.00. The additional \$7,500.00 will cover purchases until the PO expiration date of 06/30/16.

FISCAL IMPACT

The total cost increase is \$7,500.00. Funds are available in the FY2015-16 Roseville Electric Utility Operations Fund to cover the cost of the increase.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a

direct or reasonable foreseeable indirect physical change in the environment (CEQA Guidelines §15061 (b) (3). This purchase order for testing high-voltage insulating tools and safety items does not include the potential for a significant environmental effect; therefore, is not subject to CEQA.

Respectfully Submitted,

Greg Damitz, Senior Electric Materials Technician

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 7744

File #: 0400-02-02-1

Title: 316 Vernon Street Office Building - Office, Workstation, and Ancillary Furniture - Service Agreement

Contact: Mike Isom 916-774-5527 misom@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.7.

RECOMMENDATION TO COUNCIL

Staff recommends award of a service agreement not to exceed \$630,000.00 to Vanguard Concept Offices for the design, purchase, project management, and installation of office, workstation and ancillary furniture for the 316 Vernon Office Building, utilizing the National IPA (contract #20155000063) and National Joint Powers Alliance (contract #031715-TKN) contracts. Staff also recommends the Council adopt a resolution authorizing the City Manager to sign the attached service agreement.

BACKGROUND

Construction of the 316 Vernon Street Office Building is well underway, which when completed will become the new home for the Fire, Parks, IT, AT and Housing Departments. As such, new workstation, office, and ancillary furniture is required to outfit the space.

The City conducted a competitive RFP selection process for furniture vendors last fall. Through this process, Vanguard Concept Offices (AKA Cre8 Workplace) was selected as the preferred furniture design and procurement vendor for this project. Contributing factors in the selection included Vanguard's proposed Teknion furniture product line from the standpoint of product quality, durability, and cost-effectiveness. Other considerations included the qualifications of the furniture design and installation team, as well as Vanguard's (Cre8) local presence in Roseville, contributing to efficiencies in job coordination and response times.

The City will relocate existing office equipment to the extent feasible. Miscellaneous office equipment that has yet to reach the end of its usable life and remains in good working order (file cabinets, white boards, tables, desk chairs, etc.) in the existing spaces of the relocating departments will be reused in the new building. Additional miscellaneous equipment purchases may be necessary once the departments move in. Such requests will be reviewed in the future on a need-demonstrated basis by Executive Management.

The proposed furniture purchase is on budget, and funds have been reserved in the overall 316 Vernon CIP budget for this purpose. No General Fund monies are required or proposed.

FISCAL IMPACT

The total purchase shall not exceed \$630,000.00, and will be funded from the 316 Vernon CIP project account. No general Fund Monies are required or proposed.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

This service agreement is not considered a "project" as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines §15378). Consequently, no CEQA action is required.

Respectfully Submitted,

Mike Isom, Development Services Manager

Kevin Payne, Development Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-228

Service Agreement - Vanguard Concept Offices

RESOLUTION NO. 16-228

APPROVING A SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND VANGARD CONCEPT OFFICES, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, a service agreement (Service Agreement No. S1604385) between City of Roseville and Vanguard Concept Offices, has been prepared and reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1604385**

SERVICE LOCATION: CITY OF ROSEVILLE
316 VERNON STREET
ROSEVILLE, CA 95678

REQ. NO.: R1613981 DATE: 5/20/16

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V40929
Telephone No.: 916-792-9191 Fax: 916-727-3257
Email address: aandre@cre8wkplace.com
Contractor: VANGARD CONCEPT OFFICES
ATTN: APRIL ANDRE
2150 NORTH FIRST STREET, SUITE 100
SAN JOSE, CA 95131

Department: BUILDING MAINTENANCE

Acct. Code: 10005-6130/151002-45

Buyer: PETER BREVIK
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
*ASAP	NET 30	6/30/17	Approved by Risk Mgt.	LORI HOGAN

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

PROVIDE NEW CUBICLES, CHAIRS, WORKSTATIONS AND OFFICE FURNITURE FOR 316 VERNON STREET INCLUDING PROJECT MANAGEMENT, DESIGN, DELIVERY AND INSTALLATION UTILIZING NATIONAL IPA CONTRACT 2015000063 PRICING. IN ACCORDANCE WITH ATTACHED QUOTES.

PLEASE CONTACT LORI HOGAN AT 916-774-5707 FOR QUESTIONS REGARDING THIS CONTRACT

*THE AMOUNT LISTED IS A NOT TO EXCEED AMOUNT.

Total Cost of Service: \$ 630,000.00

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: _____ Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: _____

JEFFREY D. TUTTIE

PRESIDENT

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR: _____

Timothy Thomas

Accountant

SIGNATURE

PRINT NAME

TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>."
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all worked performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. If the project referenced on this service agreement is a Public Works project, then the following shall apply. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

<i>City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.</i>
--

ATTACHMENT A

HUMAN RESOURCES/RISK MANAGEMENT DIVISION INSURANCE REQUIREMENTS – SERVICE AGREEMENT GENERAL

Required Coverage:

- General Liability: \$1,000,000 per occurrence
\$2,000,000 aggregate
Personal Injury:
\$1,000,000 per occurrence
\$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Workers' Compensation: Statutory

- *Policies must be primary and non-contributory
- *Policies must contain a waiver of subrogation
- *A 10 day notice of cancellation must be provided
- *The policies may not contain language which prohibits additional insured or other insurers from satisfying the self-insured retention or deductible
- *All Self Insured Retentions must be listed on the certificate

Required Documentation:

- A certificate(s) of insurance listing the required coverage and naming the City of Roseville as Certificate Holder. The Certificate should be addressed to:

The City of Roseville
Insurance Compliance
P.O. Box 12010-R1, Hemet, CA 92546-8010

- Additional Insured Endorsement- General Liability policy: CG 20 10 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured
- Waiver of Subrogation Endorsements
- Primary and Non-Contributory Coverage Endorsement – CG 20 01 04 13 or an equivalent

***NOTE: statements on the certificate of insurance in lieu of the documentation required above will not be accepted.**

Questions concerning any of the above should be directed to Ebix Customer Service
Phone: 951-652-4239 /fax 770-325-5727 or email: Roseville@ebix.com

May 17, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678

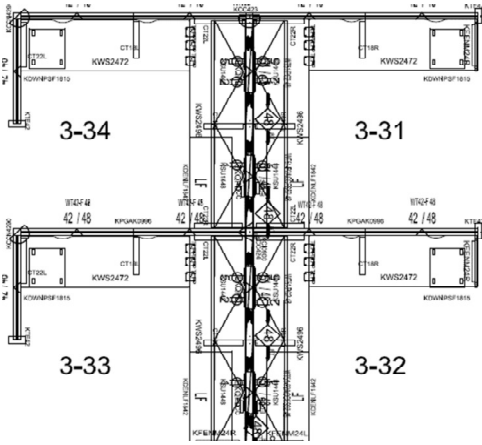
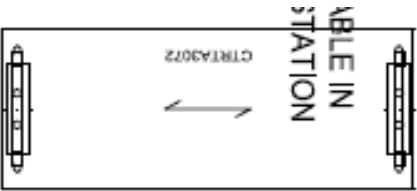


1731 East Roseville Pkwy, Suite 190
Roseville, CA 95661
T 916.930.0365 F 916.727.3257

Quote Provided By:

April Andre

City of Roseville Vernon Street _ 3rd Floor_IT_Workstations

	Qty	Description	Unit Price	Ext. Price
	65	Teknion Leverage Workstations, 42"h Panels with 9"h Add On Glass Screen, 24"d x 48"w, 24"d x 56"w, 24"d x 72"w, 24"d x 96"w, 30"d x 63"w and 30"d x 66"w Rectangular Worksurface, Overhead Upmount, Three Drawer Lateral File, 36"w and 42"w Large File/ File Stretch Pedestal, Pedestal Tower with Side Closet, Box/Box/File, 51"h x 29"d, (3) Left Closets and (5) Right Closets, (1) 21"h, 16"d x 72"w Elevated Low Full Drawer Credenza, Mobile Box/ File Pedestal; Laminate Finish: Mercurial Walnut, Foundation Finish: Latte	\$1,988.46	\$129,249.90
	5	Teknion Hub Table, 36"d x 72"w x 42"h D-Sided, Half Modesty, With Footrest, No Grommet; Laminate Finish: Mercurial Walnut	\$939.82	\$4,699.10
	1	Teknion Round Meeting Table, 42"dia, Fixed Post Legs w/ Casters.; Laminate Finish: Mercurial Walnut, Foundation Finish: Latte	\$305.58	\$305.58
	1	Teknion Table w/ 30"d X 72"w Rectangular Worksurface, No Grommet/ No Power Module, (2) Fixed Height T-Legs; Laminate Finish: Mercurial Walnut	\$345.56	\$345.56

May 17, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678



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Roseville, CA 95661
T 916.930.0365 F 916.727.3257

Quote Provided By:

April Andre

City of Roseville Vernon Street _ 3rd Floor_IT_Workstations

	Qty	Description	Unit Price	Ext. Price
Product Sub-total				\$134,600.14
Freight Charges for Project				
Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.				
Labor / Installation Services				
Design Hours			\$85.00	
Project Management Hours			\$85.00	
Sub-total				\$134,600.14
Sales Tax		Roseville, CA	7.50%	\$10,095.01
Project Total				\$144,695.15

APPROVAL SIGNATURE_____

DATE_____

TERMS: N10

DEPOSIT: \$72,347.58

QUOTE VALID FOR 30 DAYS

PLEASE MAKE ALL REMITTANCES PAYABLE TO: VANGARD CONCEPT OFFICES
2150 N. FIRST ST. STE 100
SAN JOSE, CA 95131

WE GLADLY ACCEPT VISA, MASTERCARD OR AMERICAN EXPRESS
PLEASE NOTE THAT A 2% TRANSACTION FEE WILL BE ADDED TO YOUR TOTAL BALANCE

THANK YOU FOR YOUR BUSINESS!

May 16, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678

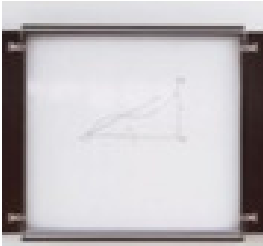


1731 East Roseville Pkwy, Suite 190
Roseville, CA 95661
T 916.930.0365 F 916.727.3257

Quote Provided By:

April Andre

City of Roseville Vernon Street _ 3rd Floor IT_POs

	Qty	Description	Unit Price	Ext. Price
	12	Teknion Expansion U-Desk, (11) 30" d x 72"w, (1) 30"d x 84"w Rectangular Desk w/ Recessed Modesty, 24"d x 42"w Bridge, 24" d x 72" w and (1) 24"d x 84"w Rectangular Desk w/ Wall-Access Modesty, 18"d x 36"w x 28"h Metal 2-Drawer Lateral File w/ Laminate Front, 18"d x 28"h Mobile Box/Box/File Pedestal, 13"h x 42"w Table Rail w/ Full Rail; Laminate Finish: Mercurial Walnut	\$1,266.64	\$15,199.68
	12	Teknion Expansion Caseloads Bookcase, 12"d x 36"w x 72"h	\$285.78	\$3,429.36
	12	Teknion Focus Wall Markerboard, 42"h x 48"w	\$512.62	\$6,151.44
	2	Teknion Expansion 36"w Square Meeting Table; Laminate Finish: Mercurial Walnut, Metal Finish: Mica Platinum	\$226.05	\$452.10

May 16, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678



1731 East Roseville Pkwy, Suite 190
Roseville, CA 95661
T 916.930.0365 F 916.727.3257

Quote Provided By:

April Andre

City of Roseville Vernon Street _ 3rd Floor IT_POs

	Qty	Description	Unit Price	Ext. Price
				
	1	Teknion Expansion 42"w Square Meeting Table; Laminate Finish: Mercurial Walnut, Metal Finish: Mica Platinum	\$251.79	\$251.79
Product Sub-total				\$25,484.37
Freight Charges for Project				
Labor / Installation Services				
			Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.	
Design Hours			\$85.00	
Project Management Hours			\$85.00	
Sub-total				\$25,484.37
Sales Tax			Roseville, CA	7.50% \$1,911.33
Project Total				\$27,395.70

APPROVAL SIGNATURE _____
TERMS: N10 DEPOSIT: \$13,697.85

DATE _____
QUOTE VALID FOR 30 DAYS

PLEASE MAKE ALL REMITTANCES PAYABLE TO: VANGARD CONCEPT OFFICES
2150 N. FIRST ST. STE 100
SAN JOSE, CA 95131

WE GLADLY ACCEPT VISA, MASTERCARD OR AMERICAN EXPRESS
PLEASE NOTE THAT A 2% TRANSACTION FEE WILL BE ADDED TO YOUR TOTAL BALANCE

THANK YOU FOR YOUR BUSINESS!

316 Vernon Street
Roseville, CA 95678



1731 East Roseville Pkwy, Suite 190

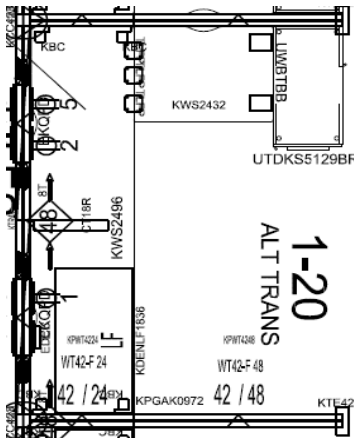
Roseville, CA 95661

T 916.930.0365 F 916.727.3257

Quote Provided By:

April Andre

316 Vernon Street_ 1st Floor Alt Transportation Workstations

Qty	Description	Unit Price	Ext. Price
11	 Teknion Leverage Workstations, 42"h Panels with 9"h Add On Frosted Glass Screen, 51"h Fabric Panels, 24"d x 32"w, 24"d x 56"w and 24"d x 96"w Rectangular Worksurface, (4) 36"w and (7) 42"w Large File/ File Stretch Pedestal, (8) 14"d x 48"w Upmount Overheads, Pedestal Tower with Side Closet, Box/Box/File, 51"h x 29"d - (6) Closets on Right and (5) Closets on Left; Laminate Finish: Mercurial Walnut, Foundation Finish: Latte	\$2,320.77	\$25,528.47
1	 Teknion Hub Table, 36"d x 60"w x 42"h D-Sided with Half Modesty, Footrest, No Grommet; Laminate Finish: Mercurial Walnut	\$848.68	\$848.68

May 17, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678



1731 East Roseville Pkwy, Suite 190
Roseville, CA 95661
T 916.930.0365 F 916.727.3257

Quote Provided By:

April Andre

316 Vernon Street _ 1st Floor Alt Transportation Workstations

	Qty	Description	Unit Price	Ext. Price
Product Sub-total				\$26,377.15
Freight Charges for Project				
Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.				
Labor / Installation Services				
Design Hours			\$85.00	
Project Management Hours			\$85.00	
Sub-total				\$26,377.15
Sales Tax		Roseville, CA	7.50%	\$1,978.29
Project Total				\$28,355.44

APPROVAL SIGNATURE _____

DATE _____

TERMS: N10

DEPOSIT: \$14,177.72

QUOTE VALID FOR 30 DAYS

PLEASE MAKE ALL REMITTANCES PAYABLE TO: VANGARD CONCEPT OFFICES
2150 N. FIRST ST. STE 100
SAN JOSE, CA 95131

WE GLADLY ACCEPT VISA, MASTERCARD OR AMERICAN EXPRESS
PLEASE NOTE THAT A 2% TRANSACTION FEE WILL BE ADDED TO YOUR TOTAL BALANCE

THANK YOU FOR YOUR BUSINESS!

May 17, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678

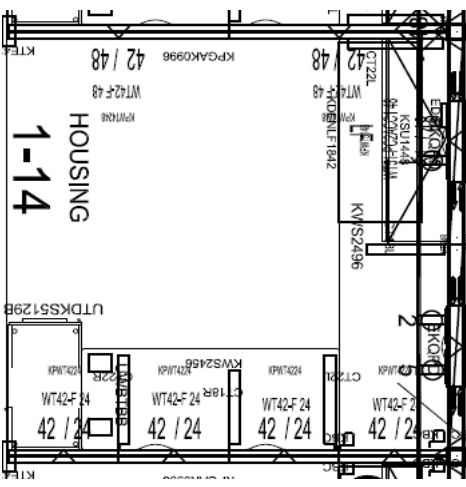


1731 East Roseville Pkwy, Suite 190
Roseville, CA 95661
T 916.930.0365 F 916.727.3257

Quote Provided By:

April Andre

City of Roseville Vernon Street _ 1st Floor Housing Workstations

Qty	Description	Unit Price	Ext. Price
11	 Teknion Leverage Workstation, 42"h Panels with 9"h Add On Glass Screen, 24"d x 48"w, 24"d x 56"w, and 24"d x 96"w Rectangular Worksurface, (1) 36"w and (10) 42"w Large File/ File Stretch Pedestal, Overhead Upmount, Pedestal Tower with Side Closet, Box/Box/File, 51"h x 29"d, (6) Closets on Right and (4) Closets on Left Box/ File Mobile Pedestal; Laminate Finish: Mercurial Walnut, Foundation Finish: Latte	\$2,175.31	\$23,928.41
Product Sub-total			\$23,928.41
Freight Charges for Project			
Labor / Installation Services			
		Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.	
Design Hours		\$85.00	
Project Management Hours		\$85.00	
Sub-total			\$23,928.41
Sales Tax		Roseville, CA	7.50%
Project Total			\$25,723.04

APPROVAL SIGNATURE _____
TERMS: N10 DEPOSIT: \$12,861.52

DATE _____
QUOTE VALID FOR 30 DAYS

PLEASE MAKE ALL REMITTANCES PAYABLE TO: VANGARD CONCEPT OFFICES
2150 N. FIRST ST. STE 100

WE GLADLY ACCEPT VISA, MASTERCARD OR AMERICAN EXPRESS
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May 17, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678



1731 East Roseville Pkwy, Suite 190
Roseville, CA 95661
T 916.930.0365 F 916.727.3257
Quote Provided By:
April Andre

City of Roseville Vernon Street _ 1st Floor Housing Workstations

Qty	Description	Unit Price	Ext. Price
THANK YOU FOR YOUR BUSINESS!			

May 17, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678

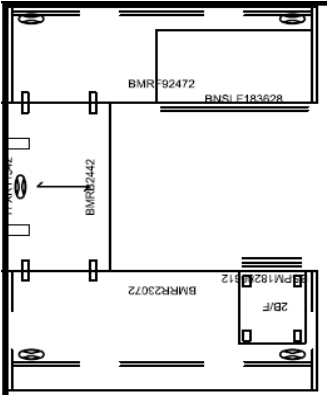
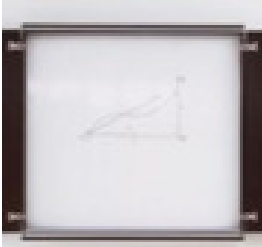


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Quote Provided By:

April Andre

City of Roseville Vernon Street _ 1st Floor Alt Transportation POs

Qty	Description	Unit Price	Ext. Price
			
4	Teknion Expansion U-Desk, 30" d x 72"w Rectangular Desk w/ Recessed Modesty, 24"d x 42"w Bridge, 24" d x 72" w Rectangular Desk w/ Wall-Access Modesty, 18"d x 36"w x 28"h Metal 2- Drawer Lateral File w/ Laminate Front, 18"d x 28"h Mobile Box/Box/File Pedestal, 13"h x 42"w Table Rail w/ Full Rail; Laminate Finish: Mercurial Walnut	\$1,266.73	\$5,066.92
			
4	Teknion Focus Wall Markerboard, 42"h x 48"w	\$512.62	\$2,050.48
			
1	Teknion Expansion 36"w Square Meeting Table; Laminate Finish: Mercurial Walnut, Metal Finish: Mica Platinum	\$226.05	\$226.05
			
4	Teknion Expansion Bookcase, 12"d x 36"w x 72"h; Finish: Mercurial Walnut	\$342.94	\$1,371.76

May 17, 2016

City of Roseville

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Quote Provided By:

April Andre

City of Roseville Vernon Street _ 1st Floor Alt Transportation POs

	Qty	Description	Unit Price	Ext. Price
Product Sub-total				\$8,715.21
Freight Charges for Project				
Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.				
Labor / Installation Services				
Design Hours			\$85.00	
Project Management Hours			\$85.00	
Sub-total				\$8,715.21
Sales Tax		Roseville, CA	7.50%	\$653.64
Project Total				\$9,368.85

APPROVAL SIGNATURE _____

DATE _____

TERMS: N10

DEPOSIT: \$4,684.43

QUOTE VALID FOR 30 DAYS

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2150 N. FIRST ST. STE 100
SAN JOSE, CA 95131

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May 17, 2016

City of Roseville

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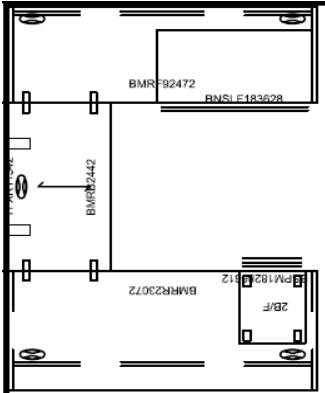


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Quote Provided By:

April Andre

City of Roseville Vernon Street _ 1st Floor Housing

	Qty	Description	Unit Price	Ext. Price
	1	Teknion Expansion U-Desk, 30" d x 72"w Rectangular Desk w/ Recessed Modesty, 24"d x 42"w Bridge, 24" d x 72" w Rectangular Desk w/ Wall-Access Modesty, 18"d x 36"w x 28"h Metal 2- Drawer Lateral File w/ Laminate Front, 18"d x 28"h Mobile Box/Box/File Pedestal, 13"h x 42"w Table Rail w/ Full Rail; Laminate Finish: Mercurial Walnut	\$1,266.73	\$1,266.73
	1	Teknion Focus Wall Markerboard, 42"h x 48"w	\$512.56	\$512.56
	1	Teknion Expansion 36"w Square Meeting Table; Laminate Finish: Mercurial Walnut, Metal Finish: Mica Platinum	\$226.05	\$226.05
	1	Teknion Expansion Bookcase, 12"d x 36"w x 72"h; Finish: Mercurial Walnut	\$342.94	\$342.94

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Quote Provided By:

April Andre

City of Roseville Vernon Street _ 1st Floor Housing

	Qty	Description	Unit Price	Ext. Price
Product Sub-total				\$2,348.28
Freight Charges for Project				
Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.				
Labor / Installation Services				
Design Hours			\$85.00	
Project Management Hours			\$85.00	
Sub-total				\$2,348.28
Sales Tax		Roseville, CA	7.50%	\$176.12
Project Total				\$2,524.40

APPROVAL SIGNATURE_____

DATE_____

TERMS: N10

DEPOSIT: \$1,262.20

QUOTE VALID FOR 30 DAYS

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May 17, 2016

City of Roseville

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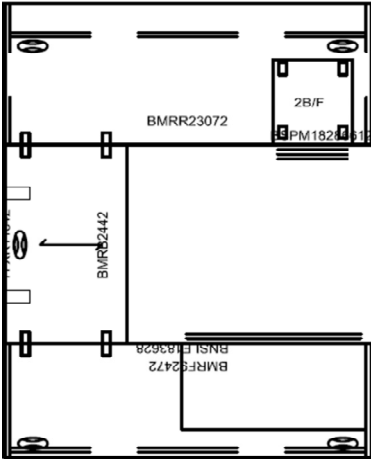


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Quote Provided By:

April Andre

City of Roseville Vernon Street _ 4th Floor_Fire Dept_PO

	Qty	Description	Unit Price	Ext. Price
	11	Teknion Expansion U-Desk, (1) 30"d x 66"w, (9) 30" d x 72"w and (1) 30"d x 84"w Rectangular Desk w/ Recessed Modesty, 24"d x 42"w Bridge, (10) 24" d x 72" w and (1) 24" x 84" Rectangular Desk w/ Wall-Access Modesty, 18"d x 36"w x 28"h Metal 2-Drawer Lateral File w/ Laminate Front, Mobile Box/Box/File Pedestal, 13"h x 42"w Table Rail w/ Full Rail; Laminate Finish: Mercurial Walnut	\$1,267.90	\$13,946.90
	11	Teknion Expansion Caseloads Bookcase, 12"d x 36"w x 72"h	\$285.78	\$3,143.58
	11	Teknion Focus Wall Markerboard, 42"h x 48"w	\$512.62	\$5,638.82
	5	Teknion Expansion 36"w Square Meeting Table; Laminate Finish: Mercurial Walnut, Metal Finish: Mica Platinum	\$226.05	\$1,130.25

May 17, 2016

City of Roseville

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Roseville, CA 95678



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Quote Provided By:

April Andre

City of Roseville Vernon Street _ 4th Floor_Fire Dept_PO

	Qty	Description	Unit Price	Ext. Price
	1	Teknion Expansion 42" Square Meeting Table; Laminate Finish: Mercurial Walnut, Metal Finish: Mica Platinum	\$251.79	\$251.79
Product Sub-total				\$24,111.34
Freight Charges for Project				
Labor / Installation Services				
			Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.	
Design Hours			\$85.00	
Project Management Hours			\$85.00	
Sub-total				\$24,111.34
Sales Tax			Roseville, CA	7.50% \$1,808.35
Project Total				\$25,919.69

APPROVAL SIGNATURE _____

DATE _____

TERMS: N10

DEPOSIT: \$12,959.85

QUOTE VALID FOR 30 DAYS

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SAN JOSE, CA 95131

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May 17, 2016

City of Roseville

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Roseville, CA 95678

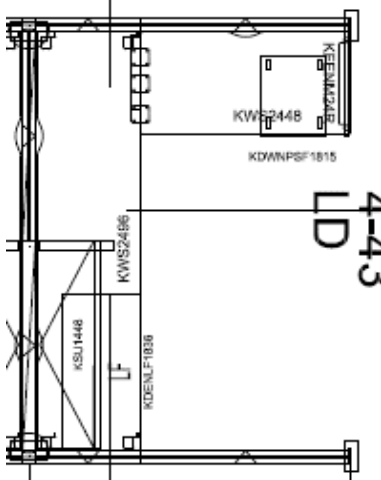


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Quote Provided By:

April Andre

City of Roseville Vernon Street _ 4th Floor_Fire Dept_Workstations

Qty	Description	Unit Price	Ext. Price
26	 Teknion Leverage Workstations, 42"h Panels with 9"h Add On Glass Screen, 24"d x 56"w, 24"d x 48"w, 24"d x 72"w, 24"d x 96"w, Rectangular Worksurface, 30"d x 72"w Wire Gap Worksurface, Overhead Upmount, 18"d x 36"w Three High Bookshelf, Mobile Box/ File Pedestal, Three Drawer Lateral File, (2) 36"w and (20) 42"w Large File/ File Stretch Pedestal, 51"h x 29"d Pedestal Tower with Side Closet, Box/Box/File, (2) Closets on Left and (1) Closet on Right; Laminate Finish: Mercurial Walnut, Foundation Finish: Latte	\$1,949.50	\$50,687.00
Product Sub-total			\$50,687.00
Freight Charges for Project			
Labor / Installation Services			
		Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.	
Design Hours		\$85.00	
Project Management Hours		\$85.00	
Sub-total			\$50,687.00
Sales Tax		Roseville, CA	7.50%
			\$3,801.53
Project Total			\$54,488.53

APPROVAL SIGNATURE _____

TERMS: N10

DEPOSIT: \$27,244.26

DATE _____

QUOTE VALID FOR 30 DAYS

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May 17, 2016

City of Roseville

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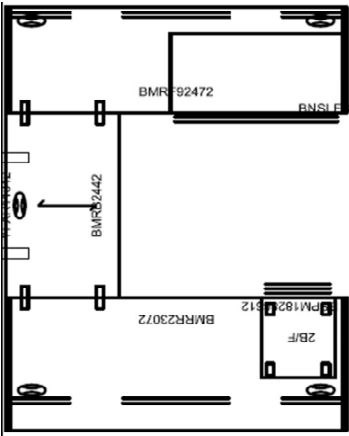


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Quote Provided By:

April Andre

City of Roseville Vernon Street _ 4th Floor_Parks Dept_PO

	Qty	Description	Unit Price	Ext. Price
	11	Teknion Expansion U-Desk, (9) 30" d x 72"w and (2) 30"d x 84"w Rectangular Desk w/ Recessed Modesty, 24"d x 42"w Bridge, (9) 24" d x 72" w and (2) 24"d x 84"w Rectangular Desk w/ Wall-Access Modesty, 18"d x 36"w x 28"h Metal 2-Drawer Lateral File w/ Laminate Front, Mobile Box/Box/File Pedestal, 13"h x 42"w Table Rail w/ Full Rail; Laminate Finish: Mercurial Walnut	\$1,308.62	\$14,394.82
	11	Teknion Expansion Casegods Bookcase, 12"d x 36"w x 72"h	\$285.78	\$3,143.58
	11	Teknion Focus Wall Markerboard, 42"h x 48"w	\$512.55	\$5,638.05
	3	Teknion Expansion 36"w Square Meeting Table; Laminate Finish: Mercurial Walnut, Metal Finish: Mica Platinum	\$226.05	\$678.15

May 17, 2016

City of Roseville

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City of Roseville Vernon Street _ 4th Floor_Parks Dept_PO

	Qty	Description	Unit Price	Ext. Price
	2	Teknion Expansion 42"w Square Meeting Table; Laminate Finish: Mercurial Walnut, Metal Finish: Mica Platinum	\$251.79	\$503.58
	1	Teknion Hub Table, 36"d x 72"w x 42"h D-Sided, , Half Modesty, With Footrest, No Grommet; Laminate Finish: Mercurial Walnut	\$939.82	\$939.82
	1	Teknion Hub Table, 20"d x 66"w x 42"h S-Sided, Wall Access, No Footrest, Two Grommets; Laminate Finish: Mercurial Walnut, Foundation Finish: Latte	\$401.42	\$401.42

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City of Roseville Vernon Street _ 4th Floor_Parks Dept_PO

	Qty	Description	Unit Price	Ext. Price
Product Sub-total				\$25,699.42
Freight Charges for Project				
Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.				
Labor / Installation Services				
Design Hours			\$85.00	
Project Management Hours			\$85.00	
Sub-total				\$25,699.42
Sales Tax		Roseville, CA	7.50%	\$1,927.46
Project Total				\$27,626.88

APPROVAL SIGNATURE_____

DATE_____

TERMS: N10

DEPOSIT: \$13,813.44

QUOTE VALID FOR 30 DAYS

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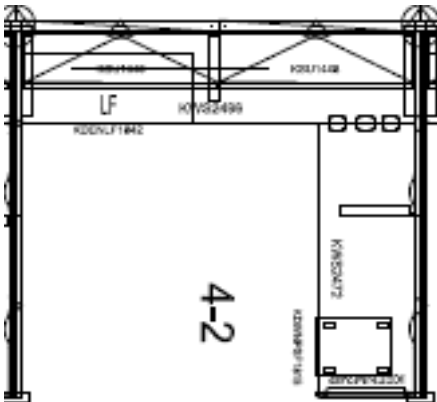


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Quote Provided By:

April Andre

City of Roseville Vernon Street _ 4th Floor_Parks Dept_Workstations

	Qty	Description	Unit Price	Ext. Price
	26	Teknion Leverage Workstations, 42"h Panels with 9"h Add On Glass Screen, 24"d x 72"w, 24"d x 90"w, 24"d x 96"w Rectangular Worksurface, Overhead Upmount, 24"d x 48"w, 24"d x 72"w, and 24"d x 78"w Livello Height Adjustable Workstation Table, Mobile Box/ File Pedestal, Three Drawer Lateral File, 36"w and 42"w Large File/File Stretch Pedestal, File/ File Pedestal, 51"h x 29"d Pedestal Tower with Side Closet, Box/Box/File, (1) Closet on Right; Laminate Finish: Mercurial Walnut, Foundation Finish: Latte	\$2,471.89	\$64,269.14
	1	Teknion Round Meeting Table, 42"dia, Fixed Height Legs w/ Casters; Laminate Finish: Mercurial Walnut, Foundation Finish: Latte	\$320.91	\$320.91

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City of Roseville Vernon Street _ 4th Floor_Parks Dept_Workstations

	Qty	Description	Unit Price	Ext. Price
Product Sub-total				\$64,590.05
Freight Charges for Project				
Non-Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.				
Labor / Installation Services				
Design Hours			\$85.00	
Project Management Hours			\$85.00	
Sub-total				\$64,590.05
Sales Tax		Roseville, CA	7.50%	\$4,844.25
Project Total				\$69,434.30

APPROVAL SIGNATURE_____

DATE_____

TERMS: N10

DEPOSIT: \$34,717.15

QUOTE VALID FOR 30 DAYS

PLEASE MAKE ALL REMITTANCES PAYABLE TO: VANGARD CONCEPT OFFICES
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May 17, 2016

City of Roseville

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Quote Provided By:

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Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
Floor 1							
Guest Chair							
							
	14	C1 Sit on It Rowdy, Side Chair, Chrome Frame, Uph Seat, Armless; Grade 1 Seat Cushion: Cosmos in Asteroid, Plastic Color: Chocolate	\$202.00	\$2,828.00	58.00%	\$84.84	\$1,187.76
Round Break Room Table							
							
	2	T1 Teknion Square Meeting Table, 1 28"h Mono-Pod Base, 42" with Four Point Base; Laminate Finish Very White; Foundation Base Finish: Platinum	\$763.00	\$1,526.00	67.00%	\$251.79	\$503.58
Break Room Chair							
							
	8	C2 Sit on It Rowdy, Side Chair, Chrome Frame, Armless; Color: Honeycomb	\$144.00	\$1,152.00	58.00%	\$60.48	\$483.84
Conference Chair							
							
	19	C3 Sit on It On Call, Task, Basic Task Cntrl, Uph Seat, A42 Fixed Task Arm; Grade 1 Fabric: Cosmos in Cloud, Plastic Finish: Slate	\$428.00	\$8,132.00	58.00%	\$179.75	\$3,415.25

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Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
		Optional Sit On It Inflex, Upholstered Seat, Task, A122 Arm; Plastic Finish: Slate, Grade 1 Fabric: Cosmos in Cloud	\$507.00		58.00%	\$212.94	
		Lobby Chair					
	10	C1 Sit on It Rowdy, Side Chair, Chrome Frame, Uph Seat, Armless; Grade 1 Seat Cushion: Cosmos in Asteroid, Plastic Color: Chocolate	\$202.00	\$2,020.00	58.00%	\$84.84	\$848.40
		End Table					
	2	T2 Ideon MEZZANINE, SQUARE TABLE, 21W X 21D X 18H, Wood Tapered Square Leg Style; Finish: Medium Cherry	\$1,049.00	\$2,098.00	58.00%	\$440.57	\$881.14
		60 x 144 Rectangular Conference Table					
	1	T3 Teknion Expansion Rectangular Desk - Full Gables, Flush 1/2 Modesty, 24" d x 48" w (1-3/16"); Laminate Finish: Mercurial Walnut, Mica Finish: Bronze	\$689.00	\$689.00	67.00%	\$227.37	\$227.37
		60 x 144 Rectangular Conference Table					
	1	T4 Teknion Rectangular Conf. Table - Panel Bases, 60"d x 144"w, No Power/Data Module; Laminate Finish: Mercurial Walnut, Base Finish: Platinum	\$3,991.00	\$3,991.00	67.00%	\$1,317.03	\$1,317.03

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Quote Provided By:

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Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
48" Round Meeting Table							
	1	T5 Teknion Round Meeting Table - Four-Point Base 36" Dia.; Laminate Finish:Mercurial Walnut; Foundation Base Finish: Platinum	\$685.00	\$685.00	67.00%	\$226.06	\$226.06
	1	T6 Teknion Round Meeting Table - Four-Point Base 42" Dia. ; Laminate Finish: Mercurial Walnut, Foundation Base Finish: Platinum	\$763.00	\$763.00	67.00%	\$251.79	\$251.79
Floor 3 Guest Chair							
	30	C1 Sit on It Rowdy, Side Chair, Chrome Frame, Uph Seat, Armless; Grade 1 Seat Cushion: Cosmos in Asteroid, Plastic Color: Chocolate	\$202.00	\$6,060.00	58.00%	\$84.84	\$2,545.20
Square Break Room Table							
	4	T6 Teknion Square Dining Table, 1 28"h Mono-Pod Base, 36"; Laminate Finish Very White; Foundation Base Finish: Platinum	\$694.00	\$2,776.00	65.34%	\$240.54	\$962.16
Break Room Chair							
	16	C8 Sit on It Rowdy, Side Chair, Chrome Frame, Armless; Color: Lagoon	\$144.00	\$2,304.00	58.00%	\$60.48	\$967.68

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Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
Conference Chair							
	32	C3 Sit on It On Call, Task, Basic Task Cntrl, Uph Seat, A42 Fixed Task Arm; Grade 1 Fabric: Cosmos in Cloud, Plastic Finish: Slate	\$428.00	\$13,696.00	58.00%	\$179.75	\$5,752.00
		Optional Sit On It Inflex, Upholstered Seat, Task, A122 Arm; Plastic Finish: Slate, Grade 1 Fabric: Cosmos in Cloud	\$507.00		58.00%	\$212.94	
Outside Office 333							
	2	C1 Sit on It Rowdy, Side Chair, Chrome Frame, Uph Seat, Armless; Grade 1 Seat Cushion: Cosmos in Asteroid, Plastic Color: Chocolate	\$202.00	\$404.00	58.00%	\$84.84	\$169.68
	1	T2 Ideon MEZZANINE, SQUARE TABLE, 21W X 21D X 18H, Wood Tapered Square Leg Style; Finish: Medium Cherry	\$1,049.00	\$1,049.00	58.00%	\$440.57	\$440.57

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Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
Lounge Chair							
	14	C4 Ideon Visit Armless 35H X 22.5 X 29D, Metal Feet; Back Grade 2 Fabric: Metro in LaSalle, Seat Grade 2 Fabric: Element in Sapphire	\$1,359.00	\$19,026.00	58.00%	\$570.77	\$7,990.78
Mothers Room Chair							
	1	C7 Global CITI, Fabric, 31"d x 30"w x 30"h, Lounge Chair, Std 2 Arms, Std with Round Metal Chrome Legs; Grade 3 Fabric: TBD	\$1,098.00	\$1,098.00	48.28%	\$567.93	\$567.93
		Optional Ideon VISIT, UPHOLSTERED ARM 35H X 28.5 X 29D, Metal Angular Brushed Aluminum Feet; Grade 2 Fabric: Element in Sapphire	\$1,460.00		58.00%	\$613.18	

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Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
Meeting Chair							
	2	C1 Sit on It Rowdy, Side Chair, Chrome Frame, Uph Seat, Armless; Grade 1 Seat Cushion: Cosmos in Asteroid, Plastic Color: Chocolate	\$202.00	\$404.00	58.00%	\$84.84	\$169.68
Collaboration							
	4	C6 Ideon Composium Sharp Seating 3-Seat Sofa, 34H X 75W X 28D, Silver Feet; Grade 2 Fabric: Element in Sapphire	\$2,618.00	\$10,472.00	58.00%	\$1,099.53	\$4,398.12
End Table							
	3	T8 Ideon MEZZANINE, SQUARE TABLE, 21W X 21W X 16H, Wood Tapered Square Leg Style; Finish: Medium Cherry	\$1,029.00	\$3,087.00	58.00%	\$432.17	\$1,296.51
Collaboration							
	2	T7 Ideon MEZZANINE, RECTANGLE TOP TABLE, 48W X 24D X 16H, Wood Tapered Square Leg Style; Finish: Medium Cherry	\$1,400.00	\$2,800.00	58.00%	\$587.98	\$1,175.96
54 x 120 Rectangular Conference Table							
	1	T4 Teknion Rectangular Conf. Table - Panel Bases, 54"d x 120"w, No Power/Data Module; Laminate Finish: Mercurial Walnut, Base Finish: Platinum	\$2,140.00	\$2,140.00	67.00%	\$706.20	\$706.20

May 17, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678



1731 East Roseville Pkwy, Suite 190
Roseville, CA 95661
T 916.930.0365 F 916.727.3257

Quote Provided By:

April Andre

Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
48" Round Meeting Table							
		Teknion Round Meeting Table - Four-Point Base 48" Dia.; Laminate Finish: Mercurial Walnut; Foundation Base Finish: Platinum	\$856.00		67.00%	\$282.48	
60 x 216 Rectangular Conference Table							
	1	T9 Teknion Rectangular Conf. Table - Panel Bases, 60"d x 216"w, No Power/Data Module; Laminate Finish: Mercurial Walnut; Base Finish: Platinum	\$3,866.00	\$3,866.00	67.00%	\$1,275.78	\$1,275.78
72" Credenza							
	2	CR 1 Teknion Credenza with Doors, 18"d x 72"w; Laminate Finish: Mercurial Walnut; Pull Style & Finish TBD	\$1,639.00	\$3,278.00	67.00%	\$540.87	\$1,081.74

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Ancillary Product Options

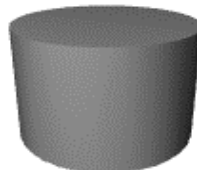
	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
Floor 4							
Lobby Chair							
	70	C1 Sit on It Rowdy, Side Chair, Chrome Frame, Uph Seat, Armless; Grade 1 Seat Cushion: Cosmos in Asteroid, Plastic Color: Chocolate	\$202.00	\$14,140.00	58.00%	\$84.84	\$5,938.80
Square Break Room Table							
	2	T6 Teknion Square Dining Table, 1 28"h Mono-Pod Base, 36"; Laminate Finish: Very White, Foundation Base: Platinum	\$694.00	\$1,388.00	65.34%	\$240.54	\$481.08
Break Room Chair							
	6	C9 Sit on It Rowdy, Side Chair, Chrome Frame, Armless; Color: Carotene	\$144.00	\$864.00	58.00%	\$60.48	\$362.88

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Quote Provided By:

April Andre

Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
Conference Chair							
	65	C3 Sit on It On Call, Task, Basic Task Cntrl, Uph Seat, A42 Fixed Task Arm; Grade 1 Fabric: Cosmos in Cloud, Plastic Finish: Slate	\$428.00	\$27,820.00	58.00%	\$179.75	\$11,683.75
		Optional Sit On It Inflex, Upholstered Seat, Task, A122 Arm; Plastic Finish: Slate, Grade 1 Fabric: Cosmos in Cloud	\$507.00		58.00%	\$212.94	
Meeting Chair							
	8	C1 Sit on It Rowdy, Side Chair, Chrome Frame, Uph Seat, Armless; Grade 1 Seat Cushion: Cosmos in Asteroid, Plastic Color: Chocolate	\$202.00	\$1,616.00	58.00%	\$84.84	\$678.72
End Table							
	3	T10 Global Total Office Flush Base, 18"Dia x 16"h, Laminate Occasional Table; Finish: TBD	\$410.00	\$1,230.00	48.28%	\$48.28	\$636.21
		Loewenstein Focal Point 56x31x40.5 Mid Back Loveseat - 56" Wide - No Arms; Grade 2 Fabric TBD	\$1,789.00		56.10%	\$785.37	

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Quote Provided By:

April Andre

Ancillary Product Options

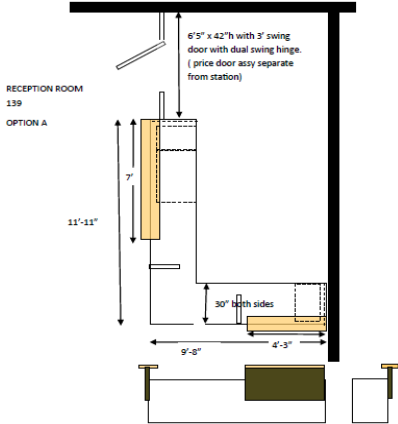
	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
Outdoor Table							
	1	T11 Aceray Square Steel Mesh Top Table 24"	\$430.00	\$430.00	45.78%	\$222.41	\$222.41
Outdoor Chair							
	2	C5 Aceray Stacking PPL Side Chair in Green	\$220.00	\$440.00	45.78%	\$113.79	\$227.58
48" Round Meeting Table							
	1	T17 Teknion Round Meeting Table with Flip - Up Power/ Data Module - Square Base 48" Dia.; Laminate Finish: Mercurial Walnut; Foundation Base Finish: Platinum	\$1,144.00	\$1,144.00	67.00%	\$377.52	\$377.52
72" Credenza							
	4	CR 1 Teknion Credenza with Doors, 18"d x 72"w; Laminate Finish: Mercurial Walnut; Pull Style & Finish TBD	\$1,639.00	\$6,556.00	67.00%	\$540.87	\$2,163.48

City of Roseville316 Vernon Street
Roseville, CA 956781731 East Roseville Pkwy, Suite 190
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Quote Provided By:

April Andre

Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
42 x 96 Rectangular Conference Table							
	3	T12 Teknion Rectangular Conf. Table - Panel Bases, 42"d x 096"w, No Power/Data Module; Laminate Finish: Mercurial Walnut; Foundation Base Finish: Platinum	\$1,373.00	\$4,119.00	67.00%	\$453.09	\$1,359.27
48 x 168 Rectangular Conference Table							
	2	T13 Teknion Rectangular Conf. Table - Panel Bases, 48"d x 168"w, With Recessed Power/Data Module; Laminate Finish: Mercurial Walnut, Base Finish: Platinum	\$4,284.00	\$8,568.00	67.00%	\$1,413.72	\$2,827.44
60 x 60 Square Conference Table							
	1	T14 Teknion Convex Square Meeting Table - Square Base, 60" Dia, No Power/Data Module; Laminate Finish: Mercurial Walnut, Base Finish: Platinum	\$1,297.00	\$1,297.00	67.00%	\$428.01	\$428.01
Reception 139 - OPTION 1							
	1	DFM Custom Reception Desk, 9'-8" x 11'-11" L-Desk, 30"d surfaces. Counter 1 is 12"d x 84" l over a 1 1/2" thick attached adornment, Counter 2 is 12" x 51" over a 1 1/2" thick attached, contrasting adornment, BBF Pedestal, 36"w Lateral File, Recessed Toe Kick, Wall and door assembly, 6'6" x 42" with 3' door with dual swing hinge; Standard Wilsonart Laminate Finish TBD w/ Matching PVC Edge TBD				\$16,980.50	\$16,980.50

City of Roseville

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Roseville, CA 95678



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Quote Provided By:
April Andre

Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
		Reception 139 - OPTION 2 DFM Custom Reception Desk, 9'-8" x 11'-11" L-Desk, 30"d surface, Counter 1 is 12"d x 48" l over a 1 1/2" thick attached adornment in an angle and entire width and length of face. Counter 2 is 12" x 36" over a 1 1/2" thick attached, contrasting adornment, and angled per drawing, BBF Pedestal, 36"w Lateral File, Contrasting laminate colors, Recessed Toe Kick, Wall and door assembly, 6'6" x 42" with 3' door with dual swing hinge; Standard Wilsonart Laminate Finish TBD w/ Matching PVC Edge TBD				\$18,200.50	
	1	Reception 100 - OPTION 1 DFM Custom Reception Desk, 96" x 30"d, Counter is 12"d x 48" l over a 1 1/2" thick attached adornment, BBF Pedestal, 36"w Lateral File, Recessed Toe Kick; Standard Wilsonart Laminate Finish TBD w/ Matching PVC Edge TBD				\$6,110.50	\$6,110.50
		Reception 100 - OPTION 2 DFM Custom Reception Desk, 96" x 30"d, Counter is 12"d x 48" l over a 1 1/2" thick attached adornment in an angle and entire width and length of face, BBF Pedestal, 36"w Lateral File, Recessed Toe Kick; Standard Wilsonart Laminate Finish TBD w/ Matching PVC Edge TBD				\$6,475.50	

May 17, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678



1731 East Roseville Pkwy, Suite 190
Roseville, CA 95661
T 916.930.0365 F 916.727.3257
Quote Provided By:
April Andre

Ancillary Product Options

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
Product Sub-total							\$89,320.36
Freight Charges for Project							\$308.05
Labor / Installation Services		Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal items.					\$9,885.06
Design Hours						\$85.00	
Project Management Hours						\$85.00	
Sub-total							\$99,513.47
Sales Tax		Roseville, CA				7.50%	\$7,463.51
Project Total							\$106,976.98

APPROVAL SIGNATURE _____ DATE _____
TERMS: N10 DEPOSIT: \$53,488.49

QUOTE VALID FOR 30 DAYS

PLEASE MAKE ALL REMITTANCES PAYABLE TO: VANGARD CONCEPT OFFICES
2150 N. FIRST ST. STE 100
SAN JOSE, CA 95131

WE GLADLY ACCEPT VISA, MASTERCARD OR AMERICAN EXPRESS
PLEASE NOTE THAT A 2% TRANSACTION FEE WILL BE ADDED TO YOUR TOTAL BALANCE

THANK YOU FOR YOUR BUSINESS!

May 2, 2016

City of Roseville

316 Vernon Street
Roseville, CA 95678



1731 East Roseville Pkwy, Suite 190
Roseville, CA 95661
T 916.930.0365 F 916.727.3257

Quote Provided By:

April Andre

Design, PM & Labor Services

	Qty	Description	List	Ext. List	Disc.	Unit Price	Ext. Price
City of Roseville 316 Vernon Street - Design, PM & Labor Services							
Product Sub-total							
Freight Charges for Project							
Union labor to deliver and install during normal business hours. One trip to site. Pricing assumes the use of a freight elevator and that space will be free and clear of other trades and personal Items.							
Labor / Installation Services							
							\$80,176.47
Design Hours							\$85.00 \$8,840.00
Project Management Hours							\$85.00 \$3,400.00
Sub-total							\$92,416.47
Sales Tax Roseville, CA							7.50% \$6,931.24
Project Total							\$99,347.71

APPROVAL SIGNATURE _____ DATE _____
TERMS: N10 DEPOSIT: \$49,673.85

QUOTE VALID FOR 30 DAYS

PLEASE MAKE ALL REMITTANCES PAYABLE TO: VANGARD CONCEPT OFFICES
2150 N. FIRST ST. STE 100
SAN JOSE, CA 95131

WE GLADLY ACCEPT VISA, MASTERCARD OR AMERICAN EXPRESS
PLEASE NOTE THAT A 2% TRANSACTION FEE WILL BE ADDED TO YOUR TOTAL BALANCE

THANK YOU FOR YOUR BUSINESS!



COUNCIL COMMUNICATION

CC #: 7781
File #: 0203-05

Title: SIGMAnet - Service Agreement
Contact: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.8.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve the service agreement with SIGMAnet to upgrade both the City's Internet routers and its data center switches and adopt the attached resolution authorizing the City Manager to sign said agreement. The total cost of this agreement will be no more than \$527,000.00. Products and services will be purchased utilizing California Multiple Award Schedules (CMAS) contracts and SIGMAnet has been determined to be a best value vendor per Roseville Municipal Code 4.12.105B.

BACKGROUND

In the new data center at 316 Vernon, the City will implement redundant Internet connections through separate Internet Service Providers (ISPs). This provides increased reliability for the City's increasingly important internet connection. New routers are needed to support this advanced configuration.

The data switches currently deployed in the City's data center are between 6-10 years old. They have or will soon reach their physical end-of-life. What's more, the bandwidth capacity of these devices is below that required by many of today's network applications. Upgrading these switches will extend these services for another 5-10 years and meet the bandwidth requirements of today's and future applications.

FISCAL IMPACT

The total cost for these services will not exceed \$527,000.00. Funding for the Internet routers is included in the construction budget for 316 Vernon. Funding for the data center switches is included in the annual technology rehabilitation CIP for FY2015/16.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable. There are no jobs created by this agreement.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Consulting does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Matt Donaldson, Information Technology Program Manager (Network Infrastructure)

Hong Sae, Chief Information Officer



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-269

Signed SA

Final Quote

Data Center Upgrade SOW

Internet Router Quote

Internet Router SOW

RESOLUTION NO. 16-269

APPROVING A SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND SIGMANET, AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (Service Agreement No. S1605254) for a data center network switch upgrade, between City of Roseville and SIGMANet, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Attached is a copy of a service agreement for your review and acceptance. Please review the company name, address, and contact information and notify me via email if any corrections need to be made. I will update the agreement prior to you signing the document.

Sign the agreement using the below signature guidelines. Alterations or modifications to the agreement are not allowed. Mail **two signed original** copies of the agreement to the address noted below. Faxes, photocopies, and electronic transmittals will not be accepted. Upon receipt of all necessary documents, the City will sign the agreements and return a fully executed original copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the service agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the Service Agreement:

- | | | |
|--|---|----------------------------|
| Sole proprietorship | - | By owner |
| Partnership | - | Any general partner |
| Corporation | - | Two options: |
| (1) A signature from the President and the corporate seal; or | | |
| (2) One signature from the Chairman of the Board, President, or any Vice President AND one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, Treasurer, or any Assistant Treasurer of the corporation | | |

*General Manager, Office Manager and/or Sales Manager are not Corporate officer titles. The service agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:

The City's insurance requirements are referenced on Attachment A in this service agreement packet. The service agreement will not be considered active or valid until the necessary insurance documents have been received by Roseville's insurance compliance contractor, EBIX. Please contact EBIX customer service at (951) 652-4239 or roseville@ebix.com for any insurance related questions.

Service Agreement Return Address:
Purchasing, Joanna Oukrop
2005 Hilltop Circle
Roseville, CA 95747-9704



PURCHASING
CITY OF ROSEVILLE

SERVICE AGREEMENT

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

No: **S1605254**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1613924 DATE: 5/26/16

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V40980
Telephone No.: (909)230-7500 Fax: (909)937-9125
Email address: mkaheh@sigmanet.com
Contractor: SIGMANET
ATTN: MOE KAHER
4290 E. BRICKELL ST.
ONTARIO, CA 91761

Department: INFORMATION TECHNOLOGY

Acct. Code: 91020-5216/169301-40

Buyer: JOANNA OUKROP
Phone: (916)774-5745

Start Date	Terms	Completion Date	Insurance Limits	Contact
ASAP	NET 30	6/30/17	Approved by Risk Mgt.	MATT DONALDSON

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

The vendor will provide product and services for a data center network switch upgrade in accordance with the attached Sigmanet quote number 5226042 dated 4/14/16 and the attached "Statement of Work City of Roseville Datacenter Upgrade" dated 6/1/16 utilizing California Multiple Award Schedule (CMAS) contract numbers 3-15-70-2486E and 3-15-70-2486F. Additionally, the vendor will provide and install redundant internet routers for the building at 316 Vernon Street, Roseville, CA in accordance with the attached Sigmanet quote number 5228422 dated 5/11/16 and the attached "Statement of Work City of Roseville Internet Edge Deployment" dated 6/1/16 utilizing CMAS contract numbers 3-15-70-2486E and 3-15-70-2486F.

Please contact Matt Donaldson at (916)774-5405 for questions regarding this agreement.

Total Cost of Service: \$ **518,704.85**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: BLO0058118 Contractor License No.: _____ DIR Registration No.: 1000015180

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

STEPHEN MONTEROS

VPSALES OPERATIONS

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR:

Samuel Falerbush

CFO

SIGNATURE

PRINT NAME

TITLE

By

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. If the project referenced on this service agreement is a Public Works project, then the following shall apply. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

<i>City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.</i>
--



ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
SERVICE AGREEMENT

General - Required Coverage/Documentation

- General Liability: \$1 Million per occurrence
\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville -Insurance Compliance
PO Box 12010-R1
Hemet, CA 92546-8010

Additional Liability Requirements if required by Agreement (and marked below):

☐ Construction	☐ Design Professional	☐ Chemical/Environmental
General Liability: \$2 Million/occurrence \$4 Million aggregate	General Liability: \$2 Million/occurrence \$4 Million aggregate Professional Liability \$2 Million/occurrence	General Liability: \$3 Million/occurrence \$6 Million aggregate, Pollution – \$2 Million/Occurrence Auto - \$2 Million/Occurrence
☒ IT Services	☐ Professional Consultant	☐ Hazardous Materials
Professional Liability: \$1 Million/occurrence No auto required	Professional Liability: \$1 Million/occurrence	Pollution Liability: \$1 Million/occurrence
☐ Special Events/Caterers/Vendors	☐ Professional Counseling/Psychological	☐ Pyrotechnics
No auto required No workers' comp required	Professional Liability: \$1 Million/occurrence No auto required	General Liability: \$5 Million/occurrence \$10 Million aggregate Auto - \$2 Million/Occurrence

Insurance Submission Process

The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please **DO NOT** send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Date: 4/14/2016 9:03:00 AM

QUOTATION

Quote No-5226042

To:

Norm Hinman
City of Roseville
311 VERNON ST
Roseville CA, 95678
Tel: 916-774-5200 Fax:

From:

Moe Kaher
SIGMANet
4290 E. Brickell St.
Ontario, CA 91761
Tel: 909-230-7035 Fax: 909-937-9125

Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
1 ACI-C9336-APIC-B1	Cisco Systems, Inc	ACI Bundle with 2 9336 and APIC	1	\$0.00	\$0.00	\$0.00
2 N9K-C9336PQ	Cisco Systems, Inc	Nexus 9K ACI Spine, 36p 40G QSFP+	2	\$30,949.20	\$12,029.95	\$24,059.90
3 CON-SNTP-9336PQ	Cisco Systems, Inc	SNTP-24X7X4 Nexus 9336 ACI Spine switch with 36p Service Duration:12 month(s).	2	\$2,707.00	\$2,165.60	\$4,331.20
4 ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	2	\$0.00	\$0.00	\$0.00
5 N9K-C9300-ACK	Cisco Systems, Inc	Nexus 9K Fixed Accessory Kit	2	\$0.00	\$0.00	\$0.00
6 N9K-C9300-RMK	Cisco Systems, Inc	Nexus 9K Fixed Rack Mount Kit	2	\$0.00	\$0.00	\$0.00
7 N9K-C9300-FAN3-B	Cisco Systems, Inc	Nexus 9300 Fan 3, Port-side Exhaust	4	\$0.00	\$0.00	\$0.00
8 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	4	\$0.00	\$0.00	\$0.00
9 N9K-PAC-1200W-B	Cisco Systems, Inc	Nexus 9300 1200W AC PS, Port-side Exhaust	4	\$0.00	\$0.00	\$0.00

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
10 APIC-CLUSTER-M2	Cisco Systems, Inc	APIC Cluster - Medium Configurations (Up to 1000 Edge Ports)	1	\$39,543.00	\$15,370.36	\$15,370.36
11 CON-SSPNP-APIC3M2	Cisco Systems, Inc	SSPT PLUS2 24X7X4 APIC Cluster - Medium Configurations (Up Service Duration: 12 month(s)).	1	\$8,079.00	\$6,463.20	\$6,463.20
12 APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	\$0.00	\$0.00	\$0.00
13 APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	\$0.00	\$0.00	\$0.00
14 APIC-MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	\$0.00	\$0.00	\$0.00
15 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$0.00	\$0.00	\$0.00
16 APIC-USBFLSHB-16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	\$0.00	\$0.00	\$0.00
17 APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	\$0.00	\$0.00	\$0.00
18 APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	\$0.00	\$0.00	\$0.00

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
19	APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	\$0.00	\$0.00
20	APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	\$0.00	\$0.00
21	R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	\$0.00	\$0.00
22	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$699.00	\$271.70
23	APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	\$1,594.00	\$619.59
24	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00
25	APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	\$0.00	\$0.00
26	APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	\$0.00	\$0.00
27	APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	\$0.00	\$0.00

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
28 APIC-MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	\$0.00	\$0.00	\$0.00
29 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$0.00	\$0.00	\$0.00
30 APIC-USBFLSHB-16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	\$0.00	\$0.00	\$0.00
31 APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	\$0.00	\$0.00	\$0.00
32 APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	\$0.00	\$0.00	\$0.00
33 APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	\$0.00	\$0.00	\$0.00
34 APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	\$0.00	\$0.00	\$0.00
35 R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	\$0.00	\$0.00	\$0.00
36 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$699.00	\$271.70	\$271.70
37 APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	\$1,594.00	\$619.59	\$619.59

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
38 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
39 APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	\$0.00	\$0.00	\$0.00
40 APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	\$0.00	\$0.00	\$0.00
41 APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	\$0.00	\$0.00	\$0.00
42 APIC-MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	\$0.00	\$0.00	\$0.00
43 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$0.00	\$0.00	\$0.00
44 APIC-USBFLSHB-16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	\$0.00	\$0.00	\$0.00
45 APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	\$0.00	\$0.00	\$0.00
46 APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	\$0.00	\$0.00	\$0.00

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
47	APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	\$0.00	\$0.00
48	APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	\$0.00	\$0.00
49	R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	\$0.00	\$0.00
50	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$699.00	\$271.70
51	APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	\$1,594.00	\$619.59
52	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00
53	APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	\$0.00	\$0.00
54	N9K-C9372PX-E-B18Q	Cisco Systems, Inc	2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD	1	\$45,000.00	\$17,491.50
55	CON-SNTP-72PEB18Q	Cisco Systems, Inc	SNTC-24X7X4 2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD Service Duration: 12 month(s).	1	\$0.00	\$0.00
56	N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	\$0.00	\$0.00

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
57 CON-SNTP-372PXEBN	Cisco Systems, Inc	SNTP-24X7X4 Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	\$1,664.00	\$1,331.20	\$1,331.20
58 SFP-10G-SR	Cisco Systems, Inc	10GBASE-SR SFP Module	10	\$995.00	\$386.76	\$3,867.60
59 GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	\$395.00	\$153.54	\$1,535.40
60 N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	\$0.00	\$0.00	\$0.00
61 QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	\$0.00	\$0.00	\$0.00
62 ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	1	\$0.00	\$0.00	\$0.00
63 NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	\$0.00	\$0.00	\$0.00
64 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
65 N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	\$0.00	\$0.00	\$0.00
66 ACI-LIC-PAK	Cisco Systems, Inc	ACI Software License PAK Expansion	1	\$0.00	\$0.00	\$0.00

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
67 ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	\$13,000.00	\$5,053.10	\$5,053.10
68 N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	\$0.00	\$0.00	\$0.00
69 CON-SNTP-372PXEBN	Cisco Systems, Inc	SNTC-24X7X4 Nexus 9372PX-E bundle PID Service Duration: 12 month(s).	1	\$1,664.00	\$1,331.20	\$1,331.20
70 SFP-10G-SR	Cisco Systems, Inc	10GBASE-SR SFP Module	10	\$995.00	\$386.76	\$3,867.60
71 GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	\$395.00	\$153.54	\$1,535.40
72 N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	\$0.00	\$0.00	\$0.00
73 QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	\$0.00	\$0.00	\$0.00
74 ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	1	\$0.00	\$0.00	\$0.00
75 NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	\$0.00	\$0.00	\$0.00
76 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00

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Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
77 N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	\$0.00	\$0.00	\$0.00
78 ACI-LIC-PAK	Cisco Systems, Inc	ACI Software License PAK Expansion	1	\$0.00	\$0.00	\$0.00
79 ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	\$13,000.00	\$5,053.10	\$5,053.10
80 SFP-H10GB-CU3M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 3 Meter	10	\$100.00	\$38.87	\$388.70
81 SFP-H10GB-CU1M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 1 Meter	10	\$100.00	\$38.87	\$388.70
82 SFP-H10GB-CU5M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 5 Meter	10	\$150.00	\$58.31	\$583.10
83 QSFP-H40G-AOC10M=	Cisco Systems, Inc	40GBASE Active Optical Cable, 10m	4	\$1,000.00	\$388.70	\$1,554.80
84 ACI-C9336-APIC-B1	Cisco Systems, Inc	ACI Bundle with 2 9336 and APIC	1	\$0.00	\$0.00	\$0.00
85 N9K-C9336PQ	Cisco Systems, Inc	Nexus 9K ACI Spine, 36p 40G QSFP+	2	\$30,949.20	\$12,029.95	\$24,059.90
86 CON-SNTP-9336PQ	Cisco Systems, Inc	SNTP-24X7X4 Nexus 9336 ACI Spine switch with 36p Service Duration: 12 month(s).	2	\$2,707.00	\$2,165.60	\$4,331.20
87 ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	2	\$0.00	\$0.00	\$0.00

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Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
88 N9K-C9300-ACK	Cisco Systems, Inc	Nexus 9K Fixed Accessory Kit	2	\$0.00	\$0.00	\$0.00
89 N9K-C9300-RMK	Cisco Systems, Inc	Nexus 9K Fixed Rack Mount Kit	2	\$0.00	\$0.00	\$0.00
90 N9K-C9300-FAN3-B	Cisco Systems, Inc	Nexus 9300 Fan 3, Port-side Exhaust	4	\$0.00	\$0.00	\$0.00
91 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	4	\$0.00	\$0.00	\$0.00
92 N9K-PAC-1200W-B	Cisco Systems, Inc	Nexus 9300 1200W AC PS, Port-side Exhaust	4	\$0.00	\$0.00	\$0.00
93 APIC-CLUSTER-M2	Cisco Systems, Inc	APIC Cluster - Medium Configurations (Up to 1000 Edge Ports)	1	\$39,543.00	\$15,370.36	\$15,370.36
94 CON-SSPNP-APIC3M2	Cisco Systems, Inc	SSPT PLUS2 24X7X4 APIC Cluster - Medium Configurations (Up Service Duration: 12 month(s)).	1	\$8,079.00	\$6,463.20	\$6,463.20
95 APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	\$0.00	\$0.00	\$0.00
96 APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	\$0.00	\$0.00	\$0.00

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Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
97 APIC-MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	\$0.00	\$0.00	\$0.00
98 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$0.00	\$0.00	\$0.00
99 APIC-USBFLSHB-16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	\$0.00	\$0.00	\$0.00
100 APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	\$0.00	\$0.00	\$0.00
101 APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	\$0.00	\$0.00	\$0.00
102 APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	\$0.00	\$0.00	\$0.00
103 APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	\$0.00	\$0.00	\$0.00
104 R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	\$0.00	\$0.00	\$0.00
105 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$699.00	\$271.70	\$271.70
106 APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	\$1,594.00	\$619.59	\$619.59



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Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
107 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
108 APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	\$0.00	\$0.00	\$0.00
109 APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	\$0.00	\$0.00	\$0.00
110 APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	\$0.00	\$0.00	\$0.00
111 APIC-MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	\$0.00	\$0.00	\$0.00
112 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$0.00	\$0.00	\$0.00
113 APIC-USBFLSHB-16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	\$0.00	\$0.00	\$0.00
114 APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	\$0.00	\$0.00	\$0.00
115 APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	\$0.00	\$0.00	\$0.00

Date: 4/14/2016 9:03:00 AM

To:

Norm Hinman
City of Roseville
311 VERNON ST
Roseville CA, 95678
Tel: 916-774-5200 Fax:

QUOTATION

Quote No-5226042

From:

Moe Kaher
SIGMANet
4290 E. Brickell St.
Ontario, CA 91761
Tel: 909-230-7035 Fax: 909-937-9125

Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
116 APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	\$0.00	\$0.00	\$0.00
117 APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	\$0.00	\$0.00	\$0.00
118 R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	\$0.00	\$0.00	\$0.00
119 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$699.00	\$271.70	\$271.70
120 APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	\$1,594.00	\$619.59	\$619.59
121 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
122 APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	\$0.00	\$0.00	\$0.00
123 APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	\$0.00	\$0.00	\$0.00
124 APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	\$0.00	\$0.00	\$0.00



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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
125 APIC-MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	\$0.00	\$0.00	\$0.00
126 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$0.00	\$0.00	\$0.00
127 APIC-USBFLSHB-16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	\$0.00	\$0.00	\$0.00
128 APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	\$0.00	\$0.00	\$0.00
129 APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	\$0.00	\$0.00	\$0.00
130 APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	\$0.00	\$0.00	\$0.00
131 APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	\$0.00	\$0.00	\$0.00
132 R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	\$0.00	\$0.00	\$0.00
133 APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	\$699.00	\$271.70	\$271.70
134 APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	\$1,594.00	\$619.59	\$619.59

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City of Roseville
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Moe Kaher
SIGMANet
4290 E. Brickell St.
Ontario, CA 91761
Tel: 909-230-7035 Fax: 909-937-9125

Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
135 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
136 APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	\$0.00	\$0.00	\$0.00
137 N9K-C9372PX-E-B18Q	Cisco Systems, Inc	2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD	1	\$45,000.00	\$17,491.50	\$17,491.50
138 CON-SNTP-72PEB18Q	Cisco Systems, Inc	SNTC-24X7X4 2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD Service Duration:12 month(s).	1	\$0.00	\$0.00	\$0.00
139 N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	\$0.00	\$0.00	\$0.00
140 CON-SNTP-372PXEBN	Cisco Systems, Inc	SNTC-24X7X4 Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	\$1,664.00	\$1,331.20	\$1,331.20
141 SFP-10G-SR	Cisco Systems, Inc	10GBASE-SR SFP Module	10	\$995.00	\$386.76	\$3,867.60
142 GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	\$395.00	\$153.54	\$1,535.40
143 N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	\$0.00	\$0.00	\$0.00
144 QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	\$0.00	\$0.00	\$0.00



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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
145 ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	1	\$0.00	\$0.00	\$0.00
146 NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	\$0.00	\$0.00	\$0.00
147 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
148 N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	\$0.00	\$0.00	\$0.00
149 ACI-LIC-PAK	Cisco Systems, Inc	ACI Software License PAK Expansion	1	\$0.00	\$0.00	\$0.00
150 ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	\$13,000.00	\$5,053.10	\$5,053.10
151 N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	\$0.00	\$0.00	\$0.00
152 CON-SNTP-372PXEBN	Cisco Systems, Inc	SNTC-24X7X4 Nexus 9372PX-E bundle PID Service Duration: 12 month(s).	1	\$1,664.00	\$1,331.20	\$1,331.20
153 SFP-10G-SR	Cisco Systems, Inc	10GBASE-SR SFP Module	10	\$995.00	\$386.76	\$3,867.60
154 GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	\$395.00	\$153.54	\$1,535.40

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
155 N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	\$0.00	\$0.00	\$0.00
156 QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	\$0.00	\$0.00	\$0.00
157 ACL-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	1	\$0.00	\$0.00	\$0.00
158 NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	\$0.00	\$0.00	\$0.00
159 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
160 N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	\$0.00	\$0.00	\$0.00
161 ACL-LIC-PAK	Cisco Systems, Inc	ACI Software License PAK Expansion	1	\$0.00	\$0.00	\$0.00
162 ACL-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	\$13,000.00	\$5,053.10	\$5,053.10
163 SFP-H10GB-CU3M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 3 Meter	10	\$100.00	\$38.87	\$388.70
164 SFP-H10GB-CU1M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 1 Meter	10	\$100.00	\$38.87	\$388.70

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Ontario, CA 91761
Tel: 909-230-7035 Fax: 909-937-9125

Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
165 SFP-H10GB-CU5M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 5 Meter	10	\$150.00	\$58.31	\$583.10
166 QSFP-H40G-AOC10M=	Cisco Systems, Inc	40GBASE Active Optical Cable, 10m	4	\$1,000.00	\$388.70	\$1,554.80
167 N9K-C9372PX-E-B18Q	Cisco Systems, Inc	2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD	1	\$45,000.00	\$17,491.50	\$17,491.50
168 CON-SNT-72PEB18Q	Cisco Systems, Inc	SNTC-8X5XNBD 2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD Service Duration: 12 month(s).	1	\$0.00	\$0.00	\$0.00
169 N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	\$0.00	\$0.00	\$0.00
170 CON-SNT-372PXEBN	Cisco Systems, Inc	SNTC-8X5XNBD Nexus 9372PX-E bundle PID Service Duration: 12 month(s).	1	\$1,040.00	\$832.00	\$832.00
171 GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	\$395.00	\$153.54	\$1,535.40
172 N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	\$0.00	\$0.00	\$0.00
173 QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	\$0.00	\$0.00	\$0.00
174 NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	\$0.00	\$0.00	\$0.00

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
175 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
176 N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	\$0.00	\$0.00	\$0.00
177 NXOS-703J2.2	Cisco Systems, Inc	Nexus 9500, 9300, 3000 Base NX-OS Software Rel 7.0(3)J2(2)	1	\$0.00	\$0.00	\$0.00
178 N93-LIC-BUN-P1	Cisco Systems, Inc	N9300 LAN and ACI Software License Bundle PAK	1	\$13,000.00	\$5,053.10	\$5,053.10
179 ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	\$0.00	\$0.00	\$0.00
180 N93-LAN1K9	Cisco Systems, Inc	LAN Enterprise License for Nexus 9300 Platform	1	\$0.00	\$0.00	\$0.00
181 N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	\$0.00	\$0.00	\$0.00
182 CON-SNT-372PXE-BN	Cisco Systems, Inc	SNTC-8X5XNBD Nexus 9372PX-E bundle PID Service Duration: 12 month(s).	1	\$1,040.00	\$832.00	\$832.00
183 GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	\$395.00	\$153.54	\$1,535.40

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
184 N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	\$0.00	\$0.00	\$0.00
185 QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	\$0.00	\$0.00	\$0.00
186 NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	\$0.00	\$0.00	\$0.00
187 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
188 N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	\$0.00	\$0.00	\$0.00
189 NXOS-703I2.2	Cisco Systems, Inc	Nexus 9500, 9300, 3000 Base NX-OS Software Rel 7.0(3)I2(2)	1	\$0.00	\$0.00	\$0.00
190 N93-LIC-BUN-P1	Cisco Systems, Inc	N9300 LAN and ACI Software License Bundle PAK	1	\$13,000.00	\$5,053.10	\$5,053.10
191 ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	\$0.00	\$0.00	\$0.00
192 N93-LAN1K9	Cisco Systems, Inc	LAN Enterprise License for Nexus 9300 Platform	1	\$0.00	\$0.00	\$0.00

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
193 SFP-H10GB-CU3M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 3 Meter	20	\$100.00	\$38.87	\$777.40
194 SFP-H10GB-CU1M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 1 Meter	20	\$100.00	\$38.87	\$777.40
195 SFP-H10GB-CU5M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 5 Meter	10	\$150.00	\$58.31	\$583.10
196 N9K-C9372PX-E-B18Q	Cisco Systems, Inc	2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD	1	\$45,000.00	\$17,491.50	\$17,491.50
197 CON-SNT-72PEB18Q	Cisco Systems, Inc	SNTC-8X5XNBD 2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD Service Duration:12 month(s).	1	\$0.00	\$0.00	\$0.00
198 N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	\$0.00	\$0.00	\$0.00
199 CON-SNT-372PXEBN	Cisco Systems, Inc	SNTC-8X5XNBD Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	\$1,040.00	\$832.00	\$832.00
200 GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	\$395.00	\$153.54	\$1,535.40
201 N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	\$0.00	\$0.00	\$0.00
202 QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	\$0.00	\$0.00	\$0.00



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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
203 NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	\$0.00	\$0.00	\$0.00
204 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
205 N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	\$0.00	\$0.00	\$0.00
206 NXOS-703I2.2	Cisco Systems, Inc	Nexus 9500, 9300, 3000 Base NX-OS Software Rel 7.0(3)I2(2)	1	\$0.00	\$0.00	\$0.00
207 N93-LIC-BUN-P1	Cisco Systems, Inc	N9300 LAN and ACI Software License Bundle PAK	1	\$13,000.00	\$5,053.10	\$5,053.10
208 ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	\$0.00	\$0.00	\$0.00
209 N93-LAN1K9	Cisco Systems, Inc	LAN Enterprise License for Nexus 9300 Platform	1	\$0.00	\$0.00	\$0.00
210 N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	\$0.00	\$0.00	\$0.00
211 CON-SNT-372PXEBN	Cisco Systems, Inc	SNTC-8X5XNBD Nexus 9372PX-E bundle PID Service Duration: 12 month(s).	1	\$1,040.00	\$832.00	\$832.00



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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
212 GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	\$395.00	\$153.54	\$1,535.40
213 N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	\$0.00	\$0.00	\$0.00
214 QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	\$0.00	\$0.00	\$0.00
215 NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	\$0.00	\$0.00	\$0.00
216 CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	\$0.00	\$0.00	\$0.00
217 N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	\$0.00	\$0.00	\$0.00
218 NXOS-703I2.2	Cisco Systems, Inc	Nexus 9500, 9300, 3000 Base NX-OS Software Rel 7.0(3)I2(2)	1	\$0.00	\$0.00	\$0.00
219 N93-LIC-BUN-P1	Cisco Systems, Inc	N9300 LAN and ACI Software License Bundle PAK	1	\$13,000.00	\$5,053.10	\$5,053.10
220 ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	\$0.00	\$0.00	\$0.00

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Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
221 N93-LAN1K9	Cisco Systems, Inc	LAN Enterprise License for Nexus 9300 Platform	1	\$0.00	\$0.00	\$0.00
222 SFP-H10GB-CU3M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 3 Meter	20	\$100.00	\$38.87	\$777.40
223 SFP-H10GB-CU1M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 1 Meter	20	\$100.00	\$38.87	\$777.40
224 SFP-H10GB-CU5M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 5 Meter	10	\$150.00	\$58.31	\$583.10
225 Professional Services	SIGMANet, Inc	Professional Services	1	\$0.00	\$180,000.00	\$180,000.00

Minimize your Capital Expenditures. Ask about our Leasing Programs.

Tax rates are subject to change based on local rates.

Pricing is based on Net 30 Payment Terms and is subject to change if Payment Terms are revised.

All Product Returns are Subject to Manufacturer Approval

Sales tax provided on this quote is estimated.

Final Sales tax will be assessed during invoicing.

Sub Total : \$442,700.66

Tax : \$17,434.43

Shipping : \$0.00

Technology Migration: (\$10,164.09)

Total : \$449,971.00



Date: 4/14/2016 9:03:00 AM

To:

Norm Hinman
City of Roseville
311 VERNON ST
Roseville CA, 95678
Tel: 916-774-5200 Fax:

QUOTATION

Quote No-5226042

From:

Moe Kaher
SIGMANet
4290 E. Brickell St.
Ontario, CA 91761
Tel: 909-230-7035 Fax: 909-937-9125

Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486FCMAS

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
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Quotation is valid for 30 Days.

Promotional pricing, price quoted net of rebate pricing & limited time pricing may expire prior to the 30 days from date of quote and may be subject to change without notice. All prices are F.O.B. Ontario, California
Please feel free to contact me if you have any further questions. Thank You.

SIGMAnet

A  ConvergeOne COMPANY



Cloud



Analytics



Mobility



Security



Data
Center



Unified
Collaboration



User-Centric
IT



IT Staffing



SIGMAnetCARE



Consulting

Data Center Practice

Statement of Work City of Roseville Datacenter Upgrade

June 1, 2016

Providing IT Technology Solutions for over 29 Years!

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I. Terms

This SOW shall remain in effect for the aforementioned term outlined in the Contracting Parties section and set forth herein and agreed to between the parties. Customer or SIGMANet may terminate this agreement upon 5 business day's written notice.

II. Contracting Parties

This Statement of Work ("SOW"), with an Effective Date of **June 1, 2016** between SIGMANet, Inc., (hereafter called "SIGMANet") and **City of Roseville** (hereinafter called "Customer").

For the purposes of this SOW, Customer has an address 401 Oak St. Roseville, CA 95678 and SIGMANet has an address of 4290 East Brickell Street, Ontario, California 91761.

The pricing and scope of this SOW is valid for 30 days from the date of this document unless extended by SIGMANet in writing or executed by the contracting parties.

III. Scope of Work

Proposed Solution Includes

- 1) **Vernon Data Center**
 - a. ACI Spine & Leaf Fabric w/dedicated APIC Cluster
 - i. 2 x Nexus 9336PQ Spine (36 x 40G)
 - ii. 2 x Nexus 9372PX-E Leaf (48x10G + 6x40G)
 - iii. APIC Cluster Medium (1000 Edge Ports)

*Assumption: OOB Switch = MS350 Customer Provided
- 2) **Riley Data Center**
 - a. ACI Spine & Leaf Fabric w/dedicated APIC Cluster
 - i. 2 x Nexus 9336PQ Spine (36 x 40G)
 - ii. 2 x Nexus 9372PX-E Leaf (48x10G + 6x40G)
 - iii. APIC Cluster Medium (1000 Edge Ports)

*Assumption: OOB Switch = MS350 Customer Provided
- 3) **Roseville Electric Server Room**
 - a. Dual VPC Standalone Core
 - b. 2 x Nexus 9372PX-E Access (48x10G + 6x40G)
- 4) **Roseville PD Server Room**
 - a. Dual VPC Standalone Core
 - i. 2 x Nexus 9372PX-E Access (48x10G + 6x40G)

Under this scope, SIGMANet shall provide the following tasks.

Site Readiness

- 1) Meet with customer to discover the current environment conditions
- 2) Perform inventory of all hardware and software components for implementation
- 3) Review the site technical requirements with the Customer
- 4) Customer performs verification of site readiness for service delivery using SIGMANet's Site Readiness workbook
- 5) If the site is not ready, a change order may be needed to remediate any outstanding environment issues and the engineer(s) may be rescheduled

Deliverables

Site readiness signoff

Project Plan and Design Phase

- 1) Conduct interactive sessions to understand Customer's business and strategic information technology ("IT") objectives and potential challenges.
- 2) Work with Subject Matter Experts ("SMEs") and IT teams (Server, Storage, Network, Applications, etc.) to understand process, operational and technical details of the environment.
- 3) Review current compute, storage and network resource requirements.
- 4) Align SIGMANet best practice deployment methodologies and use cases to minimize Customer challenges.
- 5) Identify the expected business and technical outcome based on this DC upgrade project.
- 6) Review and obtain the site technical requirements with the Customer.
- 7) Create a valid design document based on the Customer's hardware and software configuration.

Deliverables

Design Guide – Sign off Sheet

Vernon Data Center– ACI Mentored Workshop Install

Included Equipment:

- 1) ACI Spine & Leaf Fabric w/dedicated APIC Cluster
 - 2) 2 x Nexus 9336PX Spine (36 x 40G)
 - 3) 2 x Nexus 9372PX-E Leaf (48x10G + 6x40G)
 - 4) APIC Cluster Medium (1000 Edge Ports)
- *Assumption: OOB Switch = MS350 Customer Provided

Pre-Workshop

- 1) Project Manager and Consultant will conduct pre-onsite engagement conference call for initial data gathering and pre deployment checklist review.
- 2) Conduct ACI design workshop with client to gather/confirm information required for ACI installation.

Design and installation for Vernon ACI Fabrics

Cisco ACI Fabric

Cisco Nexus Switches deployment

(4 switches total, 2 for SPINE and 2 for LEAFS)

- 1) Install and configure 4 x Nexus 9300 switches
- 2) Connect all cables
- 3) Configure management network
- 4) Confirm that the firmware is at the approved version, update as necessary
- 5) Configure connectivity to the compute environment
- 6) Configure networking as per the design
- 7) Configure uplink connectivity to uplink switches
- 8) Prepare for ACI deployment

ACI Mentored Installation Workshop, Design and installation for Vernon Data Center

Workshop outline

- 1) Project Manager and Consultant will conduct pre-onsite engagement conference call for initial data gathering and pre deployment checklist review.
- 2) Conduct ACI design workshop with client to gather/confirm information required for ACI installation.
- 3) Initial configuration for two ACI Fabrics, each consisting of up to 3 Application Policy Infrastructure Controllers (APIC)
 - a. Fabric Discovery for up to 2 x Spine and up to 8x Leaf switches
 - b. Perform management configuration (In band/Out of Band, assign IP, SSL cert, etc)
 - c. Create VLAN Pools
- 4) Attachable Entity Profile configuration
 - a. vPC and Access profiles for connectivity to servers and/or L2 extension
 - b. Create vPC and Access profiles for Host vPC
 - c. Configuring 1GE attached Hosts (as needed)
- 5) Configure Up to 4 Physical Server End Points or 2 Blade Server Chassis

- 6) Perform a single VMM integration (VMware ESXI 5.5 or 6.0)
 - a. ESXi DVS
 - b. vmkernel placement and configuration within APIC DVS
 - i. vMotion
 - ii. IP Storage
- 7) Configure up to 2x tenants with associated base line requirements
- 8) Configure up to 2x Layer 2 (EPG as a VLAN) connectivity to external Layer 2 Switch
- 9) Configure up to 2x Layer 3 outside connections (OSPF, EIGRP, BGP or Static)
- 10) Configure up to 2x prototypical 3 Tier Application Profiles with up to 10 End Point Groups (EPGs)
- 11) Execute and document mutually agreed upon test plan to confirm EPG to EPG communication within the fabric and external connectivity (L2 and/or L3) (Contracts)
- 12) Configure back up policy and schedule to export to external server
- 13) Review monitoring and troubleshooting procedures (throughout engagement)
- 14) Produce documentation package including
 - a. Diagrams
 - i. Topology
 - ii. Application Profile (EPG, Contract Provider/Consumer)
 - b. Naming conventions
 - c. Configuration backup (JSON)
- 15) Knowledge transfer of ACI Installation during the workshop to include RESTful API Managed Object Model / Managed Information Tree, and how to Add/Delete/Modify objects in the ACI Fabric via programmatic calls.

Deliverables

Nexus ACI Deployment Documentation Packages

Equipment Shipment and Initial build:

Tasks Completed at SIGMANet (OFFSITE):

- a. Drop ship to SIGMANet depot for initial power on testing and DOA checks
- b. Initial configuration and burn in at SIGMANet Depot
- c. All tasks related to prepping the ACI Fabric switches for ACI mentored install

Tasks Completed at Roseville Vernon DC (ONSITE):

- a. SIGMANet will ship equipment to Roseville prior to cut-over
- b. SIGMANet will perform all tasks under ACI mentored installation
- c. SIGMANet will complete the cut over tasks outlined below

Network Integration

- 1) Perform initial connectivity
- 2) Configure the ACI fabric connectivity to existing catalyst campus core switches
- 3) Configure the ACI Fabric with 2x10LR connections between Vernon and Riley Data Centers
- 4) Enable L2/L3 forwarding via the existing Campus Catalyst switches
- 5) Setup EPG for existing campus connections
- 6) End state should include the ACI Fabric enabled for Data Center Core and Catalyst as the campus core handling all IDF connections as well as remote site connections
- 7) Application migrations into ACI fabric will be responsibility of City Of Roseville IT Team

Riley Data Center– ACI Mentored Workshop Install

Included Equipment:

- 1) ACI Spine & Leaf Fabric w/dedicated APIC Cluster
 - 2) 2 x Nexus 9336PC Spine (36 x 40G)
 - 3) 2 x Nexus 9372PX-E Leaf (48x10G + 6x40G)
 - 4) APIC Cluster Medium (1000 Edge Ports)
- *Assumption: OOB Switch = MS350 Customer Provided

Pre-Workshop

- 1) Project Manager and Consultant will conduct pre-onsite engagement conference call for initial data gathering and pre deployment checklist review.
- 2) Conduct ACI design workshop with client to gather/confirm information required for ACI installation.

Design and installation for Riley ACI Fabrics

Cisco ACI Fabric

Cisco Nexus Switches deployment

(4 switches total, 2 for SPINE and 2 for LEAFS)

- 1) Install and configure 4 x Nexus 9300 switches
- 2) Connect all cables
- 3) Configure management network
- 4) Confirm that the firmware is at the approved version, update as necessary
- 5) Configure connectivity to the compute environment
- 6) Configure networking as per the design
- 7) Configure uplink connectivity to uplink switches
- 8) Prepare for ACI deployment

ACI Mentored Installation Workshop, Design and installation for Riley Data Center

Workshop outline

- 1) Project Manager and Consultant will conduct pre-onsite engagement conference call for initial data gathering and pre deployment checklist review.
- 2) Conduct ACI design workshop with client to gather/confirm information required for ACI installation.
- 3) Initial configuration for two ACI Fabrics, each consisting of up to 3 Application Policy Infrastructure Controllers (APIC)
 - a. Fabric Discovery for up to 2 x Spine and up to 8x Leaf switches
 - b. Perform management configuration (In band/Out of Band, assign IP, SSL cert, etc)
 - c. Create VLAN Pools
- 4) Attachable Entity Profile configuration
 - a. vPC and Access profiles for connectivity to servers and/or L2 extension
 - b. Create vPC and Access profiles for Host vPC
 - c. Configuring 1GE attached Hosts (as needed)
- 5) Configure Up to 4 Physical Server End Points or 2 Blade Server Chassis

- 6) Perform a single VMM integration (VMware ESXI 5.5 or 6.0)
 - a. ESXi DVS
 - b. vmkernel placement and configuration within APIC DVS
 - i. vMotion
 - ii. IP Storage
- 7) Configure up to 2x tenants with associated base line requirements
- 8) Configure up to 2x Layer 2 (EPG as a VLAN) connectivity to external Layer 2 Switch
- 9) Configure up to 2x Layer 3 outside connections (OSPF, EIGRP, BGP or Static)
- 10) Configure up to 2x prototypical 3 Tier Application Profiles with up to 10 End Point Groups (EPGs)
- 11) Execute and document mutually agreed upon test plan to confirm EPG to EPG communication within the fabric and external connectivity (L2 and/or L3) (Contracts)
- 12) Configure back up policy and schedule to export to external server
- 13) Review monitoring and troubleshooting procedures (throughout engagement)
- 14) Produce documentation package including
 - a. Diagrams
 - i. Topology
 - ii. Application Profile (EPG, Contract Provider/Consumer)
 - b. Naming conventions
 - c. Configuration backup (JSON)
- 15) Knowledge transfer of ACI Installation during the workshop to include RESTful API Managed Object Model / Managed Information Tree, and how to Add/Delete/Modify objects in the ACI Fabric via programmatic calls.

Deliverables

Nexus ACI Deployment Documentation Packages

Equipment Shipment and Initial build:

Tasks Completed at SIGMANet (OFFSITE):

- a. Drop ship to SIGMANet depot for initial power on testing and DOA checks
- b. Initial configuration and burn in at SIGMANet Depot
- c. All tasks related to prepping the ACI Fabric switches for ACI mentored install

Tasks Completed at Roseville Riley DC (ONSITE):

- d. SIGMANet will ship equipment to Roseville prior to cut-over
- e. SIGMANet will perform all tasks under ACI mentored installation
- f. SIGMANet will complete the cut over tasks outlined below

Network Integration

- 1) Perform initial connectivity
- 2) Configure the ACI fabric connectivity to existing catalyst campus core switches
- 3) Configure the ACI Fabric with 2x10LR connections between Vernon and Riley Data Centers
- 4) Enable L2/L3 forwarding via the existing Campus Catalyst switches
- 5) Setup EPG for existing campus connections
- 6) End state should include the ACI Fabric enabled for Data Center Core and Catalyst as the campus core handling all IDF connections as well as remote site connections
- 7) Application migrations into ACI fabric will be responsibility of City Of Roseville IT Team

Roseville PD – Standalone Core Upgrade

Included Equipment:

- 1) Dual VPC Standalone Core
- 2) 2 x Nexus 9372PX-E Access (48x10G + 6x40G)

Nexus Implementation Services:

Cisco Nexus 9372PX-E Switches Deployment (2 switches total, Basic Deployment (L2/L3))

- 1) Rack and stack the Nexus 9372 chassis
- 2) Install all components
- 3) Connect all cables
- 4) Configure management network
- 5) Confirm that the firmware is at the approved version, update as necessary
- 6) Configure networking as per the design
- 7) Configure uplinks connectivity
- 8) Configure downlinks connectivity
- 9) Configure required VLANs
- 10) Configure Interfaces
- 11) Configure L2 Switching
- 12) Configure L3 Routing
- 13) Configure security settings (as needed)
- 14) Configure Analysis tools, alerts, and monitoring (as needed)

Equipment Shipment and Initial build:

Tasks Completed at SIGMANet (OFFSITE):

- a. Drop ship to SIGMANet depot for initial power on testing and DOA checks
- b. Initial configuration and burn in at SIGMANet Depot

Tasks Completed at Roseville PD (ONSITE):

- c. SIGMANet will ship equipment to Roseville prior to cut-over
- d. SIGMANet will complete the cut over tasks outlined below

Network Migration (Cut Over)

*maintenance windows will be required

- 1) Move existing server cables to appropriate ports on new data center core.
- 2) Perform initial connectivity.
- 3) Enable L2/L3 forwarding via the existing Campus Catalyst 3750 switches
- 4) Work with customer on application testing.
- 5) End state should include the Nexus 9372Px-e pair as Data Center Core and C3750 as the campus core handling all IDF connections as well as remote site connections.

Delivery

The following written reports will be provided:

- 1) Standalone Deployment Documentation Packages

Roseville Electric – Standalone Core Upgrade

Included Equipment:

- 1) Dual VPC Standalone Core
- 2) 2 x Nexus 9372PX-E Access (48x10G + 6x40G)

Nexus Implementation Services:

Cisco Nexus 9372PX-E Switches Deployment (2 switches total, Basic Deployment (L2/L3))

Rack and stack the Nexus 9372 chassis

- 3) Install all components
- 4) Connect all cables
- 5) Configure management network
- 6) Confirm that the firmware is at the approved version, update as necessary
- 7) Configure networking as per the design
- 8) Configure uplinks connectivity
- 9) Configure downlinks connectivity
- 10) Configure required VLANs
- 11) Configure Interfaces
- 12) Configure L2 Switching
- 13) Configure L3 Routing
- 14) Configure security settings (as needed)
- 15) Configure Analysis tools, alerts, and monitoring (as needed)

Equipment Shipment and Initial build:

Tasks Completed at SIGMANet (OFFSITE):

- a. Drop ship to SIGMANet depot for initial power on testing and DOA checks
- b. Initial configuration and burn in at SIGMANet Depot

Tasks Completed at Roseville Electric (ONSITE):

- c. SIGMANet will ship equipment to Roseville prior to cut-over
- d. SIGMANet will complete the cut over tasks outline below

Network Migration (Cut Over)

*maintenance windows will be required

- 1) Move existing server cables to appropriate ports on new data center core.
- 2) Perform initial connectivity.
- 3) Enable L2/L3 forwarding via the existing Campus Catalyst 3750 switches
- 4) Work with customer on application testing.
- 5) End state should include the Nexus 9372Px-e pair as Data Center Core and C3750 as the campus core handling all IDF connections as well as remote site connections.

Delivery

The following written reports will be provided:

- 1) Standalone Deployment Documentation Packages

Out of Scope

Tasks that are considered to be Out of Scope for this Statement of work include:

- 1) Infrastructure remediation unless otherwise specified with the project phases (EXAMPLE: Active Directory, Network Switches, Network Routers, Network Hubs, DNS, SAN Performance and capacity, etc.)
- 2) User Data migration
- 3) Applications migration to ACI, beyond the first test application/tenant per data center.
- 4) Maintenance of operating system images after project completion.
- 5) Modification of customer operational procedures influenced by the implemented solution.
- 6) Changes or remediation within the current environment outside of those specified within the current statement of work.
- 7) Analysis and remediation of network related issues.
- 8) Regulatory compliance requirements.
- 9) Knowledge transfer is provided as part of this statement of work, but should not be presented as or take the place of any formal training that may be beneficial to the ongoing management by the customer of the solution provided.
- 10) Application compatibility testing, unless otherwise specified, is not within the scope of this statement of work.
- 11) Remediation of application compatibility issues
- 12) Custom Reports and Queries are not included within the scope.
- 13) Any activity not mentioned explicitly "In Scope" section is considered Out of Scope and hence will not be considered. Any additional requirements will be treated as a change request and will follow the standard change request mechanism and will be estimated accordingly.

IV. Contact Information

City of Roseville	SIGMAnet
Norm Hinman Information Security Administrator City of Roseville, California 401 Oak St. Roseville, CA 95673 Desk: 916.774.5408 Cell: 916.677.9683	Adam Eisenberg aeisenberg@sigmanet.com P: 818-445-9142 4290 E. Brickell Street Ontario, CA 91761

V. Project Location

Work to be performed in part or in full at Customer location at the following location:

- 1) 401 Oak St. Roseville, CA 95678
- 2) Vernon Data Center, Roseville, CA 95678
- 3) Riley Data Center, Roseville, CA 95678
- 4) Roseville Electric, Roseville, CA 95678
- 5) Roseville PD, Roseville, CA 95678.

Any portion of the above listed work may be performed remotely where permitted.

VI. Pricing Budget/Terms

Professional Services & Project Budget

SIGMANet will provide Professional Services to fulfill this scope of work at a fixed rate as specified below. Any hardware or software quotes that are attached as part of this project are listed for budgeting purposes and will be invoiced separately when shipped.

Description	Price
Professional Services	\$180,000.00
Project Management or Coordination	Included
Total	\$180,000.00

Professional Service Invoice Schedule

Invoicing for professional services will be submitted in fixed price increments based on the below schedule.

20% upon receiving executed SOW	\$36,000.00
20% upon completion of Electric\PD	\$36,000.00
20% upon completion of Riley	\$36,000.00
20% upon completion of Vernon	\$36,000.00
20% upon completion of all tasks in SOW and project signoff	\$36,000.00

Project Commencement Lead Time

Upon execution of this Scope of Work, SIGMANet will assign a project manager and begin scheduling services on a best efforts basis. Typical lead times to begin consulting services are 1-2 weeks not including any lead times for purchased hardware needed for the project.

Taxes

All fees quoted in this document are exclusive of applicable federal, state, or local taxes, other than income or other similar taxes attributed to SIGMANet. Customer shall pay, or reimburse SIGMANet for; any such taxes and SIGMANet may add such taxes to any invoices submitted to Customer

General Services

Pricing for general services, if requested, are based on standard hourly rates and will be quoted when requested to be approved by Customer prior to work being performed. All T&M rates have two (2) hour minimum for onsite support and one (1) hour minimum for remote support. Hours are billed in fifteen (15) minute increments after exceeding the minimum charges. After hours support is billed at 1.5x standard rates. SIGMANet will adhere to all local US labor laws regarding work hours and overtime, particularly where applicable overtime will be billable.

Travel Costs

Travel costs are included for this project.

Out-of-Scope Services

Any services requested of SIGMANet personnel that are not explicitly described in the Scope of Work section, and all work that was fairly and reasonably outside the contemplation of both parties at the time this contract was made, are considered to be Out-of-Scope services. If such services are requested, SIGMANet will estimate the price of such services and contact Customer Vendor Liaison (or other Customer-designated individual) to provide a description of the services and estimated price. Once authorized by Customer Vendor Liaison in writing, SIGMANet will perform the work, document the service provided (and associated price) and invoice Customer accordingly.

VII. Customer Responsibilities

SIGMANet's performance is subject to the execution and completion of the following tasks by Customer as required

- 1) Provide a single point of contact for SIGMANet's Project Manager.
- 2) Schedule necessary network downtime and maintenance windows in coordination with SIGMANet's project manager.
- 3) Ensure that all necessary entrances, offices, rooms, etc. will be unlocked and accessible during project hours as required.
- 4) Provide an on-site (or easily accessible) contact person during all project hours, after business hours, and weekend work as required.
- 5) Facilitate project-related communication to appropriate department/end-user personnel.
- 6) Provide site information, floor plans indicating from and to locations by user, user name list, schedule constraints, and access information to SIGMANet Project Manager. This information will be available one week, or 5 business days before the project begins.
- 7) Provide timely project problem resolution assistance in the event that SIGMANet's on-site engineers need to escalate deployment problems encountered while on site.
- 8) Ensure that all necessary electrical power, outlets, receptacles, and network connection cables are operational in project location.
- 9) Provide all relevant switch port and patch panel information.
- 10) Provide timely technical support to resolve general and network connectivity issues.
- 11) Ensure a designated representative is available for completion sign off at project end.
- 12) Provide air conditioning and/or heating in the location during project activities.

- 13) Notify SIGMANet of any work performance discrepancies requiring remediation by SIGMANet within 24 hours of the installation completion.
- 14) Provide requisite Admin rights and end-user account info if required.
- 15) Provide any materials they require that are necessary for the completion of the on-site activities.
- 16) Provide any relevant technical data germane to the successful completion of the project based on Customer's criterion.

VIII. Assumption/Constraints/Dependencies

- 1) SIGMANet's performance is subject to the execution and completion of the tasks described under Customer's Responsibilities. Failure to fulfill such responsibilities within the time allotted or within a reasonable time can constitute a delay or material breach of this SOW.
- 2) SIGMANet's pricing is valid for a period 30 days from the execution date of this SOW.
- 3) Business hours are Monday – Friday 8:00AM – 5:00PM, after hours will be considered anytime outside these hours and billed at 1.5x standard T&M rates.
- 4) Shipping charges (if necessary) for any hardware and software associated with the project are to be paid for by Customer.
- 5) Changes to the SOW may be requested at any time by either party in writing. Since a change could affect the price, schedule, or other terms of this SOW, both Customer and the SIGMANet Project Manager must approve each change before amending the SOW and implementing the change.
- 6) SIGMANet will not be held liable for lost or corrupted Customer data.
- 7) SIGMANet will not be responsible for disaster recovery (for example application software and reloading data after a natural disaster, fire, etc.).
- 8) On-site activities not explicitly defined within this SOW will be considered out-of-scope.
- 9) Should Customer cancel or reschedule the Engineers once dispatched, for reasons outside of SIGMANet's control, SIGMANet reserves the right to assess a fee equal to 4 hours of billable labor.
- 10) Defective, damaged, or missing materials are not the responsibility of SIGMANet and if found, will be reported immediately to Customer.
- 11) SIGMANet makes no guarantees on the availability of a particular resource. SIGMANet reserves the right to substitute resources at any time. All substitutes will be qualified to complete the said Scope-of-Work.
- 12) Ad hoc material purchases that SIGMANet is required to make to complete this project, as agreed upon by Customer in advance, will be invoiced to Customer at actual cost at the time of purchase.

IX. Acceptance

In accordance with Section 313 of the California Corporations Code, any document executed by a corporation requires the signature from at least one person from EACH of the following two groups:

GROUP ONE

*Chairman of the Board
President
Vice President*

GROUP TWO

*Secretary
Assistant Secretary
Chief Financial Officer
Assistant Treasurer*

If an officer holds a title in each of the above groups (dual title), that officer may sign for each of the two groups by two separate signatures with the appropriate title listed with his or her signature.

There are also two exceptions whereby we would accept only one signature:

- One corporate signature AND a corporate seal*
- OR-*
- They are able to provide a current resolution from their Board of Directors, stating that a particular person has the sole authority to bind the corporation.*

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be executed by their respective authorized representatives.

City of Roseville

ACCEPTED AND AGREED TO BY:

Signature of Customer representative:	Date:
Printed Name:	
Title:	
Billing Information (Name):	
Billing Information (Address):	
Purchase Order Number:	

SIGMAnet, Inc.

ACCEPTED AND AGREED TO BY:

Signature of SIGMAnet representative:	Date:
Printed Name:	
Title:	



Date: 5/11/2016 8:49:00 AM

To:

Norm Hinman
City of Roseville
311 VERNON ST
Roseville CA, 95678
Tel: 916-774-5200 Fax:

QUOTATION

Quote No-5228422

From:

Moe Kaher
SIGMANet
4290 E. Brickell St.
Ontario, CA 91761
Tel: Fax: 909-937-9125

Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486F

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
1 ASR1001X-5G-K9	Cisco Systems, Inc	ASR1001-X, 5G Base Bundle, K9, AES, Built-in 6x1G	2	\$39,900.00	\$19,950.00	\$39,900.00
2 CON-SNT-ASR100GK	Cisco Systems, Inc	SNTC-8X5XNBD ASR1001-X, 5G, K9, AES license Service Duration:12 month(s).	2	\$1,122.00	\$953.70	\$1,907.40
3 SLASR1-AES	Cisco Systems, Inc	Cisco ASR 1000 Advanced Enterprise Services License	2	\$0.00	\$0.00	\$0.00
4 CON-SNT-SLASR1AM	Cisco Systems, Inc	SNTC-8X5XNBD Cisco ASR 1000 Advanced Enterprise Ser Service Duration:12 month(s).	2	\$660.00	\$561.00	\$1,122.00
5 ASR1K-INTERNET	Cisco Systems, Inc	ASR1K-Int Edge/Peering incl. BGP/NAT/ZBFW - tracking only	2	\$0.00	\$0.00	\$0.00
6 GLC-SX-MMD	Cisco Systems, Inc	1000BASE-SX SFP transceiver module, MMF, 850nm, DOM	4	\$500.00	\$250.00	\$1,000.00
7 GLC-LH-SMD	Cisco Systems, Inc	1000BASE-LX/LH SFP transceiver module, MMF/SMF, 1310nm, DOM	4	\$995.00	\$497.50	\$1,990.00
8 M-ASR1001X-8GB	Cisco Systems, Inc	Cisco ASR1001-X 8GB DRAM	2	\$0.00	\$0.00	\$0.00
9 SPA-BLANK	Cisco Systems, Inc	Blank Cover for regular SPA	2	\$0.00	\$0.00	\$0.00



Date: 5/11/2016 8:49:00 AM

QUOTATION

Quote No-5228422

To:

Norm Hinman
City of Roseville
311 VERNON ST
Roseville CA, 95678
Tel: 916-774-5200 Fax:

From:

Moe Kaher
SIGMANet
4290 E. Brickell St.
Ontario, CA 91761
Tel: Fax: 909-937-9125

Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486F

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
10 NIM-BLANK	Cisco Systems, Inc	Blank faceplate for NIM slot on Cisco ISR 4400	2	\$0.00	\$0.00	\$0.00
11 SASR1K1XUK9-316S	Cisco Systems, Inc	Cisco ASR1001-X IOS XE UNIVERSAL	2	\$0.00	\$0.00	\$0.00
12 ASR1001-X-PWR-AC	Cisco Systems, Inc	Cisco ASR1001-X AC Power Supply	4	\$0.00	\$0.00	\$0.00
13 CAB-AC	Cisco Systems, Inc	AC Power Cord (North America), C13, NEMA 5-15P, 2.1m	4	\$0.00	\$0.00	\$0.00
14 FLSA1-1X-2.5-5G	Cisco Systems, Inc	2.5G to 5Gbps License for ASR 1001-X	2	\$0.00	\$0.00	\$0.00
15 CON-SNT-FLSA11XS	Cisco Systems, Inc	SNTC-8X5XNBD Upgrade from 2.5 Gbps to 5Gbps License Service Duration: 12 month(s).	2	\$851.00	\$723.35	\$1,446.70
16 Professional Services	SIGMANet, Inc	Professional Services	1	\$0.00	\$18,151.00	\$18,151.00

Minimize your Capital Expenditures. Ask about our Leasing Programs.

Tax rates are subject to change based on local rates.

Pricing is based on Net 30 Payment Terms and is subject to change if Payment Terms are revised.

All Product Returns are Subject to Manufacturer Approval

Sales tax provided on this quote is estimated.

Final Sales tax will be assessed during invoicing.

Sub Total : \$65,517.10
Tax : \$3,216.75
Shipping : \$0.00

Total : \$68,733.85



Date: 5/11/2016 8:49:00 AM

To:

Norm Hinman
City of Roseville
311 VERNON ST
Roseville CA, 95678
Tel: 916-774-5200 Fax:

QUOTATION

Quote No-5228422

From:

Moe Kaher
SIGMAAnet
4290 E. Brickell St.
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Tel: Fax: 909-937-9125

Comments: CMAS Cisco Hardware and Services 3-15-70-2486E and 3-15-70-2486F

Part Number	Manufacturer	Description	Qty	List	Unit Price	Amount
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Quotation is valid for 30 Days.

Promotional pricing, price quoted net of rebate pricing & limited time pricing may expire prior to the 30 days from date of quote and maybe subject to change without notice. All prices are F.O.B. Ontario, California
Please feel free to contact me if you have any further questions. Thank You.

SIGMAnet

A  ConvergeOne COMPANY



Cloud



Analytics



Mobility



Security



Data
Center



Unified
Collaboration



User-Centric
IT



IT Staffing



SIGMAnetCARE



Consulting

Data Center Practice

Statement of Work

City of Roseville

Internet Edge Deployment

June 1, 2016

Providing IT Technology Solutions for over 29 Years!

SIGMAnet Client Confidential

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I. Terms

This SOW shall remain in effect for the aforementioned term outlined in the Contracting Parties section and set forth herein and agreed to between the parties. Customer or SIGMAnet may terminate this agreement upon 5 business day's written notice.

II. Contracting Parties

This Statement of Work ("SOW"), with an Effective Date of **June 1, 2016** between SIGMAnet, Inc., (hereafter called "SIGMAnet") and **City of Roseville** (hereinafter called "Customer").

For the purposes of this SOW, Customer has an address 401 Oak St. Roseville, CA 95678 and SIGMAnet has an address of 4290 East Brickell Street, Ontario, California 91761.

The pricing and scope of this SOW is valid for 30 days from the date of this document unless extended by SIGMAnet in writing or executed by the contracting parties.

III. Scope of Work

Proposed Solution Includes

Vernon Data Center

- a. ASR 1001x – 5G
 - i. 6 x 1G SFP interfaces
 - ii. 2 x 10G SFP interfaces

Riley Data Center

- b. ASR 1001x – 5G
 - i. 6 x 1G SFP interfaces
 - ii. 2 x 10G SFP interfaces

**** Customer will be using existing Palo Alto Firewalls to provide firewall functionality**

Under this scope, SIGMAnet shall provide the following tasks.

Site Readiness

- 1) Meet with customer to discover the current environment conditions
- 2) Perform inventory of all hardware and software components for implementation
- 3) Review the site technical requirements with the Customer
- 4) Customer performs verification of site readiness for service delivery using SIGMAnet's Site Readiness workbook
- 5) If the site is not ready, a change order may be needed to remediate any outstanding environment issues and the engineer(s) may be rescheduled

Deliverables

Site readiness signoff

Project Plan and Design Phase

- 1) Conduct interactive sessions to understand Customer's business and strategic information technology ("IT") objectives and potential challenges.
- 2) Work with Subject Matter Experts ("SMEs") and IT teams (Server, Storage, Network, Applications, etc.) to understand process, operational and technical details of the environment.
- 3) Review current compute, storage and network resource requirements.
- 4) Align SIGMAnet best practice deployment methodologies and use cases to minimize Customer challenges.
- 5) Identify the expected business and technical outcome based on this DC upgrade project.
- 6) Review and obtain the site technical requirements with the Customer.
- 7) Create a valid design document based on the Customer's hardware and software configuration.

Deliverables

Design Guide – Sign off Sheet

Vernon Data Center– Internet Edge Install

Included Equipment:

- QTY 1 x ASR 1001x – 5G
 - 6 x 1G SFP interfaces

Pre-migration:

Internet Edge Router – ASR1001x

- 1) Unbox hardware
- 2) Power up hardware
- 3) Test for DOA
- 4) Hardware diagnostics (Show Version, Show Inventory etc.)
- 5) Install modules on Routers/Firewall/Switches if applicable
- 6) Upgrade IOS if required
- 7) Install licenses as needed
- 8) Burn-in

Equipment Shipment and Initial build:

Tasks Completed at SIGMANet (OFFSITE):

- 1) Drop ship to SIGMANet depot for initial power on testing and DOA checks
- 2) Initial configuration and burn in at SIGMANet Depot

Tasks Completed at Roseville (ONSITE):

- 1) SIGMANet will ship equipment to Roseville prior to cut-over
- 2) SIGMANet will complete the cut over tasks outlined below

Design and installation:

9) Internet Edge Router – ASR1001x

- 1) Install and configure Edge routers
- 2) Basic configuration like Hostname/IP Address, SSH, SNMP etc.
- 3) Configure L2/L3 interfaces
- 4) Enable Routing
- 5) Enable BGP
 - a. Configure EGP to upstream Carrier
 - b. Configure IBGP between Vernon and Riley
- 6) Apply best practices (Disable Proxy ARP, No IP redirects etc.)
- 7) Test Failover between ISP and Data Centers
- 8) Troubleshoot as needed

Internet Edge Firewall – Existing Palo Alto Firewalls (Customer provided)

- 1) Confirm basic configuration
- 2) Backup existing configuration
- 3) Ensure the latest Software Firmware and OS is installed
- 4) Update Firmware/OS if required

- 5) Disable HA between Failover Pair
- 6) Shutdown and move Standby FW to Vernon

Post Installation Phase

- 1) Validate the success of the project
- 2) Knowledge transfer includes review of As-Built documentation. This is not a classroom training session, but hands on review of up to 16 hours.
- 3) As Built to be provided will be a standardized SIGMAnet documentation of work completed and configuration
- 4) Next-business day support for troubleshooting, optimizing, validating configuration, etc.

Riley Data Center– Internet Edge Install

Included Equipment:

- QTY 1 x ASR 1001x – 5G
 - 6 x 1G SFP interfaces

Pre-migration:

Internet Edge Router – ASR1001x

- 1) Unbox hardware
- 2) Power up hardware
- 3) Test for DOA
- 4) Hardware diagnostics (Show Version, Show Inventory etc.)
- 5) Install modules on Routers/Firewall/Switches if applicable
- 6) Upgrade IOS if required
- 7) Install licenses as needed
- 8) Burn-in

Equipment Shipment and Initial build:

Tasks Completed at SIGMANet (OFFSITE):

- 1) Drop ship to SIGMANet depot for initial power on testing and DOA checks
- 2) Initial configuration and burn in at SIGMANet Depot

Tasks Completed at Roseville (ONSITE):

- 1) SIGMANet will ship equipment to Roseville prior to cut-over
- 2) SIGMANet will complete the cut over tasks outlined below

Design and installation:

Internet Edge Router – ASR1001x

- 1) Install and configure Edge routers
- 2) Basic configuration like Hostname/IP Address, SSH, SNMP etc.
- 3) Configure L2/L3 interfaces
- 4) Enable Routing
- 5) Enable BGP
 - a. Configure EBGP to upstream Carrier
 - b. Configure iBGP between Vernon and Riley
- 6) Apply best practices (Disable Proxy ARP, No IP redirects etc.)
- 7) Test Failover between ISP and Data Centers
- 8) Troubleshoot as needed

Internet Edge Firewall – Existing Palo Alto Firewalls (Customer provided)

- 1) Confirm basic configuration
- 2) Backup existing configuration
- 3) Ensure the latest Software Firmware and OS is installed
- 4) Update Firmware/OS if required

- 5) Disable HA between Failover Pair
- 6) Shutdown and move Standby FW to Vernon

Post Installation Phase

- 1) Validate the success of the project
- 2) Knowledge transfer includes review of As-Built documentation. This is not a classroom training session, but hands on review of up to 16 hours.
- 3) As Built to be provided will be a standardized SIGMAnet documentation of work completed and configuration
- 4) Next-business day support for troubleshooting, optimizing, validating configuration, etc.

IV. Contact Information

City of Roseville	SIGMAnet
Norm Hinman Information Security Administrator City of Roseville, California 401 Oak St. Roseville, CA 95678 Desk: 916.774.5408 Cell: 916.677.9683	Adam Eisenberg AEisenberg@sigmanet.com P: 818-445-9142 4290 E. Brickell Street Ontario, CA 91761

V. Project Location

Work to be performed in part or in full at Customer location at the following location:

- 1) 401 Oak St. Roseville, CA 95678
- 2) Vernon Data Center, Roseville, CA 95678
- 3) Riley Data Center, Roseville, CA 95678

Any portion of the above listed work may be performed remotely where permitted.

VI. Pricing Budget/Terms

Professional Services & Project Budget

SIGMAnet will provide Professional Services to fulfill this scope of work at a fixed rate as specified below. Any hardware or software quotes that are attached as part of this project are listed for budgeting purposes and will be invoiced separately when shipped.

Description	Price	
	Fixed Price	T&M
Professional Services	\$18,151.00	\$300/hr
Project Management	Included	\$150/hr
Travel Costs	Included	See "Travel Costs"
Total	\$18,151.00	TBD
Initial Selected Option 		

Professional Service Invoice Schedule

Invoicing for professional services will be submitted in fixed price increments based on the below schedule.

Option 1

50% upon receiving executed SOW	\$9,075.00
50% upon completion of all tasks in SOW and project signoff	\$9,075.00

Option 2

SIGMAnet will invoice weekly based on actual hours and total project costs could be higher than fixed fee price.

Project Commencement Lead Time

Upon execution of this Scope of Work, SIGMAnet will assign a project manager and begin scheduling services on a best efforts basis. Typical lead times to begin consulting services are 1-2 weeks not including any lead times for purchased hardware needed for the project.

Taxes

All fees quoted in this document are exclusive of applicable federal, state, or local taxes, other than income or other similar taxes attributed to SIGMAnet. Customer shall pay, or reimburse SIGMAnet for; any such taxes and SIGMAnet may add such taxes to any invoices submitted to Customer

General Services

Pricing for general services, if requested, are based on standard hourly rates and will be quoted when requested to be approved by Customer prior to work being performed. All T&M rates have two (2) hour minimum for onsite support and one (1) hour minimum for remote support. Hours are billed in fifteen (15) minute increments after exceeding the minimum charges. After hours support is billed at 1.5x standard rates. SIGMAnet will adhere to all local US labor laws regarding work hours and overtime, particularly where applicable overtime will be billable.

Travel Costs

Travel costs outside of Southern California will be passed through based on pre-approval by Customer. Resources will be based locally where feasible and will not require travel to the location, unless or otherwise requested by Customer.

Travel & Expense	Cost
Off-site location (Air, Hotel, Transportation)	Pass through
Per Diem (Cover Meals and Incidentals during travel)	\$50/day/engineer

Out-of-Scope Services

Any services requested of SIGMANet personnel that are not explicitly described in the Scope of Work section, and all work that was fairly and reasonably outside the contemplation of both parties at the time this contract was made, are considered to be Out-of-Scope services. If such services are requested, SIGMANet will estimate the price of such services and contact Customer Vendor Liaison (or other Customer-designated individual) to provide a description of the services and estimated price. Once authorized by Customer Vendor Liaison in writing, SIGMANet will perform the work, document the service provided (and associated price) and invoice Customer accordingly.

VII. Customer Responsibilities

SIGMANet's performance is subject to the execution and completion of the following tasks by Customer as required:

- 1) Provide a single point of contact for SIGMANet's Project Manager.
- 2) Schedule necessary network downtime and maintenance windows in coordination with SIGMANet's project manager.
- 3) Ensure that all necessary entrances, offices, rooms, etc. will be unlocked and accessible during project hours as required.
- 4) Provide an on-site (or easily accessible) contact person during all project hours, after business hours, and weekend work as required.
- 5) Facilitate project-related communication to appropriate department/end-user personnel.
- 6) Provide site information, floor plans indicating from and to locations by user, user name list, schedule constraints, and access information to SIGMANet Project Manager. This information will be available one week, or 5 business days before the project begins.
- 7) Provide timely project problem resolution assistance in the event that SIGMANet's on-site engineers need to escalate deployment problems encountered while on site.
- 8) Ensure that all necessary electrical power, outlets, receptacles, and network connection cables are operational in project location.
- 9) Provide all relevant switch port and patch panel information.
- 10) Provide timely technical support to resolve general and network connectivity issues.
- 11) Ensure a designated representative is available for completion sign off at project end.
- 12) Provide air conditioning and/or heating in the location during project activities.
- 13) Notify SIGMANet of any work performance discrepancies requiring remediation by SIGMANet within 24 hours of the installation completion.

- 14) Provide requisite Admin rights and end-user account info if required.
- 15) Provide any materials they require that are necessary for the completion of the on-site activities.
- 16) Provide any relevant technical data germane to the successful completion of the project based on Customer's criterion.

VIII. Assumption/Constraints/Dependencies

- 1) SIGMANet's performance is subject to the execution and completion of the tasks described under Customer's Responsibilities. Failure to fulfill such responsibilities within the time allotted or within a reasonable time can constitute a delay or material breach of this SOW.
- 2) SIGMANet's pricing is valid for a period 30 days from the execution date of this SOW.
- 3) Business hours are Monday – Friday 8:00AM – 5:00PM, after hours will be considered anytime outside these hours and billed at 1.5x standard T&M rates.
- 4) Shipping charges (if necessary) for any hardware and software associated with the project are to be paid for by Customer.
- 5) Changes to the SOW may be requested at any time by either party in writing. Since a change could affect the price, schedule, or other terms of this SOW, both Customer and the SIGMANet Project Manager must approve each change before amending the SOW and implementing the change.
- 6) SIGMANet will not be held liable for lost or corrupted Customer data.
- 7) SIGMANet will not be responsible for disaster recovery (for example application software and reloading data after a natural disaster, fire, etc.).
- 8) On-site activities not explicitly defined within this SOW will be considered out-of-scope.
- 9) Should Customer cancel or reschedule the Engineers once dispatched, for reasons outside of SIGMANet's control, SIGMANet reserves the right to assess a fee equal to 4 hours of billable labor.
- 10) Defective, damaged, or missing materials are not the responsibility of SIGMANet and if found, will be reported immediately to Customer.
- 11) SIGMANet makes no guarantees on the availability of a particular resource. SIGMANet reserves the right to substitute resources at any time. All substitutes will be qualified to complete the said Scope-of-Work.
- 12) Ad hoc material purchases that SIGMANet is required to make to complete this project, as agreed upon by Customer in advance, will be invoiced to Customer at actual cost at the time of purchase.

IX. Acceptance

In accordance with Section 313 of the California Corporations Code, any document executed by a corporation requires the signature from at least one person from EACH of the following two groups:

GROUP ONE

*Chairman of the Board
President
Vice President*

GROUP TWO

*Secretary
Assistant Secretary
Chief Financial Officer
Assistant Treasurer*

If an officer holds a title in each of the above groups (dual title), that officer may sign for each of the two groups by two separate signatures with the appropriate title listed with his or her signature.

There are also two exceptions whereby we would accept only one signature:

- One corporate signature AND a corporate seal*
- OR-*
- They are able to provide a current resolution from their Board of Directors, stating that a particular person has the sole authority to bind the corporation.*

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be executed by their respective authorized representatives.

City of Roseville

ACCEPTED AND AGREED TO BY:

Signature of Customer representative:	Date:
Printed Name:	
Title:	
Billing Information (Name):	
Billing Information (Address):	
Purchase Order Number:	

SIGMAnet, Inc.

ACCEPTED AND AGREED TO BY:

Signature of SIGMAnet representative:	Date:
Printed Name:	
Title:	

Date: 4/14/2016 9:03:00 AM

QUOTATION

Quote: 5226042

To: Norm Hinman
City of Roseville
311 VERNON ST
Roseville CA, 95678
Tel: 916-774-5200 Fax:

From: Moe Kaher
SIGMAnet
4290 E. Brickell St.
Ontario, CA 91761
Tel: Fax: 909-937-9125

CMAS Procurement Contract Details:

CMAS Cisco Hardware and Services 3-15-74-2486E
CMAS SIGMAnet Services 3-15-70-2486F

	Part Number	Manufacturer	Description	Qty	Unit Price	Amount
1	ACI-C9336-APIC-B1	Cisco Systems, Inc	ACI Bundle with 2 9336 and APIC	1	0.00	0.00
2	N9K-C9336PQ	Cisco Systems, Inc	Nexus 9K ACI Spine, 36p 40G QSFP+	2	12029.95	24059.90
3	CON-SNTP-9336PQ	Cisco Systems, Inc	SNTP-24X7X4 Nexus 9336 ACI Spine switch with 36p Service Duration:12 month(s).	2	2165.60	4331.20
4	ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	2	0.00	0.00
5	N9K-C9300-ACK	Cisco Systems, Inc	Nexus 9K Fixed Accessory Kit	2	0.00	0.00
6	N9K-C9300-RMK	Cisco Systems, Inc	Nexus 9K Fixed Rack Mount Kit	2	0.00	0.00
7	N9K-C9300-FAN3-B	Cisco Systems, Inc	Nexus 9300 Fan 3, Port-side Exhaust	4	0.00	0.00
8	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	4	0.00	0.00
9	N9K-PAC-1200W-B	Cisco Systems, Inc	Nexus 9300 1200W AC PS, Port-side Exhaust	4	0.00	0.00
10	APIC-CLUSTER-M2	Cisco Systems, Inc	APIC Cluster - Medium Configurations (Up to 1000 Edge Ports)	1	15370.36	15370.36
11	CON-SSPNP-APIC3M2	Cisco Systems, Inc	SSPT PLUS2 24X7X4 APIC Cluster - Medium Configurations (Up Service Duration:12 month(s).	1	6463.20	6463.20
12	APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	0.00	0.00
13	APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	0.00	0.00
14	APIC-MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	0.00	0.00
15	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	0.00	0.00
16	APIC-USBFLSHB-16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	0.00	0.00
17	APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	0.00	0.00
18	APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	0.00	0.00
19	APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	0.00	0.00
20	APIC-MR-	Cisco	16GB DDR4-2133-MHz RDIMM/PC4-	4	0.00	0.00

21	1X162RU-A R2XX-RAID0	Systems, Inc Cisco Systems, Inc	17000/dual rank/x4/1.2v Enable RAID 0 Setting	1	0.00	0.00
22	APIC-PSU1- 770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	271.70	271.70
23	APIC-PCIE- CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	619.59	619.59
24	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
25	APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	0.00	0.00
26	APIC- SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	0.00	0.00
27	APIC-A03- D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	0.00	0.00
28	APIC- MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	0.00	0.00
29	APIC-PSU1- 770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	0.00	0.00
30	APIC- USBFLSHB- 16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	0.00	0.00
31	APIC-TPM2- 001	Cisco Systems, Inc	Trusted Platform Module	1	0.00	0.00
32	APIC- SD120G0KS2- EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	0.00	0.00
33	APIC-CPU- E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	0.00	0.00
34	APIC-MR- 1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4- 17000/dual rank/x4/1.2v	4	0.00	0.00
35	R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	0.00	0.00
36	APIC-PSU1- 770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	271.70	271.70
37	APIC-PCIE- CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	619.59	619.59
38	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
39	APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	0.00	0.00
40	APIC- SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	0.00	0.00
41	APIC-A03- D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	0.00	0.00
42	APIC- MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	0.00	0.00
43	APIC-PSU1- 770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	0.00	0.00
44	APIC- USBFLSHB- 16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	0.00	0.00
45	APIC-TPM2- 001	Cisco Systems, Inc	Trusted Platform Module	1	0.00	0.00
46	APIC- SD120G0KS2-	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	0.00	0.00

	EV					
47	APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	0.00	0.00
48	APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	0.00	0.00
49	R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	0.00	0.00
50	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	271.70	271.70
51	APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	619.59	619.59
52	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
53	APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	0.00	0.00
54	N9K-C9372PX-E-B18Q	Cisco Systems, Inc	2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD	1	17491.50	17491.50
55	CON-SNTP-72PEB18Q	Cisco Systems, Inc	SNTP-24X7X4 2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD Service Duration:12 month(s).	1	0.00	0.00
56	N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	0.00	0.00
57	CON-SNTP-372PXEBN	Cisco Systems, Inc	SNTP-24X7X4 Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	1331.20	1331.20
58	SFP-10G-SR	Cisco Systems, Inc	10GBASE-SR SFP Module	10	386.76	3867.60
59	GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	153.54	1535.40
60	N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	0.00	0.00
61	QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	0.00	0.00
62	ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	1	0.00	0.00
63	NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	0.00	0.00
64	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
65	N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	0.00	0.00
66	ACI-LIC-PAK	Cisco Systems, Inc	ACI Software License PAK Expansion	1	0.00	0.00
67	ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	5053.10	5053.10
68	N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	0.00	0.00
69	CON-SNTP-372PXEBN	Cisco Systems, Inc	SNTP-24X7X4 Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	1331.20	1331.20
70	SFP-10G-SR	Cisco Systems, Inc	10GBASE-SR SFP Module	10	386.76	3867.60
71	GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	153.54	1535.40
72	N3K-C3064-	Cisco	Nexus 3K/9K Fixed Accessory Kit	1	0.00	0.00

	ACC-KIT	Systems, Inc				
73	QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	0.00	0.00
74	ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	1	0.00	0.00
75	NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	0.00	0.00
76	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
77	N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	0.00	0.00
78	ACI-LIC-PAK	Cisco Systems, Inc	ACI Software License PAK Expansion	1	0.00	0.00
79	ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	5053.10	5053.10
80	SFP-H10GB-CU3M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 3 Meter	10	38.87	388.70
81	SFP-H10GB-CU1M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 1 Meter	10	38.87	388.70
82	SFP-H10GB-CU5M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 5 Meter	10	58.31	583.10
83	QSFP-H40G-AOC10M=	Cisco Systems, Inc	40GBASE Active Optical Cable, 10m	4	388.70	1554.80
84	ACI-C9336-APIC-B1	Cisco Systems, Inc	ACI Bundle with 2 9336 and APIC	1	0.00	0.00
85	N9K-C9336PQ	Cisco Systems, Inc	Nexus 9K ACI Spine, 36p 40G QSFP+	2	12029.95	24059.90
86	CON-SNTP-9336PQ	Cisco Systems, Inc	SNTP-24X7X4 Nexus 9336 ACI Spine switch with 36p Service Duration:12 month(s).	2	2165.60	4331.20
87	ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	2	0.00	0.00
88	N9K-C9300-ACK	Cisco Systems, Inc	Nexus 9K Fixed Accessory Kit	2	0.00	0.00
89	N9K-C9300-RMK	Cisco Systems, Inc	Nexus 9K Fixed Rack Mount Kit	2	0.00	0.00
90	N9K-C9300-FAN3-B	Cisco Systems, Inc	Nexus 9300 Fan 3, Port-side Exhaust	4	0.00	0.00
91	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	4	0.00	0.00
92	N9K-PAC-1200W-B	Cisco Systems, Inc	Nexus 9300 1200W AC PS, Port-side Exhaust	4	0.00	0.00
93	APIC-CLUSTER-M2	Cisco Systems, Inc	APIC Cluster - Medium Configurations (Up to 1000 Edge Ports)	1	15370.36	15370.36
94	CON-SSPNP-APIC3M2	Cisco Systems, Inc	SSPT PLUS2 24X7X4 APIC Cluster - Medium Configurations (Up Service Duration:12 month(s).	1	6463.20	6463.20
95	APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	0.00	0.00
96	APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	0.00	0.00
97	APIC-MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	0.00	0.00
98	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	0.00	0.00
99	APIC-	Cisco	UCS Servers 16GB Flash USB Drive	1	0.00	0.00

	USBFLSHB-16GB	Systems, Inc				
100	APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	0.00	0.00
101	APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	0.00	0.00
102	APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	0.00	0.00
103	APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	0.00	0.00
104	R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	0.00	0.00
105	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	271.70	271.70
106	APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	619.59	619.59
107	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
108	APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	0.00	0.00
109	APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	0.00	0.00
110	APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	0.00	0.00
111	APIC-MRAID12G	Cisco Systems, Inc	Avila Cisco 12G SAS Modular Raid Controller (Raid 0/1)	1	0.00	0.00
112	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	0.00	0.00
113	APIC-USBFLSHB-16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	0.00	0.00
114	APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	0.00	0.00
115	APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	0.00	0.00
116	APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	0.00	0.00
117	APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	0.00	0.00
118	R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	0.00	0.00
119	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	271.70	271.70
120	APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	619.59	619.59
121	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
122	APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	0.00	0.00
123	APIC-SERVER-M2	Cisco Systems, Inc	APIC Appliance - Medium Configuration (Upto 1000 Edge Ports)	1	0.00	0.00
124	APIC-A03-D600GA2	Cisco Systems, Inc	2.5" 600GB, 10K RPM, SAS 6Gb	2	0.00	0.00
125	APIC-	Cisco	Avila Cisco 12G SAS Modular Raid	1	0.00	0.00

	MRAID12G	Systems, Inc	Controller (Raid 0/1)			
126	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	0.00	0.00
127	APIC-USBFLSHB-16GB	Cisco Systems, Inc	UCS Servers 16GB Flash USB Drive	1	0.00	0.00
128	APIC-TPM2-001	Cisco Systems, Inc	Trusted Platform Module	1	0.00	0.00
129	APIC-SD120G0KS2-EV	Cisco Systems, Inc	120 GB 2.5 inch Enterprise Value 6G SATA SSD	1	0.00	0.00
130	APIC-CPU-E52609D	Cisco Systems, Inc	1.90 GHz E5-2609 v3/85W 6C/15MB Cache/DDR4 1600MHz	2	0.00	0.00
131	APIC-MR-1X162RU-A	Cisco Systems, Inc	16GB DDR4-2133-MHz RDIMM/PC4-17000/dual rank/x4/1.2v	4	0.00	0.00
132	R2XX-RAID0	Cisco Systems, Inc	Enable RAID 0 Setting	1	0.00	0.00
133	APIC-PSU1-770W	Cisco Systems, Inc	770W power supply for USC C-Series	1	271.70	271.70
134	APIC-PCIE-CSC-02	Cisco Systems, Inc	Cisco VIC 1225 Dual Port 10Gb SFP+ CNA	1	619.59	619.59
135	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
136	APIC-DK9-1.2	Cisco Systems, Inc	APIC Base Software Release 1.2	1	0.00	0.00
137	N9K-C9372PX-E-B18Q	Cisco Systems, Inc	2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD	1	17491.50	17491.50
138	CON-SNTP-72PEB18Q	Cisco Systems, Inc	SNTP-24X7X4 2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD Service Duration:12 month(s).	1	0.00	0.00
139	N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	0.00	0.00
140	CON-SNTP-372PXEBN	Cisco Systems, Inc	SNTP-24X7X4 Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	1331.20	1331.20
141	SFP-10G-SR	Cisco Systems, Inc	10GBASE-SR SFP Module	10	386.76	3867.60
142	GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	153.54	1535.40
143	N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	0.00	0.00
144	QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	0.00	0.00
145	ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	1	0.00	0.00
146	NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	0.00	0.00
147	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
148	N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	0.00	0.00
149	ACI-LIC-PAK	Cisco Systems, Inc	ACI Software License PAK Expansion	1	0.00	0.00
150	ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	5053.10	5053.10

151	N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	0.00	0.00
152	CON-SNTP-372PXEBN	Cisco Systems, Inc	SNTP-24X7X4 Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	1331.20	1331.20
153	SFP-10G-SR	Cisco Systems, Inc	10GBASE-SR SFP Module	10	386.76	3867.60
154	GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	153.54	1535.40
155	N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	0.00	0.00
156	QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	0.00	0.00
157	ACI-N9KDK9-11.2	Cisco Systems, Inc	Nexus 9500 or 9300 ACI Base Software NX-OS Rel 11.2	1	0.00	0.00
158	NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	0.00	0.00
159	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
160	N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	0.00	0.00
161	ACI-LIC-PAK	Cisco Systems, Inc	ACI Software License PAK Expansion	1	0.00	0.00
162	ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	5053.10	5053.10
163	SFP-H10GB-CU3M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 3 Meter	10	38.87	388.70
164	SFP-H10GB-CU1M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 1 Meter	10	38.87	388.70
165	SFP-H10GB-CU5M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 5 Meter	10	58.31	583.10
166	QSFP-H40G-AOC10M=	Cisco Systems, Inc	40GBASE Active Optical Cable, 10m	4	388.70	1554.80
167	N9K-C9372PX-E-B18Q	Cisco Systems, Inc	2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD	1	17491.50	17491.50
168	CON-SNT-72PEB18Q	Cisco Systems, Inc	SNTP-8X5XNBD 2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD Service Duration:12 month(s).	1	0.00	0.00
169	N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	0.00	0.00
170	CON-SNT-372PXEBN	Cisco Systems, Inc	SNTP-8X5XNBD Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	832.00	832.00
171	GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	153.54	1535.40
172	N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	0.00	0.00
173	QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	0.00	0.00
174	NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	0.00	0.00
175	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
176	N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	0.00	0.00

177	NXOS-703I2.2	Cisco Systems, Inc	Nexus 9500, 9300, 3000 Base NX-OS Software Rel 7.0(3)I2(2)	1	0.00	0.00
178	N93-LIC-BUN-P1	Cisco Systems, Inc	N9300 LAN and ACI Software License Bundle PAK	1	5053.10	5053.10
179	ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	0.00	0.00
180	N93-LAN1K9	Cisco Systems, Inc	LAN Enterprise License for Nexus 9300 Platform	1	0.00	0.00
181	N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	0.00	0.00
182	CON-SNT-372PXEBN	Cisco Systems, Inc	SNTC-8X5XNBD Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	832.00	832.00
183	GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	153.54	1535.40
184	N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	0.00	0.00
185	QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	0.00	0.00
186	NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	0.00	0.00
187	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
188	N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	0.00	0.00
189	NXOS-703I2.2	Cisco Systems, Inc	Nexus 9500, 9300, 3000 Base NX-OS Software Rel 7.0(3)I2(2)	1	0.00	0.00
190	N93-LIC-BUN-P1	Cisco Systems, Inc	N9300 LAN and ACI Software License Bundle PAK	1	5053.10	5053.10
191	ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	0.00	0.00
192	N93-LAN1K9	Cisco Systems, Inc	LAN Enterprise License for Nexus 9300 Platform	1	0.00	0.00
193	SFP-H10GB-CU3M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 3 Meter	20	38.87	777.40
194	SFP-H10GB-CU1M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 1 Meter	20	38.87	777.40
195	SFP-H10GB-CU5M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 5 Meter	10	58.31	583.10
196	N9K-C9372PX-E-B18Q	Cisco Systems, Inc	2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD	1	17491.50	17491.50
197	CON-SNT-72PEB18Q	Cisco Systems, Inc	SNTC-8X5XNBD 2 Nexus 9372PX-E with 8 QSFP-40G-SR-BD Service Duration:12 month(s).	1	0.00	0.00
198	N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	0.00	0.00
199	CON-SNT-372PXEBN	Cisco Systems, Inc	SNTC-8X5XNBD Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	832.00	832.00
200	GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	153.54	1535.40
201	N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	0.00	0.00
202	QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	0.00	0.00

203	NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	0.00	0.00
204	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
205	N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	0.00	0.00
206	NXOS-703I2.2	Cisco Systems, Inc	Nexus 9500, 9300, 3000 Base NX-OS Software Rel 7.0(3)I2(2)	1	0.00	0.00
207	N93-LIC-BUN-P1	Cisco Systems, Inc	N9300 LAN and ACI Software License Bundle PAK	1	5053.10	5053.10
208	ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	0.00	0.00
209	N93-LAN1K9	Cisco Systems, Inc	LAN Enterprise License for Nexus 9300 Platform	1	0.00	0.00
210	N9K-C9372PX-E-BUN	Cisco Systems, Inc	Nexus 9372PX-E bundle PID	1	0.00	0.00
211	CON-SNT-372PXEBN	Cisco Systems, Inc	SNTC-8X5XNBD Nexus 9372PX-E bundle PID Service Duration:12 month(s).	1	832.00	832.00
212	GLC-T	Cisco Systems, Inc	1000BASE-T SFP	10	153.54	1535.40
213	N3K-C3064-ACC-KIT	Cisco Systems, Inc	Nexus 3K/9K Fixed Accessory Kit	1	0.00	0.00
214	QSFP-40G-SR-BD	Cisco Systems, Inc	QSFP40G BiDi Short-reach Transceiver	4	0.00	0.00
215	NXA-FAN-30CFM-F	Cisco Systems, Inc	Nexus 2K/3K/9K Single Fan, port side exhaust airflow	4	0.00	0.00
216	CAB-C13-CBN	Cisco Systems, Inc	Cabinet Jumper Power Cord, 250 VAC 10A, C14-C13 Connectors	2	0.00	0.00
217	N9K-PAC-650W-B	Cisco Systems, Inc	Nexus 9300 650W AC PS, Port-side Exhaust	2	0.00	0.00
218	NXOS-703I2.2	Cisco Systems, Inc	Nexus 9500, 9300, 3000 Base NX-OS Software Rel 7.0(3)I2(2)	1	0.00	0.00
219	N93-LIC-BUN-P1	Cisco Systems, Inc	N9300 LAN and ACI Software License Bundle PAK	1	5053.10	5053.10
220	ACI-N9K-48X	Cisco Systems, Inc	ACI SW license for a 48p 1/10G Nexus 9K	1	0.00	0.00
221	N93-LAN1K9	Cisco Systems, Inc	LAN Enterprise License for Nexus 9300 Platform	1	0.00	0.00
222	SFP-H10GB-CU3M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 3 Meter	20	38.87	777.40
223	SFP-H10GB-CU1M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 1 Meter	20	38.87	777.40
224	SFP-H10GB-CU5M=	Cisco Systems, Inc	10GBASE-CU SFP+ Cable 5 Meter	10	58.31	583.10
225	Professional Services	SIGMAnet, Inc	Professional Services	1	180000.00	180000.00

- Tax rates are subject to change based on local rates.
- Pricing is based on Net 30 Payment Terms and is subject to change if Payment Terms are revised. All Product Returns are Subject to Manufacturer Approval. Sales tax provided on this quote is estimated. Final Sales tax will be assessed during invoicing. Quotation is valid for 30 Days.
- All prices are F.O.B. Destination, Freight Prepaid. Please feel free to call me if you have any further questions. Thank You.

Hardware	\$232,459.06
Smartnet	\$30,241.60
Professional Services	\$180,000.00
Sales Tax	\$17,434.43
Shipping	\$0.00
Technology Migration	\$10,164.09
Credit	
Total	\$449,971.00

SIGMAnet

A  ConvergeOne COMPANY



Cloud



Analytics



Mobility



Security



Data
Center



Unified
Collaboration



User-Centric
IT



IT Staffing



SIGMAnetCARE



Consulting

Data Center Practice

Statement of Work

City of Roseville

Datacenter Upgrade

May 3, 2016

Providing IT Technology Solutions for over 29 Years!

SIGMAnet Client Confidential

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I. Terms

This SOW shall remain in effect for the aforementioned term outlined in the Contracting Parties section and set forth herein and agreed to between the parties. Customer or SIGMANet may terminate this agreement upon 5 business day's written notice.

II. Contracting Parties

This Statement of Work ("SOW"), with an Effective Date of **May 3, 2016** between SIGMANet, Inc., (hereafter called "SIGMANet") and **City of Roseville** (hereinafter called "Customer") is issued pursuant to SIGMANet Master Services Agreement 4.7 that was signed between the parties ("MSA") and contains the terms stated herein.

For the purposes of this SOW, Customer has an address 401 Oak St. Roseville, CA 95678 and SIGMANet has an address of 4290 East Brickell Street, Ontario, California 91761.

The pricing and scope of this SOW is valid for 30 days from the date of this document unless extended by SIGMANet in writing or executed by the contracting parties. It is intended for SIGMANet and Customer's use exclusively and cannot be reproduced by or for other parties without SIGMANet's prior written approval.

III. Scope of Work

Proposed Solution Includes

1) **Vernon Data Center**

- a. ACI Spine & Leaf Fabric w/dedicated APIC Cluster
 - i. 2 x Nexus 9336PQ Spine (36 x 40G)
 - ii. 2 x Nexus 9372PX-E Leaf (48x10G + 6x40G)
 - iii. APIC Cluster Medium (1000 Edge Ports)
- *Assumption: OOB Switch = MS350 Customer Provided

2) **Riley Data Center**

- a. ACI Spine & Leaf Fabric w/dedicated APIC Cluster
 - i. 2 x Nexus 9336PQ Spine (36 x 40G)
 - ii. 2 x Nexus 9372PX-E Leaf (48x10G + 6x40G)
 - iii. APIC Cluster Medium (1000 Edge Ports)
- *Assumption: OOB Switch = MS350 Customer Provided

3) **Roseville Electric Server Room**

- a. Dual VPC Standalone Core
- b. 2 x Nexus 9372PX-E Access (48x10G + 6x40G)

4) **Roseville PD Server Room**

- a. Dual VPC Standalone Core
 - i. 2 x Nexus 9372PX-E Access (48x10G + 6x40G)

Under this scope, SIGMAnet shall provide the following tasks.

Site Readiness

- 1) Meet with customer to discover the current environment conditions
- 2) Perform inventory of all hardware and software components for implementation
- 3) Review the site technical requirements with the Customer
- 4) Customer performs verification of site readiness for service delivery using SIGMAnet's Site Readiness workbook
- 5) If the site is not ready, a change order may be needed to remediate any outstanding environment issues and the engineer(s) may be rescheduled

Deliverables

Site readiness signoff

Project Plan and Design Phase

- 1) Conduct interactive sessions to understand Customer's business and strategic information technology ("IT") objectives and potential challenges.
- 2) Work with Subject Matter Experts ("SMEs") and IT teams (Server, Storage, Network, Applications, etc.) to understand process, operational and technical details of the environment.
- 3) Review current compute, storage and network resource requirements.
- 4) Align SIGMAnet best practice deployment methodologies and use cases to minimize Customer challenges.
- 5) Identify the expected business and technical outcome based on this DC upgrade project.
- 6) Review and obtain the site technical requirements with the Customer.
- 7) Create a valid design document based on the Customer's hardware and software configuration.

Deliverables

Design Guide – Sign off Sheet

Vernon Data Center– ACI Mentored Workshop Install

Included Equipment:

- 1) ACI Spine & Leaf Fabric w/dedicated APIC Cluster
 - 2) 2 x Nexus 9336PQ Spine (36 x 40G)
 - 3) 2 x Nexus 9372PX-E Leaf (48x10G + 6x40G)
 - 4) APIC Cluster Medium (1000 Edge Ports)
- *Assumption: OOB Switch = MS350 Customer Provided

Pre-Workshop

- 1) Project Manager and Consultant will conduct pre-onsite engagement conference call for initial data gathering and pre deployment checklist review.
- 2) Conduct ACI design workshop with client to gather/confirm information required for ACI installation.

Design and installation for Vernon ACI Fabrics

Cisco ACI Fabric

Cisco Nexus Switches deployment

(4 switches total, 2 for SPINE and 2 for LEAFS)

- 1) Install and configure 4 x Nexus 9300 switches
- 2) Connect all cables
- 3) Configure management network
- 4) Confirm that the firmware is at the approved version, update as necessary
- 5) Configure connectivity to the compute environment
- 6) Configure networking as per the design
- 7) Configure uplink connectivity to uplink switches
- 8) Prepare for ACI deployment

ACI Mentored Installation Workshop, Design and installation for Vernon Data Center

Workshop outline

- 1) Project Manager and Consultant will conduct pre-onsite engagement conference call for initial data gathering and pre deployment checklist review.
- 2) Conduct ACI design workshop with client to gather/confirm information required for ACI installation.
- 3) Initial configuration for two ACI Fabrics, each consisting of up to 3 Application Policy Infrastructure Controllers (APIC)
 - a. Fabric Discovery for up to 2 x Spine and up to 8x Leaf switches
 - b. Perform management configuration (In band/Out of Band, assign IP, SSL cert, etc)
 - c. Create VLAN Pools
- 4) Attachable Entity Profile configuration
 - a. vPC and Access profiles for connectivity to servers and/or L2 extension
 - b. Create vPC and Access profiles for Host vPC
 - c. Configuring 1GE attached Hosts (as needed)
- 5) Configure Up to 4 Physical Server End Points or 2 Blade Server Chassis

- 6) Perform a single VMM integration (VMware ESXI 5.5 or 6.0)
 - a. ESXi DVS
 - b. vmkernel placement and configuration within APIC DVS
 - i. vMotion
 - ii. IP Storage
- 7) Configure up to 2x tenants with associated base line requirements
- 8) Configure up to 2x Layer 2 (EPG as a VLAN) connectivity to external Layer 2 Switch
- 9) Configure up to 2x Layer 3 outside connections (OSPF, EIGRP, BGP or Static)
- 10) Configure up to 2x prototypical 3 Tier Application Profiles with up to 10 End Point Groups (EPGs)
- 11) Execute and document mutually agreed upon test plan to confirm EPG to EPG communication within the fabric and external connectivity (L2 and/or L3) (Contracts)
- 12) Configure back up policy and schedule to export to external server
- 13) Review monitoring and troubleshooting procedures (throughout engagement)
- 14) Produce documentation package including
 - a. Diagrams
 - i. Topology
 - ii. Application Profile (EPG, Contract Provider/Consumer)
 - b. Naming conventions
 - c. Configuration backup (JSON)
- 15) Knowledge transfer of ACI Installation during the workshop to include RESTful API Managed Object Model / Managed Information Tree, and how to Add/Delete/Modify objects in the ACI Fabric via programmatic calls.

Deliverables

Nexus ACI Deployment Documentation Packages

Equipment Shipment and Initial build:

Tasks Completed at SIGMANet (OFFSITE):

- a. Drop ship to SIGMANet depot for initial power on testing and DOA checks
- b. Initial configuration and burn in at SIGMANet Depot
- c. All tasks related to prepping the ACI Fabric switches for ACI mentored install

Tasks Completed at Roseville Vernon DC (ONSITE):

- a. SIGMANet will ship equipment to Roseville prior to cut-over
- b. SIGMANet will perform all tasks under ACI mentored installation
- c. SIGMANet will complete the cut over tasks outlined below

Network Integration

- 1) Perform initial connectivity
- 2) Configure the ACI fabric connectivity to existing catalyst campus core switches
- 3) Configure the ACI Fabric with 2x10LR connections between Vernon and Riley Data Centers
- 4) Enable L2/L3 forwarding via the existing Campus Catalyst switches
- 5) Setup EPG for existing campus connections
- 6) End state should include the ACI Fabric enabled for Data Center Core and Catalyst as the campus core handling all IDF connections as well as remote site connections
- 7) Application migrations into ACI fabric will be responsibility of City Of Roseville IT Team

Riley Data Center– ACI Mentored Workshop Install

Included Equipment:

- 1) ACI Spine & Leaf Fabric w/dedicated APIC Cluster
 - 2) 2 x Nexus 9336PQ Spine (36 x 40G)
 - 3) 2 x Nexus 9372PX-E Leaf (48x10G + 6x40G)
 - 4) APIC Cluster Medium (1000 Edge Ports)
- *Assumption: OOB Switch = MS350 Customer Provided

Pre-Workshop

- 1) Project Manager and Consultant will conduct pre-onsite engagement conference call for initial data gathering and pre deployment checklist review.
- 2) Conduct ACI design workshop with client to gather/confirm information required for ACI installation.

Design and installation for Riley ACI Fabrics

Cisco ACI Fabric

Cisco Nexus Switches deployment

(4 switches total, 2 for SPINE and 2 for LEAFS)

- 1) Install and configure 4 x Nexus 9300 switches
- 2) Connect all cables
- 3) Configure management network
- 4) Confirm that the firmware is at the approved version, update as necessary
- 5) Configure connectivity to the compute environment
- 6) Configure networking as per the design
- 7) Configure uplink connectivity to uplink switches
- 8) Prepare for ACI deployment

ACI Mentored Installation Workshop, Design and installation for Riley Data Center

Workshop outline

- 1) Project Manager and Consultant will conduct pre-onsite engagement conference call for initial data gathering and pre deployment checklist review.
- 2) Conduct ACI design workshop with client to gather/confirm information required for ACI installation.
- 3) Initial configuration for two ACI Fabrics, each consisting of up to 3 Application Policy Infrastructure Controllers (APIC)
 - a. Fabric Discovery for up to 2 x Spine and up to 8x Leaf switches
 - b. Perform management configuration (In band/Out of Band, assign IP, SSL cert, etc)
 - c. Create VLAN Pools
- 4) Attachable Entity Profile configuration
 - a. vPC and Access profiles for connectivity to servers and/or L2 extension
 - b. Create vPC and Access profiles for Host vPC
 - c. Configuring 1GE attached Hosts (as needed)
- 5) Configure Up to 4 Physical Server End Points or 2 Blade Server Chassis

- 6) Perform a single VMM integration (VMware ESXI 5.5 or 6.0)
 - a. ESXi DVS
 - b. vmkernel placement and configuration within APIC DVS
 - i. vMotion
 - ii. IP Storage
- 7) Configure up to 2x tenants with associated base line requirements
- 8) Configure up to 2x Layer 2 (EPG as a VLAN) connectivity to external Layer 2 Switch
- 9) Configure up to 2x Layer 3 outside connections (OSPF, EIGRP, BGP or Static)
- 10) Configure up to 2x prototypical 3 Tier Application Profiles with up to 10 End Point Groups (EPGs)
- 11) Execute and document mutually agreed upon test plan to confirm EPG to EPG communication within the fabric and external connectivity (L2 and/or L3) (Contracts)
- 12) Configure back up policy and schedule to export to external server
- 13) Review monitoring and troubleshooting procedures (throughout engagement)
- 14) Produce documentation package including
 - a. Diagrams
 - i. Topology
 - ii. Application Profile (EPG, Contract Provider/Consumer)
 - b. Naming conventions
 - c. Configuration backup (JSON)
- 15) Knowledge transfer of ACI Installation during the workshop to include RESTful API Managed Object Model / Managed Information Tree, and how to Add/Delete/Modify objects in the ACI Fabric via programmatic calls.

Deliverables

Nexus ACI Deployment Documentation Packages

Equipment Shipment and Initial build:

Tasks Completed at SIGMANet (OFFSITE):

- a. Drop ship to SIGMANet depot for initial power on testing and DOA checks
- b. Initial configuration and burn in at SIGMANet Depot
- c. All tasks related to prepping the ACI Fabric switches for ACI mentored install

Tasks Completed at Roseville Riley DC (ONSITE):

- d. SIGMANet will ship equipment to Roseville prior to cut-over
- e. SIGMANet will perform all tasks under ACI mentored installation
- f. SIGMANet will complete the cut over tasks outlined below

Network Integration

- 1) Perform initial connectivity
- 2) Configure the ACI fabric connectivity to existing catalyst campus core switches
- 3) Configure the ACI Fabric with 2x10LR connections between Vernon and Riley Data Centers
- 4) Enable L2/L3 forwarding via the existing Campus Catalyst switches
- 5) Setup EPG for existing campus connections
- 6) End state should include the ACI Fabric enabled for Data Center Core and Catalyst as the campus core handling all IDF connections as well as remote site connections
- 7) Application migrations into ACI fabric will be responsibility of City Of Roseville IT Team

Roseville PD – Standalone Core Upgrade

Included Equipment:

- 1) Dual VPC Standalone Core
- 2) 2 x Nexus 9372PX-E Access (48x10G + 6x40G)

Nexus Implementation Services:

Cisco Nexus 9372PX-E Switches Deployment (2 switches total, Basic Deployment (L2/L3))

- 1) Rack and stack the Nexus 9372 chassis
- 2) Install all components
- 3) Connect all cables
- 4) Configure management network
- 5) Confirm that the firmware is at the approved version, update as necessary
- 6) Configure networking as per the design
- 7) Configure uplinks connectivity
- 8) Configure downlinks connectivity
- 9) Configure required VLANs
- 10) Configure Interfaces
- 11) Configure L2 Switching
- 12) Configure L3 Routing
- 13) Configure security settings (as needed)
- 14) Configure Analysis tools, alerts, and monitoring (as needed)

Equipment Shipment and Initial build:

Tasks Completed at SIGMAnet (OFFSITE):

- a. Drop ship to SIGMAnet depot for initial power on testing and DOA checks
- b. Initial configuration and burn in at SIGMAnet Depot

Tasks Completed at Roseville PD (ONSITE):

- c. SIGMAnet will ship equipment to Roseville prior to cut-over
- d. SIGMAnet will complete the cut over tasks outlined below

Network Migration (Cut Over)

*maintenance windows will be required

- 1) Move existing server cables to appropriate ports on new data center core.
- 2) Perform initial connectivity.
- 3) Enable L2/L3 forwarding via the existing Campus Catalyst 3750 switches
- 4) Work with customer on application testing.
- 5) End state should include the Nexus 9372Px-e pair as Data Center Core and C3750 as the campus core handling all IDF connections as well as remote site connections.

Delivery

The following written reports will be provided:

- 1) Standalone Deployment Documentation Packages

Roseville Electric – Standalone Core Upgrade

Included Equipment:

- 1) Dual VPC Standalone Core
- 2) 2 x Nexus 9372PX-E Access (48x10G + 6x40G)

Nexus Implementation Services:

Cisco Nexus 9372PX-E Switches Deployment (2 switches total, Basic Deployment (L2/L3))

Rack and stack the Nexus 9372 chassis

- 3) Install all components
- 4) Connect all cables
- 5) Configure management network
- 6) Confirm that the firmware is at the approved version, update as necessary
- 7) Configure networking as per the design
- 8) Configure uplinks connectivity
- 9) Configure downlinks connectivity
- 10) Configure required VLANs
- 11) Configure Interfaces
- 12) Configure L2 Switching
- 13) Configure L3 Routing
- 14) Configure security settings (as needed)
- 15) Configure Analysis tools, alerts, and monitoring (as needed)

Equipment Shipment and Initial build:

Tasks Completed at SIGMAnet (OFFSITE):

- a. Drop ship to SIGMAnet depot for initial power on testing and DOA checks
- b. Initial configuration and burn in at SIGMAnet Depot

Tasks Completed at Roseville Electric (ONSITE):

- c. SIGMAnet will ship equipment to Roseville prior to cut-over
- d. SIGMAnet will complete the cut over tasks outline below

Network Migration (Cut Over)

*maintenance windows will be required

- 1) Move existing server cables to appropriate ports on new data center core.
- 2) Perform initial connectivity.
- 3) Enable L2/L3 forwarding via the existing Campus Catalyst 3750 switches
- 4) Work with customer on application testing.
- 5) End state should include the Nexus 9372Px-e pair as Data Center Core and C3750 as the campus core handling all IDF connections as well as remote site connections.

Delivery

The following written reports will be provided:

- 1) Standalone Deployment Documentation Packages

Out of Scope

Tasks that are considered to be Out of Scope for this Statement of work include:

- 1) Infrastructure remediation unless otherwise specified with the project phases (EXAMPLE: Active Directory, Network Switches, Network Routers, Network Hubs, DNS, SAN Performance and capacity, etc.)
- 2) User Data migration
- 3) Applications migration to ACI, beyond the first test application/tenant per data center.
- 4) Maintenance of operating system images after project completion.
- 5) Modification of customer operational procedures influenced by the implemented solution.
- 6) Changes or remediation within the current environment outside of those specified within the current statement of work.
- 7) Analysis and remediation of network related issues.
- 8) Regulatory compliance requirements.
- 9) Knowledge transfer is provided as part of this statement of work, but should not be presented as or take the place of any formal training that may be beneficial to the ongoing management by the customer of the solution provided.
- 10) Application compatibility testing, unless otherwise specified, is not within the scope of this statement of work.
- 11) Remediation of application compatibility issues
- 12) Custom Reports and Queries are not included within the scope.
- 13) Any activity not mentioned explicitly "In Scope" section is considered Out of Scope and hence will not be considered. Any additional requirements will be treated as a change request and will follow the standard change request mechanism and will be estimated accordingly.

IV. Contact Information

City of Roseville	SIGMAnet
Norm Hinman Information Security Administrator City of Roseville, California 401 Oak St. Roseville, CA 95678 Desk: 916.774.5408 Cell: 916.677.9683	Adam Eisenberg aeisenberg@sigmanet.com P: 818-445-9142 4290 E. Brickell Street Ontario, CA 91761

V. Project Location

Work to be performed in part or in full at Customer location at the following location:

- 1) 401 Oak St. Roseville, CA 95678
- 2) Vernon Data Center, Roseville, CA 95678
- 3) Riley Data Center, Roseville, CA 95678
- 4) Roseville Electric, Roseville, CA 95678
- 5) Roseville PD, Roseville, CA 95678.

Any portion of the above listed work may be performed remotely where permitted.

VI. Pricing Budget/Terms

Professional Services & Project Budget

SIGMANet will provide Professional Services to fulfill this scope of work at a fixed rate as specified below. Any hardware or software quotes that are attached as part of this project are listed for budgeting purposes and will be invoiced separately when shipped.

Description	Price
Professional Services	\$180,000.00
Project Management or Coordination	Included
Total	\$180,000.00

Professional Service Invoice Schedule

Invoicing for professional services will be submitted in fixed price increments based on the below schedule.

20% upon receiving executed SOW	\$36,000.00
20% upon completion of Electric\PD	\$36,000.00
20% upon completion of Riley	\$36,000.00
20% upon completion of Vernon	\$36,000.00
20% upon completion of all tasks in SOW and project signoff	\$36,000.00

Project Commencement Lead Time

Upon execution of this Scope of Work, SIGMANet will assign a project manager and begin scheduling services on a best efforts basis. Typical lead times to begin consulting services are 1-2 weeks not including any lead times for purchased hardware needed for the project.

Taxes

All fees quoted in this document are exclusive of applicable federal, state, or local taxes, other than income or other similar taxes attributed to SIGMANet. Customer shall pay, or reimburse SIGMANet for; any such taxes and SIGMANet may add such taxes to any invoices submitted to Customer

General Services

Pricing for general services, if requested, are based on standard hourly rates and will be quoted when requested to be approved by Customer prior to work being performed. All T&M rates have two (2) hour minimum for onsite support and one (1) hour minimum for remote support. Hours are billed in fifteen (15) minute increments after exceeding the minimum charges. After hours support is billed at 1.5x standard rates. SIGMANet will adhere to all local US labor laws regarding work hours and overtime, particularly where applicable overtime will be billable.

Travel Costs

Travel costs are included for this project.

Out-of-Scope Services

Any services requested of SIGMANet personnel that are not explicitly described in the Scope of Work section, and all work that was fairly and reasonably outside the contemplation of both parties at the time this contract was made, are considered to be Out-of-Scope services. If such services are requested, SIGMANet will estimate the price of such services and contact Customer Vendor Liaison (or other Customer-designated individual) to provide a description of the services and estimated price. Once authorized by Customer Vendor Liaison in writing, SIGMANet will perform the work, document the service provided (and associated price) and invoice Customer accordingly.

VII. Customer Responsibilities

SIGMANet's performance is subject to the execution and completion of the following tasks by Customer as required:

- 1) Provide a single point of contact for SIGMANet's Project Manager.
- 2) Schedule necessary network downtime and maintenance windows in coordination with SIGMANet's project manager.
- 3) Ensure that all necessary entrances, offices, rooms, etc. will be unlocked and accessible during project hours as required.
- 4) Provide an on-site (or easily accessible) contact person during all project hours, after business hours, and weekend work as required.
- 5) Facilitate project-related communication to appropriate department/end-user personnel.
- 6) Provide site information, floor plans indicating from and to locations by user, user name list, schedule constraints, and access information to SIGMANet Project Manager. This information will be available one week, or 5 business days before the project begins.
- 7) Provide timely project problem resolution assistance in the event that SIGMANet's on-site engineers need to escalate deployment problems encountered while on site.
- 8) Ensure that all necessary electrical power, outlets, receptacles, and network connection cables are operational in project location.
- 9) Provide all relevant switch port and patch panel information.
- 10) Provide timely technical support to resolve general and network connectivity issues.
- 11) Ensure a designated representative is available for completion sign off at project end.
- 12) Provide air conditioning and/or heating in the location during project activities.

- 13) Notify SIGMANet of any work performance discrepancies requiring remediation by SIGMANet within 24 hours of the installation completion.
- 14) Provide requisite Admin rights and end-user account info if required.
- 15) Provide any materials they require that are necessary for the completion of the on-site activities.
- 16) Provide any relevant technical data germane to the successful completion of the project based on Customer's criterion.

VIII. Assumption/Constraints/Dependencies

- 1) SIGMANet's performance is subject to the execution and completion of the tasks described under Customer's Responsibilities. Failure to fulfill such responsibilities within the time allotted or within a reasonable time can constitute a delay or material breach of this SOW and the MSA.
- 2) SIGMANet's pricing is valid for a period 30 days from the execution date of this SOW.
- 3) Business hours are Monday – Friday 8:00AM – 5:00PM, after hours will be considered anytime outside these hours and billed at 1.5x standard T&M rates.
- 4) Shipping charges (if necessary) for any hardware and software associated with the project are to be paid for by Customer.
- 5) Changes to the SOW may be requested at any time by either party in writing. Since a change could affect the price, schedule, or other terms of this SOW, both Customer and the SIGMANet Project Manager must approve each change before amending the SOW and implementing the change.
- 6) SIGMANet will not be held liable for lost or corrupted Customer data.
- 7) SIGMANet will not be responsible for disaster recovery (for example application software and reloading data after a natural disaster, fire, etc.).
- 8) On-site activities not explicitly defined within this SOW will be considered out-of-scope.
- 9) Should Customer cancel or reschedule the Engineers once dispatched, for reasons outside of SIGMANet's control, SIGMANet reserves the right to assess a fee equal to 4 hours of billable labor.
- 10) Defective, damaged, or missing materials are not the responsibility of SIGMANet and if found, will be reported immediately to Customer.
- 11) SIGMANet makes no guarantees on the availability of a particular resource. SIGMANet reserves the right to substitute resources at any time. All substitutes will be qualified to complete the said Scope-of-Work.
- 12) Ad hoc material purchases that SIGMANet is required to make to complete this project, as agreed upon by Customer in advance, will be invoiced to Customer at actual cost at the time of purchase.

IX. Acceptance

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be executed by their respective authorized representatives.

City of Roseville

ACCEPTED AND AGREED TO BY:

Signature of Customer representative:	Date:
Printed Name:	
Title:	
Billing Information (Name):	
Billing Information (Address):	
Purchase Order Number:	

SIGMAnet, Inc.

ACCEPTED AND AGREED TO BY:

Signature of SIGMAnet representative:	Date:
Printed Name:	
Title:	

Date: 5/11/2016 8:49:00 AM

QUOTATION

Quote: 5228422

To: Norm Hinman
City of Roseville
311 VERNON ST
Roseville CA, 95678
Tel: 916-774-5200 Fax:

From: Moe Kaher
SIGMANet
4290 E. Brickell St.
Ontario, CA 91761
Tel: 909-230-7035 Fax: 909-937-9125

Comments: CMAS CISCO Hardware and Services 3-15-74-2486E
CMAS SIGMANet Services 3-15-70-2486F

	Part Number	Manufacturer	Description	Qty	Unit Price	Amount
1	ASR1001X-5G-K9	Cisco Systems, Inc	ASR1001-X, 5G Base Bundle, K9, AES, Built-in 6x1G	2	19950.00	39900.00
2	CON-SNT-ASR100GK	Cisco Systems, Inc	SNTC-8X5XNBD ASR1001-X, 5G, K9, AES license Service Duration:12 month(s).	2	953.70	1907.40
3	SLASR1-AES	Cisco Systems, Inc	Cisco ASR 1000 Advanced Enterprise Services License	2	0.00	0.00
4	CON-SNT-SLASR1AM	Cisco Systems, Inc	SNTC-8X5XNBD Cisco ASR 1000 Advanced Enterprise Ser Service Duration:12 month(s).	2	561.00	1122.00
5	ASR1K-INTERNET	Cisco Systems, Inc	ASR1K-Int Edge/Peering incl. BGP/NAT/ZBFW - tracking only	2	0.00	0.00
6	GLC-SX-MMD	Cisco Systems, Inc	1000BASE-SX SFP transceiver module, MMF, 850nm, DOM	4	250.00	1000.00
7	GLC-LH-SMD	Cisco Systems, Inc	1000BASE-LX/LH SFP transceiver module, MMF/SMF, 1310nm, DOM	4	497.50	1990.00
8	M-ASR1001X-8GB	Cisco Systems, Inc	Cisco ASR1001-X 8GB DRAM	2	0.00	0.00
9	SPA-BLANK	Cisco Systems, Inc	Blank Cover for regular SPA	2	0.00	0.00
10	NIM-BLANK	Cisco Systems, Inc	Blank faceplate for NIM slot on Cisco ISR 4400	2	0.00	0.00
11	SASR1K1XUK9-316S	Cisco Systems, Inc	Cisco ASR1001-X IOS XE UNIVERSAL	2	0.00	0.00
12	ASR1001-X-PWR-AC	Cisco Systems, Inc	Cisco ASR1001-X AC Power Supply	4	0.00	0.00
13	CAB-AC	Cisco Systems, Inc	AC Power Cord (North America), C13, NEMA 5-15P, 2.1m	4	0.00	0.00
14	FLSA1-1X-2.5-5G	Cisco Systems, Inc	2.5G to 5Gbps License for ASR 1001-X	2	0.00	0.00
15	CON-SNT-FLSA11XS	Cisco Systems, Inc	SNTC-8X5XNBD Upgrade from 2.5 Gbps to 5Gbps License Service Duration:12 month(s).	2	723.35	1446.70
16	Professional Services	SIGMANet, Inc	Professional Services	1	18151.00	18151.00

Minimize your Capital Expenditures. **Ask about our Leasing Programs.**

- Tax rates are subject to change based on local rates.
- Pricing is based on Net 30 Payment Terms and is subject to change if Payment Terms are revised.
- All Product Returns are Subject to Manufacturer Approval.
- Sales tax provided on this quote is estimated. Final Sales tax will be assessed during invoicing.

Sub-Total \$65,517.10
Sales Tax \$3,216.75
Shipping \$0.00

Total \$68,733.85

Quotation is valid for 30 Days.
All prices are F.O.B. Destination, Freight Prepaid.
Please feel free to call me if you have any further questions. Thank You.

SIGMAnet

A  ConvergeOne COMPANY



Cloud



Analytics



Mobility



Security



Data
Center



Unified
Collaboration



User-Centric
IT



IT Staffing



SIGMAnetCARE



Consulting

Data Center Practice

Statement of Work

City of Roseville

Internet Edge Deployment

May 17, 2016

Providing IT Technology Solutions for over 29 Years!

SIGMAnet Client Confidential

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I. Terms

This SOW shall remain in effect for the aforementioned term outlined in the Contracting Parties section and set forth herein and agreed to between the parties. Customer or SIGMANet may terminate this agreement upon 5 business day's written notice.

II. Contracting Parties

This Statement of Work ("SOW"), with an Effective Date of **May 17, 2016** between SIGMANet, Inc., (hereafter called "SIGMANet") and **City of Roseville** (hereinafter called "Customer") is issued pursuant to SIGMANet Master Services Agreement 4.7 that was signed between the parties ("MSA") and contains the terms stated herein.

For the purposes of this SOW, Customer has an address 401 Oak St. Roseville, CA 95678 and SIGMANet has an address of 4290 East Brickell Street, Ontario, California 91761.

The pricing and scope of this SOW is valid for 30 days from the date of this document unless extended by SIGMANet in writing or executed by the contracting parties. It is intended for SIGMANet and Customer's use exclusively and cannot be reproduced by or for other parties without SIGMANet's prior written approval.

III. Scope of Work

Proposed Solution Includes

Vernon Data Center

- a. ASR 1001x – 5G
 - i. 6 x 1G SFP interfaces
 - ii. 2 x 10G SFP interfaces

Riley Data Center

- b. ASR 1001x – 5G
 - i. 6 x 1G SFP interfaces
 - ii. 2 x 10G SFP interfaces

**** Customer will be using existing Palo Alto Firewalls to provide firewall functionality**

Under this scope, SIGMANet shall provide the following tasks.

Site Readiness

- 1) Meet with customer to discover the current environment conditions
- 2) Perform inventory of all hardware and software components for implementation
- 3) Review the site technical requirements with the Customer
- 4) Customer performs verification of site readiness for service delivery using SIGMANet's Site Readiness workbook
- 5) If the site is not ready, a change order may be needed to remediate any outstanding environment issues and the engineer(s) may be rescheduled

Deliverables

Site readiness signoff

Project Plan and Design Phase

- 1) Conduct interactive sessions to understand Customer's business and strategic information technology ("IT") objectives and potential challenges.
- 2) Work with Subject Matter Experts ("SMEs") and IT teams (Server, Storage, Network, Applications, etc.) to understand process, operational and technical details of the environment.
- 3) Review current compute, storage and network resource requirements.
- 4) Align SIGMAnet best practice deployment methodologies and use cases to minimize Customer challenges.
- 5) Identify the expected business and technical outcome based on this DC upgrade project.
- 6) Review and obtain the site technical requirements with the Customer.
- 7) Create a valid design document based on the Customer's hardware and software configuration.

Deliverables

Design Guide – Sign off Sheet

Vernon Data Center– Internet Edge Install

Included Equipment:

- QTY 1 x ASR 1001x – 5G
 - 6 x 1G SFP interfaces

Pre-migration:

Internet Edge Router – ASR1001x

- 1) Unbox hardware
- 2) Power up hardware
- 3) Test for DOA
- 4) Hardware diagnostics (Show Version, Show Inventory etc.)
- 5) Install modules on Routers/Firewall/Switches if applicable
- 6) Upgrade IOS if required
- 7) Install licenses as needed
- 8) Burn-in

Equipment Shipment and Initial build:

Tasks Completed at SIGMAnet (OFFSITE):

- 1) Drop ship to SIGMAnet depot for initial power on testing and DOA checks
- 2) Initial configuration and burn in at SIGMAnet Depot

Tasks Completed at Roseville (ONSITE):

- 1) SIGMAnet will ship equipment to Roseville prior to cut-over
- 2) SIGMAnet will complete the cut over tasks outlined below

Design and installation:

9) Internet Edge Router – ASR1001x

- 1) Install and configure Edge routers
- 2) Basic configuration like Hostname/IP Address, SSH, SNMP etc.
- 3) Configure L2/L3 interfaces
- 4) Enable Routing
- 5) Enable BGP
 - a. Configure EBGp to upstream Carrier
 - b. Configure iBGp between Vernon and Riley
- 6) Apply best practices (Disable Proxy ARP, No IP redirects etc.)
- 7) Test Failover between ISP and Data Centers
- 8) Troubleshoot as needed

Internet Edge Firewall – Existing Palo Alto Firewalls (Customer provided)

- 1) Confirm basic configuration
- 2) Backup existing configuration
- 3) Ensure the latest Software Firmware and OS is installed
- 4) Update Firmware/OS if required

- 5) Disable HA between Failover Pair
- 6) Shutdown and move Standby FW to Vernon

Post Installation Phase

- 1) Validate the success of the project
- 2) Knowledge transfer includes review of As-Built documentation. This is not a classroom training session, but hands on review of up to 16 hours.
- 3) As Built to be provided will be a standardized SIGMAnet documentation of work completed and configuration
- 4) Next-business day support for troubleshooting, optimizing, validating configuration, etc.

Riley Data Center– Internet Edge Install

Included Equipment:

- QTY 1 x ASR 1001x – 5G
 - 6 x 1G SFP interfaces

Pre-migration:

Internet Edge Router – ASR1001x

- 1) Unbox hardware
- 2) Power up hardware
- 3) Test for DOA
- 4) Hardware diagnostics (Show Version, Show Inventory etc.)
- 5) Install modules on Routers/Firewall/Switches if applicable
- 6) Upgrade IOS if required
- 7) Install licenses as needed
- 8) Burn-in

Equipment Shipment and Initial build:

Tasks Completed at SIGMAnet (OFFSITE):

- 1) Drop ship to SIGMAnet depot for initial power on testing and DOA checks
- 2) Initial configuration and burn in at SIGMAnet Depot

Tasks Completed at Roseville (ONSITE):

- 1) SIGMAnet will ship equipment to Roseville prior to cut-over
- 2) SIGMAnet will complete the cut over tasks outlined below

Design and installation:

Internet Edge Router – ASR1001x

- 1) Install and configure Edge routers
- 2) Basic configuration like Hostname/IP Address, SSH, SNMP etc.
- 3) Configure L2/L3 interfaces
- 4) Enable Routing
- 5) Enable BGP
 - a. Configure EBGp to upstream Carrier
 - b. Configure iBGP between Vernon and Riley
- 6) Apply best practices (Disable Proxy ARP, No IP redirects etc.)
- 7) Test Failover between ISP and Data Centers
- 8) Troubleshoot as needed

Internet Edge Firewall – Existing Palo Alto Firewalls (Customer provided)

- 1) Confirm basic configuration
- 2) Backup existing configuration
- 3) Ensure the latest Software Firmware and OS is installed
- 4) Update Firmware/OS if required

- 5) Disable HA between Failover Pair
- 6) Shutdown and move Standby FW to Vernon

Post Installation Phase

- 1) Validate the success of the project
- 2) Knowledge transfer includes review of As-Built documentation. This is not a classroom training session, but hands on review of up to 16 hours.
- 3) As Built to be provided will be a standardized SIGMAnet documentation of work completed and configuration
- 4) Next-business day support for troubleshooting, optimizing, validating configuration, etc.

IV. Contact Information

City of Roseville	SIGMAnet
Norm Hinman Information Security Administrator City of Roseville, California 401 Oak St. Roseville, CA 95678 Desk: 916.774.5408 Cell: 916.677.9683	Adam Eisenberg AEisenberg@sigmanet.com P: 818-445-9142 4290 E. Brickell Street Ontario, CA 91761

V. Project Location

Work to be performed in part or in full at Customer location at the following location:

- 1) 401 Oak St. Roseville, CA 95678
- 2) Vernon Data Center, Roseville, CA 95678
- 3) Riley Data Center, Roseville, CA 95678

Any portion of the above listed work may be performed remotely where permitted.

VI. Pricing Budget/Terms

Professional Services & Project Budget

SIGMAnet will provide Professional Services to fulfill this scope of work at a fixed rate as specified below. Any hardware or software quotes that are attached as part of this project are listed for budgeting purposes and will be invoiced separately when shipped.

Description	Price
Professional Services	\$18,151.00
Project Management or Coordination	Included
Total	\$18,151.00

Professional Service Invoice Schedule

Invoicing for professional services will be submitted in fixed price increments based on the below schedule.

50% upon receiving executed SOW	\$9,075.00
50% upon completion of all tasks in SOW and project signoff	\$9,075.00

Project Commencement Lead Time

Upon execution of this Scope of Work, SIGMAnet will assign a project manager and begin scheduling services on a best efforts basis. Typical lead times to begin consulting services are 1-2 weeks not including any lead times for purchased hardware needed for the project.

Taxes

All fees quoted in this document are exclusive of applicable federal, state, or local taxes, other than income or other similar taxes attributed to SIGMAnet. Customer shall pay, or reimburse SIGMAnet for; any such taxes and SIGMAnet may add such taxes to any invoices submitted to Customer

General Services

Pricing for general services, if requested, are based on standard hourly rates and will be quoted when requested to be approved by Customer prior to work being performed. All T&M rates have two (2) hour minimum for onsite support and one (1) hour minimum for remote support. Hours are billed in fifteen (15) minute increments after exceeding the minimum charges. After hours support is billed at 1.5x standard rates. SIGMAnet will adhere to all local US labor laws regarding work hours and overtime, particularly where applicable overtime will be billable.

Travel Costs

Travel costs are included for this project.

Out-of-Scope Services

Any services requested of SIGMANet personnel that are not explicitly described in the Scope of Work section, and all work that was fairly and reasonably outside the contemplation of both parties at the time this contract was made, are considered to be Out-of-Scope services. If such services are requested, SIGMANet will estimate the price of such services and contact Customer Vendor Liaison (or other Customer-designated individual) to provide a description of the services and estimated price. Once authorized by Customer Vendor Liaison in writing, SIGMANet will perform the work, document the service provided (and associated price) and invoice Customer accordingly.

VII. Customer Responsibilities

SIGMANet's performance is subject to the execution and completion of the following tasks by Customer as required:

- 1) Provide a single point of contact for SIGMANet's Project Manager.
- 2) Schedule necessary network downtime and maintenance windows in coordination with SIGMANet's project manager.
- 3) Ensure that all necessary entrances, offices, rooms, etc. will be unlocked and accessible during project hours as required.
- 4) Provide an on-site (or easily accessible) contact person during all project hours, after business hours, and weekend work as required.
- 5) Facilitate project-related communication to appropriate department/end-user personnel.
- 6) Provide site information, floor plans indicating from and to locations by user, user name list, schedule constraints, and access information to SIGMANet Project Manager. This information will be available one week, or 5 business days before the project begins.
- 7) Provide timely project problem resolution assistance in the event that SIGMANet's on-site engineers need to escalate deployment problems encountered while on site.
- 8) Ensure that all necessary electrical power, outlets, receptacles, and network connection cables are operational in project location.
- 9) Provide all relevant switch port and patch panel information.
- 10) Provide timely technical support to resolve general and network connectivity issues.
- 11) Ensure a designated representative is available for completion sign off at project end.
- 12) Provide air conditioning and/or heating in the location during project activities.
- 13) Notify SIGMANet of any work performance discrepancies requiring remediation by SIGMANet within 24 hours of the installation completion.
- 14) Provide requisite Admin rights and end-user account info if required.
- 15) Provide any materials they require that are necessary for the completion of the on-site activities.
- 16) Provide any relevant technical data germane to the successful completion of the project based on Customer's criterion.

VIII. Assumption/Constraints/Dependencies

- 1) SIGMANet's performance is subject to the execution and completion of the tasks described under Customer's Responsibilities. Failure to fulfill such responsibilities within the time allotted or within a reasonable time can constitute a delay or material breach of this SOW and the MSA.
- 2) SIGMANet's pricing is valid for a period 30 days from the execution date of this SOW.
- 3) Business hours are Monday – Friday 8:00AM – 5:00PM, after hours will be considered anytime outside these hours and billed at 1.5x standard T&M rates.
- 4) Shipping charges (if necessary) for any hardware and software associated with the project are to be paid for by Customer.
- 5) Changes to the SOW may be requested at any time by either party in writing. Since a change could affect the price, schedule, or other terms of this SOW, both Customer and the SIGMANet Project Manager must approve each change before amending the SOW and implementing the change.
- 6) SIGMANet will not be held liable for lost or corrupted Customer data.
- 7) SIGMANet will not be responsible for disaster recovery (for example application software and reloading data after a natural disaster, fire, etc.).
- 8) On-site activities not explicitly defined within this SOW will be considered out-of-scope.
- 9) Should Customer cancel or reschedule the Engineers once dispatched, for reasons outside of SIGMANet's control, SIGMANet reserves the right to assess a fee equal to 4 hours of billable labor.
- 10) Defective, damaged, or missing materials are not the responsibility of SIGMANet and if found, will be reported immediately to Customer.
- 11) SIGMANet makes no guarantees on the availability of a particular resource. SIGMANet reserves the right to substitute resources at any time. All substitutes will be qualified to complete the said Scope-of-Work.
- 12) Ad hoc material purchases that SIGMANet is required to make to complete this project, as agreed upon by Customer in advance, will be invoiced to Customer at actual cost at the time of purchase.

IX. Acceptance

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be executed by their respective authorized representatives.

City of Roseville

ACCEPTED AND AGREED TO BY:

Signature of Customer representative:	Date:
Printed Name:	
Title:	
Billing Information (Name):	
Billing Information (Address):	
Purchase Order Number:	

SIGMAnet, Inc.

ACCEPTED AND AGREED TO BY:

Signature of SIGMAnet representative:	Date:
Printed Name:	
Title:	



COUNCIL COMMUNICATION

CC #: 7769
File #: 0800-03

Title: Internet Based Electric Usage Data - Service Agreement
Contact: Mark Riffey 916-746-1667 mriffey@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.9.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution authorizing the City Manager to execute the attached three year sole source service agreement with Telvent DTN, LLC (Telvent). This service agreement provides a hosted internet-based portal for Roseville Electric Utility's largest customers so that they may have access to their energy usage data to support their energy management efforts. The total cost of the agreement is \$149,976.00 or \$49,992.00 per fiscal year. Funding will be included in future annual budgets, starting with the FY17 Electric Retail Services budget for Public Benefits programs.

BACKGROUND

In 2001, the California Energy Commission identified a statewide need to provide certain electric customers with internet-based access to their electric usage to assist them in understanding and reducing energy consumption through energy efficiency programs. For Roseville Electric Utility, all large business and commercial customers with a peak demand above 250 KW are required to have access to this system.

Roseville Electric Utility has provided this service through the Energy Profiler Online (EPO) system since 2001. This EPO system is a Telvent-hosted, internet-based interactive system that provides larger electric customers with a website to view their electric usage data online, which is updated daily. The program provides a valuable operations and maintenance tool to manage electrical load and the ability to quickly verify the results of energy efficiency programs and business operational changes. Telvant has the infrastructure and software to manage the internet-based data system and is uniquely qualified to support Roseville Electric Utility.

FISCAL IMPACT

The total cost for the three year service agreement is \$149,976.00 or \$49,992.00 per fiscal year. Funding for the first fiscal year is included in the FY17 Electric Retail Services budget for Public Benefits programs.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The items listed above are not considered a 'project' as defined by the California Environmental Quality Act (CEQA) per CEQA Guidelines, section #15378. Consequently, no CEQA action is required.

Respectfully Submitted,

Mark Riffey, Senior Energy Services Account Representative

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-244

Signed Service Agreement and Scope of Work

RESOLUTION NO. 16-244

APPROVING A SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND TELVENT DTN LLC, AND AUTHORIZING THE
CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a service agreement (Service Agreement No. S1703202) for Schneider Electric software system, between City of Roseville and Telvent DTN LLC, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

TDN Acct # 2362685



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1703202**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1613760 DATE: 4/1/16

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V40914
Telephone No.: 614-264-3140 Fax:
Email address: dave.hyland@schneider-electric.com
Contractor: TELVENT DTN LLC
ATTN: DAVE HYLAND
26385 NETWORK PL
CHICAGO, IL 60673-1263

Department: ELECTRIC

Acct. Code: 08623-5101 / 686923-30

Buyer: BABETTE OWENS
Phone: 916-774-5704

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/16	NET 30	6/30/19	Approved by Risk Mgt.	MARK A. RIFFEY

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

Vendor shall provide internet based interactive system that provides Roseville Electric customers with a website to view their electric usage data on-line utilizing Schneider Electric software system in accordance with the negotiated Schneider Electric Internet Based Software License and Services Proposal.

*Please contact Mark Riffe at (916) 746-1667 for questions regarding this agreement.

**The total cost of service is an approximate value only. The City does not guarantee whatsoever the actual amount to be spent.

Total Cost of Service: \$ **149,976.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: _____ Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: [Signature] Ron Schneider President
SIGNATURE PRINT NAME TITLE

CONTRACTOR: [Signature] Tom Dilworth CFO
SIGNATURE PRINT NAME TITLE

By: _____
Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. If the project referenced on this service agreement is a Public Works project, then the following shall apply. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.

SCHNEIDER ELECTRIC
INTERNET BASED SOFTWARE LICENSE AND SERVICES

THIS AGREEMENT (this "Agreement") is entered into and effective as of July 1, 2016 (the "Effective Date"), by and between the City of Roseville, CA with offices at 2090 Hilltop Circle, Roseville, CA. 95747 ("Purchaser"), and Telvent DTN, LLC, a Delaware limited liability corporation with offices at 9110 W Dodge, Omaha, NE 68114 ("Schneider Electric").

1. Definitions. The following definitions govern the meaning of these capitalized terms used in this Agreement. Other capitalized terms may be defined in an Exhibit to this Agreement or where first used in this Agreement.

- (a) "Application Hosting Service" means the service by which the Software and Customer Data hosted or stored on servers or other equipment located within a datacenter facility controlled by Schneider Electric, or partner, is made available through the Internet for remote use by Purchaser and Customers.
- (b) "Customer" means a customer of Purchaser.
- (c) "Customer Data" means all Customer energy usage data or other Customer information provided to Schneider Electric hereunder for storage and access through the Application Hosting Service.
- (d) "Documentation" means the standard documentation containing specifications, instructions for the operation and use of the Software and Application Hosting Service any other documentation relating thereto that is generally provided by Schneider Electric to its customers.
- (e) "Expiration Date" means the actual calendar date upon which the license granted under this Agreement expires. The Expiration Date may be extended subject to Section 13, Term and Termination.
- (f) "Licensors" mean Schneider Electric together with third parties who have provided portions of the Software and Hardware, including, without limitation, Microsoft Corporation.
- (g) "Software" means all or any portion of the computer program(s) specified herein and as described more particularly in Exhibit 1. "Software" also includes all copies of any part of the Software, including upgrades, updates enhancements, new functionality, and modifications as well as the manual(s) and other printed materials accompanying the Software.
- (h) "Hardware" means servers or other equipment maintained by Schneider Electric, or partner, located within a datacenter facility controlled by Schneider Electric, or partner, and used for Application Hosting Service.
- (i) "Software Acceptance" means the date and time at which Purchaser has accepted and begins using the Application Hosting Service in its normal business processes, but, in any event, no sooner than after the Software has been loaded onto the Application Hosting Service's servers or other equipment and linked to the internet and, with respect to any enhancements or updates to the Software, Software Acceptance shall be deemed to occur on the tenth day after such enhancements or updates to the Software have been loaded onto the Application Hosting Service's servers or other equipment, linked to the internet, and made available to Purchaser for use (Schneider Electric must notify Purchaser in writing regarding availability) unless Purchaser notifies Schneider Electric in writing of its rejection of the Software prior to such date.
- (j) "Sublicense Agreement" means a written agreement between Purchaser and a Customer whereby Purchaser grants to such Customer a limited, non-exclusive license to use the Software and the Application Hosting Services solely in connection with such Customer's normal business purposes. Such Sublicense Agreement shall contain, at a minimum, the provisions of Sections 2(c), 4, 5, 6, 7, 8, 13, 14, 15 and 16. Such Sublicense Agreement shall prohibit Customers from further sublicensing the Software and the Application Hosting Service.
- (k) "Meter" means an energy recording device providing data to the Application Hosting Service for the purpose of delivering the software service defined in Exhibit 1.

2. License

- (a) Schneider Electric hereby grants Purchaser a personal, non-transferable (except as provided herein), non-exclusive, royalty free license during the term of this Agreement to:

(i) use the Software only through the Application Hosting Service, and reproduce, publicly display and publicly perform the Software only as necessary in the course of such permitted use in connection with Purchaser's normal business purposes.

Schneider Electric warrants and covenants that it holds all requisite rights to grant the foregoing license and has obtained any and all third party authorizations necessary to license the Software and provide the Application Hosting Service to Purchaser and Customers without infringing any intellectual property rights of any third party.

(b) In connection with its authorized use of the Software and the Application Hosting Services, Purchaser shall have the right to sublicense the Software and Application Hosting Services to its Customers pursuant to a valid Sublicense Agreement.

(c) Except as expressly permitted herein, Purchaser shall not have the right to (a) to give, sell, sub-license, lease, or distribute any portion of the Software, Application Hosting Service, or the license granted herein to any third party unless expressly authorized in advance and in writing by Schneider, or (b) to offer service bureau, outsourcing or other similar services or products using the Software or the Application Hosting Service, without first obtaining Schneider's prior written consent, which may be withheld at Schneider's sole discretion. Except for the license rights expressly granted by Schneider to Purchaser pursuant to this Section 3, Purchaser shall acquire no right, title or interest of any kind or nature whatsoever in or to the Software, Application Hosting Service or any patent, copyright, trade secret or trademark of Schneider Electric or Schneider Electric's Licensors. Nothing in this Agreement shall be deemed to convey to Purchaser any title or ownership whatsoever in or to the Software, the Application Hosting Service or any individual part thereof.

(d) Subject to the confidentiality provisions set forth herein, Purchaser hereby grants to Schneider Electric a limited, non-exclusive, non-transferable license to use, upload, display, copy and store Customer Data for the term of this Agreement solely for the purpose of delivering the Application Hosting Service pursuant to this Agreement. Purchaser agrees that it shall have sole responsibility and liability for: (i) acquiring any and all authorization(s) necessary for use of Customer Data as contemplated by this Agreement; (ii) the completeness and accuracy of all of Customer Data and other materials provided to Schneider Electric by Purchaser pursuant to this Agreement; and (iii) ensuring that Customer Data does not infringe or violate any patents, copyrights, trademarks or other intellectual property rights, or misappropriate the trade secret, of any third party. Purchaser retains all rights not expressly conveyed to Schneider Electric hereunder. Purchaser shall retain ownership of Customer Data.

(e) Each party hereby grants the other party a limited, non-exclusive, non-transferable license to use and display its insignia logos, trademarks, trade name or service marks (collectively, the "Marks") solely for the purpose of using, developing and delivering the Application Hosting Service pursuant to this Agreement. No use or display of a party's Marks shall be made by the other party without prior written approval from the party owning the Marks. All use of a party's Marks will inure to the benefit of the party owning the Marks. Upon termination of this Agreement, each party shall immediately cease all use of the other party's Marks.

(f) Use and True Ups. Purchaser may not exceed by twenty percent (20%) the total number of Meters for which Purchaser has paid the applicable fees at any time for a period greater than two (2) consecutive months. In the event that Schneider Electric learns of such an occurrence, Schneider Electric shall have the right to invoice Purchaser for the additional Meters and Purchaser will pay no later than thirty (30) days from the date of the invoice. Amount paid shall be prorated and coterminous with existing subscriptions. Purchaser may at any time may exceed the total number of Meters for which Purchaser has paid the applicable fees for on a temporary basis in order to address the Purchaser's needs to gather information resulting from unplanned or catastrophic circumstances. Purchaser may add these new Meters temporarily without incurring new costs.

Prior to the end of an annual subscription term, Schneider Electric will analyze the Purchaser's actual usage of Software or Application Hosted Service for the entire term. If Purchaser's average usage during the term exceeds by ten percent (10%) the total number of Meters for which Purchaser has paid the applicable fees, Schneider Electric shall have the right to automatically true up Purchaser's subscription count and invoice Purchaser for those additional Meters. Purchaser will pay no later than thirty (30) days from the date of the invoice.

3. Software and Data Delivery

(a) Schneider Electric will design, develop and operate the Software that will run the Application Hosting Service in accordance with the Software Documentation and, as applicable, the specifications and timeline set forth herein. Schneider Electric shall be responsible for developing, installing, hosting, supporting and maintaining the Software as described in this Agreement and the Software Documentation, as applicable. Purchaser and Customers will access and use the Software through the Application Hosting Service as described in this Agreement. Schneider Electric shall develop the Software with all the appropriate access capability in order for Purchaser and Customers to use the Application Hosting Service as described herein or the Documentation, as applicable. Exhibit 1 hereto more fully describes the Software and any associated material and services provided to Purchaser under this Agreement ("Scope of Work").

(b) Purchaser shall deliver Customer Data in accordance with the specifications set forth in Exhibit 3. Should Purchaser deliver the Customer Data in a format other than as so specified, Schneider Electric reserves the right to collect additional fees from Purchaser. Such fees must be pre-approved in writing by Purchaser and, if based on time and material rates, shall not exceed the hourly rate set forth in Exhibit 2 times the hours of work performed.

4. Copyright/Proprietary Protection.

Purchaser acknowledges and agrees that Schneider Electric or its Licensors own all right, title and interest in and to the Software, including all codes, techniques, software tools, formats, designs, structures, interactions, concepts, methods and ideas associated therewith and all patents, copyrights, trademarks and trade secrets relating thereto and that the Software is protected by United States and International copyright laws and international trade provisions. Purchaser shall not alter or remove any copyright notice or any proprietary legend contained in or located on any part of the Software and shall reproduce and maintain all such copyright notices or proprietary legends in and on any copies of the Software that Purchaser makes as permitted by this Agreement. Subject to the license granted to Purchaser in Section 3 and Purchaser's rights in the Customer Data and the Marks, there is no transfer to Purchaser of any right, title to or ownership of the Software, or any component thereof, or any patent, copyright, trade secret, trade name, trademark, and other proprietary rights related to the Software, regardless of the form in which the original or other copies may exist. Schneider Electric may replace, modify, alter, improve, enhance, or change the Software at any time provided that 1) such changes do not result in a decrease in the level of service or Software capability; 2) Schneider Electric provides Purchaser with thirty (30) days advance notification; 3) such changes are adequately documented in writing and provided to Purchaser; and 4) Schneider Electric provides Purchaser with adequate training.

5. Prohibited Uses

Except as expressly permitted herein, Purchaser may not:

(a) Modify the Software or merge it with another program or any part thereof for any purpose whatsoever. Notwithstanding the foregoing, any modified or merged portion of the Software shall become the sole and exclusive property of Schneider Electric, and shall be subject to the terms and conditions of this Agreement. Purchaser shall execute such documents as are reasonably necessary to transfer and validate Schneider Electric's ownership of the Software.

(b) Operate the Software beyond the Expiration Date, if any, or after any termination of the license granted in this Agreement.

(c) Translate or create derivative works based on the Software.

Because a violation of Purchaser's obligations under this provision could cause injury to Schneider Electric which could not be remedied adequately by an action at law for damages, in the event of such violation, Schneider Electric may seek and receive injunctive and other equitable relief in addition to damages and other available relief. In addition, should Purchaser or any third party use the Software in a manner other than as permitted hereunder, or under this Agreement, Schneider Electric may, without prejudice to any other rights it may have, terminate Purchaser's rights hereunder. In such a case, Purchaser must immediately void all use of the Software that Purchaser has access.

6. Warranties.

(a) Schneider Electric warrants that the Software and Application Hosted Services will perform its essential functions as specified herein and in the Documentation for ninety (90) days after Software Acceptance. If such Software or Application Hosted Services fail to conform to such warranty, Schneider Electric will, at Purchaser's

option, either immediately provide an update to correct the non-conformance, replace the Software or Application Hosted Service with the latest available version containing a correction, or refund all fees paid by Purchaser pursuant to this Agreement.

(b) Schneider Electric warrants that neither the Software nor the Application Hosting Service will (i) infringe any patents, copyrights, trademarks or other intellectual property rights, or misappropriate the trade secrets, of any third party; (ii) violate any rights of publicity or privacy of any third party, (iii) violate any law, statute, ordinance or regulation (including, without limitation, the laws and regulations governing export control, unfair competition, anti-discrimination and false advertising), (iv) be defamatory, trade libelous, threatening, harassing or illegal, (v) be obscene, child pornographic or indecent, or (vi) contain any malicious software intended to damage, detrimentally interfere with, surreptitiously intercept or expropriate any system, data or personal information. Schneider Electric further warrants that none of its Marks will infringe any patents, copyrights, trademarks or other intellectual property rights, or misappropriate the trade secrets of any third party.

(c) No written or oral information or advice given by Schneider Electric, its agents or employees will in any way increase the scope of the warranties set forth herein. Nor may Purchaser rely on any such written or oral communication, unless such written communication is in the form of an amendment to this Agreement.

(d) EXCEPT AS SPECIFICALLY SET FORTH HEREIN, THE SOFTWARE AND THE APPLICATION HOSTING SERVICE ARE PROVIDED "AS IS" AND SCHNEIDER ELECTRIC MAKES NO REPRESENTATIONS, WARRANTIES OR CONDITIONS (EXPRESS, IMPLIED, STATUTORY OR OTHERWISE), OTHER THAN AS EXPRESSLY SET FORTH IN THIS AGREEMENT. SCHNEIDER ELECTRIC DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY, ACCURACY, PERFORMANCE, EFFORT, FITNESS FOR A PARTICULAR PURPOSE. SCHNEIDER ELECTRIC MAKES NO WARRANTY AGAINST INTERFERENCE WITH PURCHASER'S ENJOYMENT OF THE SOFTWARE OR THE APPLICATION HOSTING SERVICE. SCHNEIDER ELECTRIC DOES NOT WARRANT THAT PURCHASER'S USE OF THE SOFTWARE OR THE APPLICATION HOSTING SERVICE WILL BE UNINTERRUPTED OR ERROR-FREE, AND SCHNEIDER ELECTRIC DOES NOT WARRANT AS TO ANY RESULTS THAT MAY BE OBTAINED BY PURCHASER'S USE OF THE SOFTWARE OR THE APPLICATION HOSTING SERVICE. SCHNEIDER ELECTRIC DOES NOT WARRANT THAT EVERY FEATURE OR ERROR IN THE SOFTWARE OR THE APPLICATION HOSTING SERVICE WILL BE CORRECTED, OR THAT THE SOFTWARE OR THE APPLICATION HOSTING SERVICE WILL MEET PURCHASER'S REQUIREMENTS.

(e) Schneider Electric specifically disclaims any warranty as to the accuracy of Customer Data.

(f) Purchaser warrants that none of the Customer Data will (i) infringe any patents, copyrights, trademarks or other intellectual property rights, or misappropriate the trade secrets, of any third party; (ii) violate any rights of publicity or privacy of any third party, (iii) violate any law, statute, ordinance or regulation (including, without limitation, the laws and regulations governing export control, unfair competition, anti discrimination and false advertising), (iv) be defamatory, trade libelous, threatening, harassing or illegal, (v) be obscene, child pornographic or indecent, or (vi) contain any malicious software intended to damage, detrimentally interfere with, surreptitiously intercept or expropriate the Software, Application Hosting Service or any system, data or personal information. Purchaser further warrants that none of its Marks will infringe any patents, copyrights, trademarks or other intellectual property rights, or misappropriate the trade secrets of any third party.

7. Indemnification.

(a) Purchaser shall defend, indemnify and hold Schneider Electric harmless from any and all damages, liabilities, costs or expense (including but not limited to reasonable attorneys' fees) ("Losses") incurred by Schneider Electric as a result of any threatened or actual claim, suit, judgment or adjudication ("Claim") against Schneider Electric or final settlement arising from (i) Purchaser's material breach of this Agreement and (ii) any claim that any part of the Customer Data delivered to Schneider Electric through the use of the Software or the Application Hosting Services is inaccurate, unless said claim is based on Schneider Electric's negligence or intentional misconduct; provided that (i) Purchaser receives prompt notice of such Claim (provided further, that failure to receive such prompt notice shall not diminish Purchaser's obligation hereunder unless, and only to the extent that, such failure prejudices Purchaser's ability to defend against such Claim), and (ii) Schneider Electric allows Purchaser to control the defense and settlement of such Claim (provided further, that (a) Schneider Electric

may monitor but not control the defense and settlement of such Claim with counsel of its own choosing and its own expense, and Purchaser shall cooperate in the same, and (b) Purchaser shall not propose a judgment or agree to a settlement that attributes fault or liability to, or requires an action or admission by Schneider Electric, without the prior written consent of Schneider Electric).

(b) Schneider Electric shall defend, indemnify, and hold harmless Purchaser and its officers, directors, employees, contractors and agents (each an "Indemnitee"), from and against any and all Losses arising from a Claim that any of the Software, Documentation or Application Hosting Service, or the use thereof pursuant to this Agreement, infringes, misappropriates, or violates any patent, copyright, trademark, trade secret or other proprietary right; provided that (i) Schneider Electric receives prompt notice of such Claim (provided further, that failure to receive such prompt notice shall not diminish Schneider Electric's obligation hereunder unless, and only to the extent that, such failure prejudices Schneider Electric's ability to defend against such Claim), and (ii) the Indemnitee allows Schneider Electric to control the defense and settlement of such Claim (provided further, that (a) Indemnitee may monitor but not control the defense and settlement of such Claim with counsel of its own choosing and its own expense, and Schneider Electric shall cooperate in the same, and (b) Schneider Electric shall not propose a judgment or agree to a settlement that attributes fault or liability to, or requires an action or admission by, an Indemnitee without the prior written consent of Purchaser).

In addition to the obligations set forth above, if any Software, Documentation, or Application Hosting Service becomes subject of a Claim or its use is enjoined, Schneider Electric will promptly (i) procure for Purchaser the right to continue to use such Software, Documentation, or Application Hosting Service, (ii) replace or modify such Software, Documentation, or Application Hosting Service in a manner that retains its functionality and quality so that it is no longer infringing, misappropriating or violating such right, or (iii) require Purchaser, upon advance written notice, to stop using such Software, Documentation, or Application Hosting Service and return to Purchaser all fees paid by Purchaser for such Software, Documentation, or Application Hosting Service.

Schneider Electric shall have no liability to the extent the alleged Claim is based on: (a) continued use of the Software or Application Hosting Service for more than ninety (90) days after Schneider Electric has provided Purchaser a non-infringing version having the same functionality, if use of such non-infringing version would have prevented the Claim, (b) any combination of the Software or Application Hosting Service with third party content, hardware or software not recommended, provided, or approved by Schneider Electric, if absent such combination, the Software or Application Hosting Service alone would not have given rise to the Claim, (c) use of the Software or Application Hosting Service by Purchaser other than as authorized under or contemplated by this Agreement or the Documentation, (d) modifications to the Software or Application Hosting Service made by a party other than Schneider Electric, unless such modification is approved by or recommended by Schneider Electric, or (e) modifications to the Software or Application Hosting Service made by Schneider Electric pursuant to Purchaser's specifications (except where Schneider Electric knew or should have known that such modification was likely to result in a Claim, or where the Claim is the result of Schneider Electric's choice of the method of implementation from among competing methods of implementation and the method selected by Schneider Electric was within Schneider Electric's discretion).

8. Limitation of Liability.

(a) Except as set forth in the following sentence, in no event shall any party be liable to the other party or to any other person or entity for consequential, special, indirect, punitive, expectancy, or exemplary damages, (including, without limitation, lost profits or loss of business), that arise in any way out of this Agreement or otherwise relate to the subject matter hereof, regardless of whether based in contract, tort (including, without limitation, negligence), strict liability or any other theory of law or equity. The preceding sentence shall not limit any obligation or liability under Section 8 (Indemnification), Section 15 (Confidentiality), and/or any liability for damages caused by gross negligence or willful misconduct

(b) Schneider Electric's liability, including the liability of any subcontractors or affiliates, to Purchaser in contract tort, strict liability or otherwise regarding the Software or the Application Hosting Services provided under this Agreement, is limited to 1) the amounts paid by Purchaser under the Statement of Work, or 2) \$1,000,000.00, whichever is greater.

(c) Some states and foreign countries do not allow limitations on how long an implied warranty lasts or exclusion or limitation of incidental or consequential damages; therefore, the limitations set forth in this Agreement may not apply to Purchaser. However, these limitations apply to the fullest extent that applicable law allows.

9. Customization Charges

(a) Beginning on the later of the date of Software Acceptance or the Effective Date, Schneider Electric shall invoice, and Purchaser shall pay, the Monthly Licensing, Maintenance and Operation Fees described in Exhibit 2. These Fees shall cover the cost of operating and maintaining the Application Hosting Service, Purchaser's right to use the Software, the loading of Customer Data, and maintenance (as described in Section 10 below).

(b) Purchaser may request and Schneider Electric agrees to negotiate in good faith any customization changes to the Application Hosting Service, and for assistance in Purchaser's related services (collectively "Added Services"). In the event Purchaser requests any Added Services, and Schneider Electric agrees to provide any such Added Services, Schneider Electric's agreement to undertake any Added Services may be conditioned on Purchaser's agreement in the form of an addendum to this Agreement to pay for all work related to any such Added Services. Unless otherwise agreed to by the parties, Schneider Electric's fees for any Added Services shall be based on Schneider Electric's Time and Materials rates set forth in Exhibit 2.

(c) Purchaser shall not acquire any ownership to any component or part of the Software, including the source code and documentation, or arising as a result of any and all Added Services performed by Schneider Electric, and Purchaser shall execute such documents as are reasonably necessary to transfer and confirm Schneider Electric's ownership therein. All customized software shall be subject to the terms and conditions of this Agreement unless otherwise agreed to by the parties.

(d) Unless otherwise agreed to by the parties, Schneider Electric may offer software developed as a result of Added Services previously requested and paid for by Purchaser as a Software enhancement to third parties.

10. Monthly Licensing, Maintenance and Operations

The following services are included in Monthly Licensing, Maintenance and Operations Fees set forth in Exhibit 2:

(a) Schneider Electric shall provide telephone and email support to Purchaser in the form of advice and counsel on Purchaser's use of the Software and the Application Hosting Service. Support by Schneider Electric shall be provided Monday through Friday from 8:00 a.m. to 5:00 p.m. (PT), exclusive of those holidays observed by Schneider Electric. Schneider Electric shall have no obligation to provide any support or maintenance with respect to the Software or the Application Hosting Services directly to Purchaser's Customers. Purchaser shall provide such support to its Customers with respect to the Software and the Application Hosting Service.

(b) Schneider Electric shall use commercially reasonable efforts to provide solutions, changes and corrections to the Software or the Application Hosting Service as are required to correct reported problems that are either identified and reported by Purchaser to Schneider Electric or are diagnosed by Schneider Electric.

(c) Schneider Electric shall provide upgrades enhancements, documentation and other items relating to the Software, which Schneider Electric makes available to its general client base for no additional charge.

(d) All other services specifically provided for herein, including without limitation the Scope of Work. Notwithstanding anything to the contrary in this Agreement, Schneider Electric shall have the right to terminate all maintenance and support for the Software and/or the Application Hosting Service upon one hundred eighty (180) days' prior written notice to Purchaser. In the event Schneider Electric terminates maintenance and support for which Purchaser has already paid, Schneider Electric will immediately refund such pro-rated funds to Purchaser.

11. Pricing and Invoicing.

As full consideration for the satisfactory performance of Schneider Electric's obligations under this Agreement, Purchaser will pay Schneider Electric in accordance with Exhibit 2 which describes the fees, charges, labor rates and schedule of payment with respect to the Software, Application Hosted Service, material and services agreed by the parties to be provided to Purchaser as of the execution date of this Agreement. Should Purchaser elect to expand the scope of the use of the Software, Application Hosted Service and/or hardware beyond the scope of the

licenses granted as of the time of the execution of this Agreement, the prices and payment terms therefore will be negotiated at that time.

Unless otherwise agreed to by the parties, Schneider Electric shall invoice Purchaser upon execution or renewal of this Agreement for the full amount of the term. Schneider Electric shall identify and clearly set forth on the invoice any discount for early payment. Purchaser will pay all undisputed invoice amounts within thirty (30) calendar days upon receipt of a proper invoice in strict accordance with Exhibit 2 and upon Purchaser's acceptance of the Software or Application Hosted Service.

Fee adjustments which occur as a result of a change in the number of Meters providing data to the Software may occur monthly. Invoices or refunds for such adjustments shall be submitted to Purchaser every ninety (90) days following the Effective Date. Upon termination of this Agreement, Schneider Electric shall immediately refund to Purchaser all fees paid for services, including Software and the Application Hosted Service, not rendered.

The consideration paid under the Agreement includes all taxes arising out of Schneider Electric's performance hereunder, including without limitation state and local sales and use taxes, value-added taxes, import duties, payroll taxes, income taxes and other taxes relating to the Software or Application Hosted Services. State and local sales and use taxes shall be stated separately and shown on all invoices as a separate line item. Upon request of Purchaser, Schneider Electric shall promptly provide to Purchaser evidence satisfactory to Purchaser of the payment of all applicable taxes.

12. Advertising.

Unless written authorization is provided to the contrary, neither party shall have the right to publicly announce the successful completion of this Agreement.

13. Term and Termination.

(a) The initial term of this Agreement shall commence on the Effective Date and continue in force for thirty six (36) months. Thereafter, this Agreement shall automatically renew upon written authorization from Purchaser for consecutive one (1) year terms or some other timeframe as may be identified by Purchaser, subject to the limitations and conditions set forth elsewhere in this Agreement.

(b) Purchaser may terminate this Agreement, or any portion of the Software or Application Hosted Service, at any time and for any reason upon thirty (30) days written notice to Schneider Electric. Termination of part of the Software or Application Hosted Service shall not automatically terminate all Software and Application Hosted Services. Purchaser will not receive any refund of prepaid fees for Software or Application Hosted Service.

(c) Except for a breach of Section 6 or 15 of this Agreement by Purchaser, which is agreed not to be curable, if either party shall commit a material breach of any of the terms and conditions of this Agreement and shall fail to cure such breach within thirty (30) days of written notice thereof, then the non-breaching party may terminate this Agreement. In the event of a material breach of Section 6 or 15 by Purchaser, Schneider Electric may terminate this Agreement with a ten (10) day written notice to Purchaser, and any undisputed amounts due to Schneider Electric from Purchaser shall become immediately due and payable. In the event of a material breach by Schneider Electric, Schneider Electric shall immediately refund fees paid by Purchaser for the Software and/or Application Hosted Services.

(d) Upon any expiration or termination of this Agreement, Purchaser's right to use the Software or Application Hosted Service shall terminate immediately, all Sublicense Agreements between Purchaser and its Customers shall terminate immediately, and Purchaser shall cease use of the Software and Application Hosted Service. Following termination of this Agreement, unless otherwise prohibited by applicable law or regulation, Purchaser shall destroy or return to Schneider Electric all materials related to this Agreement including, but not limited to, copies of Schneider Electric Confidential Information within fifteen (15) days after receipt of written notice.

(e) Service Interruption. Purchaser's access to and use of Software or Application Hosted Service may be temporarily unavailable, without prior notice, for any unanticipated or unscheduled downtime or unavailability of all or any portion of Software or Application Hosted Service, including system failure or other events beyond the reasonable control of Schneider Electric or its affiliates.

(f) **Service Suspension.** Schneider Electric and its affiliates shall be entitled, without any liability to Purchaser, to suspend access to any portion or all of Software or Application Hosted Service at any time on a service-wide basis (a) if Purchaser breaches the Agreement, exceeds Purchaser's usage limits, and fails to purchase additional license capacity sufficient to support Purchaser's continued use of Software or Application Hosted Service as described in Article 5 of this Addendum; (b) if there is reason to believe that Purchaser's use of Software or Application Hosted Service will adversely affect the integrity, functionality, or usability of the Software or Application Hosted Service or that Schneider Electric and its licensors may incur liability by not suspending Purchaser's account; (c) for scheduled downtime to conduct maintenance or make modifications to Software or Application Hosted Service; (d) in the event of a threat or attack on Software or Application Hosted Service (including a denial-of-service attack) or other event that may create a risk to the applicable part of Software or Application Hosted Service; or (e) in the event that Schneider Electric or its licensors determine that Software or Application Hosted Service (or portions thereof) are prohibited by law or otherwise that it is necessary or prudent to do so for legal or regulatory reasons. If warranted under these circumstances, Purchaser will be notified of any Service Suspension beforehand and allowed reasonable opportunity to take remedial action.

(g) Schneider Electric is not responsible for any unreasonable damage, liabilities, losses (including any loss of data or profits), or any other consequences that Purchaser or any Purchaser customer may incur as a result of any Service Interruption or Service Suspension.

(h) The provisions of Sections 4, 7, 8, 14, 15 and 16 will survive the expiration or termination of this Agreement.

14. Confidential Information.

(a) "Confidential Information" means any information concerning a party's business, plans, customers, technology, or products, manufacturing, marketing, financial or personnel matters relating to a party, and which is confidential, proprietary, and/or trade secret information. For the purposes of this Agreement, the Software and the Application Hosting Service shall constitute the Confidential Information of Schneider Electric and Customer Data shall constitute Confidential Information of Purchaser. Confidential Information may include the confidential, proprietary, and/or trade secret information owned by third parties that have granted sufficient rights to a party to permit that party to provide information to the other party hereunder.

(b) Each party will maintain in confidence and not disclose to any third party any Confidential Information of the other party disclosed to it by the other party, whether in oral, written, graphic or electronic form. The receiving party will not use such Confidential Information except as expressly permitted by this Agreement or otherwise required by applicable law or regulation.

(c) The obligations of confidentiality contained in Section 14(b) above will not apply to the extent that such Confidential Information: (a) was already known to the receiving party, other than under an obligation of confidentiality, at the time of disclosure; (b) is or became part of the public domain after its disclosure other than through any act or omission of the receiving party in breach of this Agreement; or (c) was disclosed to the receiving party, other than under an obligation of confidentiality, by a third party who had no obligation to the disclosing party not to disclose such information to others. Notwithstanding the foregoing, Purchaser may make any disclosure in the event it is legally compelled to do so in a judicial, administrative, or governmental proceeding.

(d) Purchaser acknowledges and agrees that disclosure of any of the confidential information of Schneider Electric would cause serious and irreparable harm to Schneider Electric which could not adequately be compensated for in damages and, in the event of a breach, or an anticipated breach, by Purchaser of any of the provisions of this Agreement, Purchaser hereby consents to an injunction being issued against it restraining it from such anticipated breach or any further breach of such provision (as applicable), but such action shall not be construed so as to be in derogation of any other remedy which may be available in the event of such breach or anticipated breach. Purchaser shall immediately notify Schneider Electric of any unauthorized possession, use or knowledge of Schneider Electric's confidential information which becomes known to a responsible officer of Purchaser.

15. Export Restrictions and Government Rights

Purchaser agrees that it does not intend to, nor will it knowingly, directly or indirectly, export or transmit the Software or related documentation and technical data (or any part thereof) to any country to which the export or transmission is restricted by any applicable U.S. regulation or statute, without the prior, express written consent, if required, of the Bureau of Export Administration of the U.S. Department of Commerce, or such other

government entity as may have or obtain jurisdiction over such export or transmission. The Software and Application Hosting Service are provided with RESTRICTED RIGHTS. Use, duplication, or disclosure of the Software by any department or agency of the federal government is subject to restriction as set forth in subparagraph (b)(3) of the Rights in Technical Data and Computer Software clause at DFARS 252.227-7013 or in the Commercial Computer Software License at 48 CFR 52.227-19, as applicable. For purposes thereof, "Contractor" is Schneider Electric.

16. Miscellaneous.

- (a) In the event legal action is required to enforce or interpret this Agreement, the prevailing party will be entitled to recover reasonable costs it incurred in such action, including reasonable attorneys' fees.
- (b) Any waiver of any provision of this Agreement, or a delay by either party in the enforcement of any right hereunder, will neither be construed as a continuing waiver nor create an expectation of non-enforcement of that or any other provision or right.
- (c) If any of the provisions, or portions thereof, of this Agreement are found to be invalid under any applicable statute or rule of law, then, that provision notwithstanding, this Agreement will remain in full force and effect and such provision or portion thereof will be deemed omitted.
- (d) Purchaser and its Customers may use the Software and Application Hosting Service only for lawful purposes. Transmission of any material in violation of any Federal, State or Local regulation is prohibited. This includes, but is not limited to copyrighted material, material legally judged to be threatening, obscene, pornographic, or profane, or material protected by trade secrets.
- (e) Neither the Agreement nor any interest therein nor any claim arising therefrom shall be assigned by either party to any person, firm or corporation without the written consent of the other party. Notwithstanding any other terms or provisions to the contrary, no provision of this Agreement shall be construed to limit Purchaser's authority or right to assign all of its authority, rights or obligations under this Agreement to any corporation or any other business entity which is the result of or the survivor of a merger, consolidation or other business combination to which Purchaser is a party. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than the Purchaser and Schneider Electric.

Subject to the licensing grant and restrictions provided herein, no provision of this contract shall be construed as limiting Purchaser's right to permit its divisions, affiliates, and subsidiary companies to use or benefit from the Software or Application Hosted Services provided for in this Agreement.

- (f) Schneider agrees to maintain insurance in accordance with the terms and conditions of Exhibit 4.
- (g) The validity, construction, and interpretation of the terms and conditions herein and all rights and duties of the parties shall be governed by the substantive laws of the State of California without regard to conflict of laws rules. Each party further agrees that any legal action filed against the other party will be venued only in State of California, unless otherwise mutually agreed upon between the parties. EACH PARTY HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. Any conflict between the terms of this Agreement and any Purchase Order or other terms shall be resolved in favor of the terms of this Agreement.
- (h) This Agreement shall constitute the sole and entire agreement of the parties as to the matter set forth herein and supersedes any previous agreements, understandings, and arrangements between the parties relating hereto.

17. Force Majeure

Either party shall be excused from delays in performing or from its failure to perform hereunder to the extent that such delays or failures result from causes beyond reasonable control of each such party; provided that, in order to be excused from delay or failure to perform, such party must act diligently to remedy the cause of delay or failure.

SCHNEIDER ELECTRIC:

PURCHASER:

Schneider Electric Contact

Purchaser Contact:

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Director, Business Development
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(614)264-3140
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Roseville Electric, City of Roseville
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(916) 7646-1667
mriffey@roseville.ca.us

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date written.

(Purchaser)

Telvent DTN, LLC
(Schneider Electric)

By: _____

By: Jason Krueger

Title: _____

Title: Director, Contract Management

Date: _____

Date: May 16, 2016

Signature: _____

Signature: 

EXHIBIT 1

SCOPE OF WORK

Energy Profiler Online (EPO) is a cloud-hosted energy management information and demand response system for end use customers of utilities. EPO allows both utilities and their customers to view accurate, detailed energy usage data, which can help identify cost savings opportunities and support participation in automated demand response programs. It also helps utilities to meet government energy efficiency mandates and easily manage peak demands-no installation required. What's more, EPO's accuracy and scalability make it an easy way to improve utilities' power reliability and customer service.

The following EPO Application Hosting Services and modules are being licensed under this Agreement:

- **EPO Standard:** Provides Purchaser's customers with energy usage, demand, and energy-related information through intuitive interfaces that requires little training. EPO Standard is the core module by which data is imported and exported, as well as serves as the framework for other modules as enabled.
 - **Utility Administration portal:** A segregated web site dedicated to the administrative tasks of the utility as it manages its customers. Administrative level accounts have access to manage users, meter/account/customer relationships, troubleshoot issues, configure EPO modules, and support end users when issues arise.
- **Weather:** Imports observed and forecasted weather conditions and makes this data available to the various modules in EPO as supported. Option: 1 Weather data will be provided by Schneider Electric's award winning weather services. Option 2: Weather data will be provided by a weather service.
- **Bill Estimation and Scenario Modeling:** Used by Purchaser's customers to estimate their bills prior to receiving a hard copy from the Purchaser. Estimated bills can be normalized by normalization factors such as square foot and users can perform rate comparisons. Users can estimate energy costs by applying various options such as rate changes or adjustments in load/usage.

Additional modules which can be purchased

- **Load Curtailment:** Supports load curtailment agreements with Purchaser's customers. Various curtailment programs/contracts can be initiated and messages sent to customers or groups of customers. Responses, curtailment performance, and settlement data are tracked and saved. End users are provided an interface to participate in curtailment events and track their performance.
- **Real-time Pricing:** Imports market-prices of energy data, exposing these prices to end users, and allowing users to understand cost of energy based on these market values.

Web Hosting and Support Services are included in the price of this agreement. Utility-level customer support is included as specified in section 10 above.

EXHIBIT 2

Pricing and Payment Terms

SERVICES AND FEES

Monthly Licensing, Operations and Maintenance:

Licensing, 36 months, Maintenance and Operation Fee for EPO Standard (171 meters, \$2,363/month for 12 months per the pricing Table 1 below)	\$28,356, annually
Licensing, 36 months, Maintenance and Operation Fee for Weather (8 locations, \$805/month for 12 months per the pricing table below)	\$9,660, annually
Licensing, 36 months, Maintenance and Operation Fee for Bill Estimation (171 accounts, \$998/month for 12 months per the pricing table below)	\$11,976, annually
<u>Total:</u>	<u>\$ 49,992 annually</u>

Invoicing will be on an annual basis beginning at contract renewal

The foregoing monthly fee is based on the number of Meters which are providing data to the Software as well as the selected modules. This fee is subject to adjustment depending upon the number of Meters which provide data, as set forth in the table below. For the purposes of this Agreement, a Meter is defined to mean a mechanism, piece of equipment or other mechanical apparatus that transmits energy usage data to EPO. Each Meter may have up to four channels for use in the transmission of such data.

Table 1 - EPO Price Schedule

0-50	\$1,500	\$805	\$735
51-100	\$1,575	\$805	\$893
101-250	\$2,363	\$805	\$998
251-500	\$3,675	\$805	\$1,103
501-750	\$4,174	\$1,035	\$1,253
751-1000	\$4,725	\$1,035	\$1,418

The pricing listed above shall be reviewed every twelve (12) months for the initial term of the Agreement.

* Number of "Meters/Devices" will be determined by the number of unique Recorder IDs in the database.

Schneider Electric Time and Materials Rates:

Billing Category	Hourly Rate
Blended Rate (Senior & Support Staff)	\$180

EXHIBIT 3
Data Specifications

All data up-loaded to the EPO server under this Agreement shall be in the LoadStar data format (LDS) or California Metering Exchange Protocol (CMEP). Any exceptions to this will possibly incur additional charges.

EXHIBIT 4
Insurance Requirements

- a. Insurance Coverage. Schneider Electric shall maintain in force, throughout the term of the Contract or any extension thereof, insurance with the following coverage and limits:
 - (i) If applicable, Automobile Insurance in the amount of not less than one million dollars (\$1,000,000). Such policy shall provide that it shall not be cancelled except upon thirty (30) days prior written notice (by registered mail) to the Purchaser.
 - (ii) Professional Errors and Omissions Insurance in the amount of not less than one million dollars (\$1,000,000). Such policy shall provide that it shall not be cancelled or amended so as to reduce or restrict coverage except upon thirty (30) days prior written notice (by registered mail) to the Purchaser.
 - (iii) Commercial General Liability Insurance on an occurrence basis with limits of at least one million dollars (\$1,000,000) inclusive for both bodily injury (including death) and property damage for each occurrence including the following extension: Products and Completed Operations, Blanket Written Contractual, Personal Injury, Broad Form Property Damage, Employer's Liability, Owner's and Schneider Electric's Protective Liability and Non-Owned Automobile Liability. Such policy shall:
 - (i) Contain a severability of interest clause and cross liability clause between the Schneider Electric and the Purchaser;
 - (ii) Be primary, noncontributing with, and not in excess to any insurance available to the Purchaser;
 - (iii) Provide that it shall not be cancelled or amended so as to reduce or restrict coverage except upon thirty (30) days prior written notice (by registered mail) to the Purchaser.
- b. Copies of Insurance Policies. At the Purchaser's request, Schneider Electric will provide a memorandum of insurance to Purchaser upon execution of this Agreement reflecting Schneider Electric's liability insurance coverage, limits to liability to the extent required by this Agreement, insured entities, and blanket endorsements.
- c. Workers Compensation. Schneider Electric shall ensure that, with respect to all persons performing the Services, Schneider Electric and its subcontractors maintain in effect at all times during performance of the Services, coverage or insurance in accordance with the applicable laws relating to Workers' Compensation.





COUNCIL COMMUNICATION

CC #: 7753
File #: 0203-03

Title: Hydrofluorosilicic Acid - Service Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.10.

RECOMMENDATION TO COUNCIL

Authorize a service agreement with Thatcher Company of California, Inc. for hydrofluorosilicic acid as the lowest responsive bid received for BACC 08-2016. In addition, adopt a resolution authorizing the City Manager to sign the attached service agreement. The estimated annual cost of the agreement is \$120,000.00, not to exceed the budgeted amount.

BACKGROUND

The Environmental Utilities Department has an ongoing requirement for hydrofluorosilicic acid for use at the Water Treatment Plant. This chemical is fluoride that is added to the water to prevent dental caries or tooth decay. The chemical will be purchased by the end using department as needed throughout the year. This contract allows for optional renewal years through 2021.

In March 2016, the City participated in a regional chemical bid lead by the Bay Area Chemical Consortium (BACC), with the Dublin San Ramon Services District serving as the coordinating agency. BACC is comprised of water and wastewater agencies in the Northern California area, working together to purchase chemicals by combining bid solicitations. BACC is an informal cooperative that advertises and opens sealed competitive bids and then prepares bid recommendations. Combined bid solicitations offer vendors an opportunity to sell greater quantities of their products. Because more than 50 public agencies are now participating, significant savings for chemical purchases are being passed along to the agencies' water and wastewater customers.

FISCAL IMPACT

The estimated annual cost of the agreement is \$120,000.00. Funding is included in the Environmental Utilities Department's FY2016/17 budget, not to exceed budgeted amount.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The hauling and delivery of hazardous substances is regulated by the state. Hazardous material transport consistent with applicable safety regulations should not result in a significant environmental effect. Therefore, the proposed Service Agreement does not include the potential for significant environmental effect and is not subject to CEQA.

Respectfully Submitted,

Babette Owens, Buyer I

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution 16-233

Service Agreement

RESOLUTION NO. 16-233

APPROVING A SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND THATCHER COMPANY OF CALIFORNIA, INC.,
AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE
CITY OF ROSEVILLE

WHEREAS, a service agreement for hydrofluorosilicic acid (Service Agreement No. S1703204) between City of Roseville and Thatcher Company of California, Inc., has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

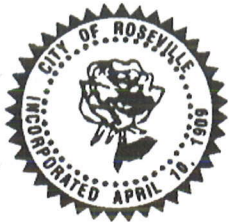
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1703204**

SERVICE LOCATION: WATER TREATMENT PLANT
9595 BARTON ROAD
GRANITE BAY, CA 95746

REQ. NO.: RENEWAL DATE: 5/6/16

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V26755
Telephone No.: 562-803-0563 Fax:
Email address: craig.thatcher@tchem.com
Contractor: THATCHER COMPANY OF CALIFORNIA, INC.
ATTN: CRAIG N. THATCHER
P.O. BOX 27407
SALT LAKE CITY, UT 84127-0407

Department: ENVIRONMENTAL UTILITIES

Acct. Code: 08421-5015

Buyer: BABETTE OWENS
Phone: 916-774-5704

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/16	NET 30	6/30/17	Approved by Risk Mgt.	STEPHEN PETERSON

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

Provide hydrofluorosilicic acid delivered to the Water Treatment Plant on an as needed basis at a cost of \$2.1578 per gallon in accordance with all specifications, terms and conditions of BACC Bid No. 08-2016. Deliveries to be made Monday - Friday between the hours of 7am - 3pm.

Please contact Stephen Peterson at 916-746-1996 for questions regarding this contract.

*PROPER INSURANCE MUST BE IN PLACE BEFORE SERVICE CAN BEGIN.

**Total cost listed below is an approximation only. The City does not guarantee whatsoever the actual value of this agreement.

Total Cost of Service: \$ **120,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 00834095 Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: _____

SIGNATURE

Craig N. Thatcher

PRINT NAME

President

TITLE

CONTRACTOR: _____

SIGNATURE

Diane T. Barlow

PRINT NAME

Secretary

TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. If the project referenced on this service agreement is a Public Works project, then the following paragraph 17 shall apply. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.



COUNCIL COMMUNICATION

CC #: 7757

File #: 0704

Title: Sports Officiating Services - Service Agreement Renewal
Contact: Christopher Pelzman 916-774-5977 cpelzman@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.11.

RECOMMENDATION TO COUNCIL

Recommend Council adopts the resolution authorizing the City Manager to execute the Service Agreement with Sunrise Officials Association (SOA) in the amount of \$55,000.00 for Adult Sports Officiating Services.

BACKGROUND

In August 2014, the City Council approved a two year service agreement with Sunrise Officials to provide softball officiating services for the Parks, Recreation & Libraries Department - Adult Sports Division. At the end of FY 2015/16, the City has the option to enter into three (3) one year extensions, before being formally required to issue another multi-year RFP.

Sunrise Officials has proven to be a good fit for the City of Roseville for many years, as is evident from both internal and external evaluation of their services. SOA understands the City of Roseville's expectation of providing exceptional service to our customers and has proven this the past two years of the current agreement. The respective Service Agreement term goes through June 30, 2017.

FISCAL IMPACT

The funds for this Service Agreement have been allocated through the Parks, Recreation & Libraries Department Budget and are paid from fees collected from participating teams and players resulting in zero net impact to the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

The adult softball program creates independent contractor jobs for officials within the region.

ENVIRONMENTAL REVIEW

Softball is not considered a "project" as defined by the California Environmental Quality Act (CEQA). Consequently no CEQA action is required. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines 15061(b)(3).

Respectfully Submitted,

Christopher Pelzman, Recreation Coordinator II

Dion Louthan, Director of Parks, Recreation & Libraries



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-236

SOA Service Agreement Renewal Forms

RESOLUTION NO. 16-236

APPROVING A SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND SUNRISE OFFICIALS ASSOCIATION, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a service agreement (Service Agreement No. S1705163) for adult sports officiating services, between City of Roseville and Sunrise Officials Association, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1705163**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 4/27/16

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V04696
Telephone No.: (916)722-4475 Fax:
Email address: dmaudsley@surewest.net
Contractor: SUNRISE OFFICIALS ASSOCIATION
ATTN: DAVE MAUDSLEY
6455 HILLSPIRE COURT
CITRUS HEIGHTS, CA 95621

Department: PARKS, RECREATION, & LIBRARIES

Acct. Code: 08511-5100
08511-5100/685034-20

Buyer: JOANNA OUKROP
Phone: (916)774-5745

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/16	NET 30	6/30/17	Approved by Risk Mgt.	CHRIS PELZMAN

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

The vendor shall provide officiating services for the City of Roseville sponsored adult sports softball program games on an as needed basis at the direction of the Parks, Recreation, and Libraries Department and in accordance with all terms, conditions, and attachments of the "Adult Sports Officiating" RFP issued on 4/4/14. Pricing is per the attached Sunrise Officials Association Exhibit "A" titled "Summary of Cost/Umpire Fees."

Note: This contract acknowledges the officials provided by the Sunrise Officials Association are independent contractors and therefore, the City of Roseville is not responsible for Worker's Compensation or related claims.

Please contact Chris Pelzman at (916)774-5977 for questions regarding this contract.

The total cost of service below is an approximate value only. The City does not guarantee whatsoever the actual value of this contract.

Total Cost of Service: \$ **55,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: _____ Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: _____

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR: _____

SIGNATURE

PRINT NAME

TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. If the project referenced on this service agreement is a Public Works project, then the following shall apply. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.

ATTACHMENT A

HUMAN RESOURCES/RISK MANAGEMENT DIVISION INSURANCE REQUIREMENTS – SERVICE AGREEMENT GENERAL

Required Coverage:

- General Liability: \$1,000,000 per occurrence
\$2,000,000 aggregate
Personal Injury:
\$1,000,000 per occurrence
\$2,000,000 aggregate

- *Policies must be primary and non-contributory
- *Policies must contain a waiver of subrogation
- *A 10 day notice of cancellation must be provided
- *The policies may not contain language which prohibits additional insured or other insurers from satisfying the self-insured retention or deductible
- *All Self Insured Retentions must be listed on the certificate

Required Documentation:

- A certificate(s) of insurance listing the required coverage and naming the City of Roseville as Certificate Holder. The Certificate should be addressed to:

The City of Roseville
Insurance Compliance
P.O. Box 12010-R1, Hemet, CA 92546-8010

- Additional Insured Endorsement- General Liability policy: CG 20 10 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured
- Waiver of Subrogation Endorsements
- Primary and Non-Contributory Coverage Endorsement – CG 20 01 04 13 or an equivalent

***NOTE: statements on the certificate of insurance in lieu of the documentation required above will not be accepted.**

Questions concerning any of the above should be directed to Ebix Customer Service
Phone: 951-652-4239 /fax 770-325-5727 or email: Roseville@ebix.com



SUNRISE OFFICIALS ASSOCIATION
6455 HILLSPIRE COURT
CITRUS HEIGHTS CA 95621
dmaudsley@surewest.net
(916) 722-4475

SUMMARY OF COST / UMPIRE FEES

1.0 Introduction

The City of Roseville is soliciting quotations for Adult Officiating Service.

2.0 Proposed Per Regular Game/Match Charges and Playoff Game/Match Charges:

The Sunrise Officials Association will provide ASA Registered, Certified and Insured Umpires for the City of Roseville Adult Sports Softball Games per City provided schedules.

	<u>Regular</u>	<u>Playoff</u>
Softball - One (1) ASA Umpire per Game	30.00	32.00
Softball - Two (2) ASA Umpires per Game	56.00	60.00

Note: Assignments are a 2 game minimum charge

- Regular game fees bases on 60 minute time limit
- Playoff game fees based on No Time Limit

3.0 Assignment Fee/Administrative Fees

- 10% of Monthly Invoice

Invoice will be provided on a monthly basis with itemized game schedule and fees.

Note: No Increase In Softball Umpire Fees from the existing 2 year Contract/Service Agreement.

DAVE MAUDSLEY
Sunrise Officials UIC

Exhibit A



COUNCIL COMMUNICATION

CC #: 7741
File #: 0800-03

Title: Systems Furniture - Service Agreement
Contact: Joanna Cucchi 916-746-1609 jcucchi@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.12.

RECOMMENDATION TO COUNCIL

Staff recommends Council adopt a resolution authorizing the City Manager to execute a Service Agreement with Western Contract for \$31,724.89 utilizing the U.S. Communities Contract Agreement for Haworth furniture, contract # 440003402.

BACKGROUND

Roseville Electric Utility's administration building is at full capacity. Staff has identified a need for additional cubicles and work spaces. Additionally, staff who work closely on programs and projects are spread throughout the building, which hinders team productivity. This project will increase workstation capacity by replacing four large workstations with six smaller workstations. Delivery and installation costs are included in the service agreement.

FISCAL IMPACT

The service agreement is for \$31,724.89 and Funds are available in the Electric General Facilities CIP.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

This staff report is statutorily exempt from the California Environmental Quality Act (CEQA) per Section 15273 of the CEQA Guidelines. No CEQA action is required.

Respectfully Submitted,

Joanna Cucchi, Senior Electric Business Analyst

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-225

Service Agreement S1604370

RESOLUTION NO. 16-225

APPROVING A SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND WESTERN CONTRACT FURNISHERS, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a service agreement (Service Agreement No. S1604370) for six workstations in the Electric Administration building, between City of Roseville and Western Contract Furnishers, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1604370**

SERVICE LOCATION: ROSEVILLE ELECTRIC
2090 HILLTOP CIRCLE
ROSEVILLE, CA 95747

REQ. NO.: R1613784 DATE: 4/01/16

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V05014
Telephone No.: 916-638-3338 Fax: 916-638-2698
Email address: stroupc@westerncontract.com
Contractor: WESTERN CONTRACT FURNISHERS
ATTN: CHRYSTLE STROUP
11455 FOLSOM BLVD
RANCHO CORDOVA, CA 95742

Department: ELECTRIC

Acct. Code: 08600-5340/686930-20

Buyer: PETER BREVIK
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
*ASAP	NET 30	6/30/16	Approved by Risk Mgt.	KRISTI HOHNSON

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

PROVIDE HAWTHORNE SYSTEMS FURNITURE FOR 6 WORKSTATIONS, DELIVERY AND INSTALLATION IN ACCORDANCE WITH ATTACHED CONTRACTORS PRICING PROPOSAL 450180 DATED 3/21/16.

PLEASE CONTACT KRISTI JOHNSON 916-744-5624 FOR QUESTIONS REGARDING THIS CONTRACT

*PROPER INSURANCE MUST BE IN PLACE BEFORE SERVICE CAN BEGIN

Total Cost of Service: \$ **31,724.89**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 00820304 Contractor License No.: 236778 DIR Registration No.: 1000068507

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
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City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.



11455 Folsom Boulevard
Rancho Cordova, CA 95742
P 916.638.3338 F 916.638.2698



P R O P O S A L

PROPOSAL: 450180
DATE: 03/21/16

PROPOSAL FOR:

CITY OF ROSEVILLE
2090 HILLTOP CIRCLE
ROSEVILLE, CA 95747

INSTALL AT:
CITY OF ROSEVILLE
2090 HILLTOP CIRCLE
ROSEVILLE, CA 95747
KRISTI JOHNSON 916/774-5624

PROJECT CONTACT: CLIENT
CHRYSTLE STROUP 00027850

CUSTOMER P/O:

QUOTE VALID
04/21/16

QTY	PRODUCT	DESCRIPTION	SELL	EXTENDED
1.00	LOT	HAWORTH SYSTEMS FURNITURE FOR (6) WORKSTATIONS PER ATTACHED	25,261.53	25,261.53
1.00	SERVICE	TO RECEIVE, DELIVER AND ASSEMBLE DURING NORMAL BUSINESS HOURS PER ATTACHED TERMS AND CONDITIONS	4,250.00	4,250.00

SUBTOTAL: 29,511.53

SALES TAX: 2,213.36

TOTAL 31,724.89

ACCEPTED BY _____
DATE ACCEPTED _____
SIGN AFTER REVIEWING AND
ACCEPTING TERMS & CONDITIONS

WE SINCERELY THANK YOU FOR YOUR BUSINESS
Visit us at WWW.WESTERNCONTRACT.COM

Submitted by: _____

WCF ACCEPTANCE _____

DATE: 3/21/16

PAGE 1 OF 1

PROPOSAL: 450180

	Enterpris	Mfg	Qty	Part Number	Part Description	Option	Option Descriptions
1	HAW	HAW	1	BFM-1-B	Base Feed Module,Hardwire, 3 Cir,332		
2	HAW	SPC	1	SPL0-5463	Mono Panel Core-No Surf Option,Sq Top Cap,No-Pwr,18In.Wx64In.H,Base Trim	,TR-J ,TR-J [=NOTES:=] , , ,	GRAPHITE GRD A GRAPHITE GRD A ===== [NOTES:] === EQUIVALENCY CODES: PARTNUM = E2BN-262-B MFG CODE = HAW INO#305952 LINE 2
3	HAW	HAW	5	E2BN-262-B	Mono Panel Core-No Surf Option,Sq Top Cap,No-Pwr,24In.Wx64In.H,Base Trim	,TR-J ,TR-J	GRAPHITE GRD A GRAPHITE GRD A
4	HAW	HAW	5	E2BN-362-B	Mono Panel Core-No Surf Option,Sq Top Cap,No-Pwr,36In.W X 64In.H,Base Trim	,TR-J ,TR-J	GRAPHITE GRD A GRAPHITE GRD A
5	HAW	HAW	3	E2BP-3062-B	Mono Panel Core-No Surf Option,Sq Top Cap,W/Pwr,30In.W X 64In.H,Base Trim	,TR-J ,TR-J	GRAPHITE GRD A GRAPHITE GRD A
6	HAW	HAW	1	E2BP-362-B	Mono Panel Core-No Surf Option,Sq Top Cap,W/Pwr,36In.W X 64In.H,Base Trim	,TR-J ,TR-J	GRAPHITE GRD A GRAPHITE GRD A
7	HAW	HAW	2	E2BP-462-B	Mono Panel Core-No Surf Option,Sq Top Cap,W/Pwr,48In.Wx64In.H,Base Trim	,TR-J ,TR-J	GRAPHITE GRD A GRAPHITE GRD A
8	HAW	SPC	1	SPLJ-4188	Single Base Insert-For Mono Panel Core,Fabric,18 In.W X 32In.H	(W9) ,W9-1 [=NOTES:=] , , ,	TRAX GRD B SAND GRD B ===== [NOTES:] === EQUIVALENCY CODES: PARTNUM = E2JF-230 MFG CODE = HAW INO#171289 LINE 2
9	HAW	HAW	5	E2JF-230	Single Base Insert-For Mono Panel Core,Fabric,24In.W X 32In.H	(W9) ,W9-1	TRAX GRD B SAND GRD B
10	HAW	SPC	1	SPL0-5464	Single Base Insert-For Mono Panel Core,Fabric,18In.W X 64In.H	(W9) ,W9-1 [=NOTES:=] , , ,	TRAX GRD B SAND GRD B ===== [NOTES:] === EQUIVALENCY CODES: PARTNUM = E2JF-262 MFG CODE = HAW INO#305952 LINE 3
11	HAW	HAW	5	E2JF-262	Single Base Insert-For Mono Panel Core,Fabric,24In.W X 64In.H	(W9) ,W9-1	TRAX GRD B SAND GRD B
12	HAW	HAW	3	E2JF-3030	Single Base Insert-For Mono Panel Core,Fabric,30In.W X 32In.H	(W9) ,W9-1	TRAX GRD B SAND GRD B
13	HAW	HAW	3	E2JF-3062	Single Base Insert-For Mono Panel Core,Fabric,30In.W X 64In.H	(W9) ,W9-1	TRAX GRD B SAND GRD B
14	HAW	HAW	6	E2JF-330	Single Base Insert-For Mono Panel Core,Fabric,36In.W X 32In.H	(W9) ,W9-1	TRAX GRD B SAND GRD B
15	HAW	HAW	6	E2JF-362	Single Base Insert-For Mono Panel Core,Fabric,36In.W X 64In.H	(W9) ,W9-1	TRAX GRD B SAND GRD B
16	HAW	HAW	2	E2JF-430	Single Base Insert-For Mono Panel Core,Fabric,48In.W X 32In.H	(W9) ,W9-1	TRAX GRD B SAND GRD B
17	HAW	HAW	2	E2JF-462	Single Base Insert-For Mono Panel Core,Fabric,48In.W X 64In.H	(W9) ,W9-1	TRAX GRD B SAND GRD B
18	HAW	HAW	6	E2LP-3062-BFF	Mono Panel,Full-Ht Inserts,Sq Top Cap,W/Power,30In.W X 64In.H,Base Trim	(W9) ,W9-1 (W9) ,W9-1 ,TR-J ,TR-J	TRAX GRD B SAND GRD B TRAX GRD B SAND GRD B GRAPHITE GRD A GRAPHITE GRD A

	Enterpris	Mfg	Qty	Part Number	Part Description	Option	Option Descriptions
19	HAW	HAW	2	E2LP-362-BFF	Mono Panel,Full-Ht Inserts,Sq Top Cap,W/Power,36In.W X 64In.H,Base Trim	(W9) ,W9-1 (W9) ,W9-1 ,TR-J ,TR-J	TRAX GRD B SAND GRD B TRX GRD B SAND GRD B GRAPHITE GRD A GRAPHITE GRD A
20	HAW	HAW	13	E2LP-462-BFF	Mono Panel,Full-Ht Inserts,Sq Top Cap,W/Power,48In.Wx64In.H,Base Trim	(W9) ,W9-1 (W9) ,W9-1 ,TR-J ,TR-J	TRAX GRD B SAND GRD B TRAX GRD B SAND GRD B GRAPHITE GRD A GRAPHITE GRD A
21	HAW	HAW	1	E2LP-562-BFF	Mono Panel,Full-Ht Inserts,Sq Top Cap,W/Power,60In.W X 64In.H,Base Trim	(W9) ,W9-1 (W9) ,W9-1 ,TR-J ,TR-J	TRAX GRD B SAND GRD B TRAX GRD B SAND GRD B GRAPHITE GRD A GRAPHITE GRD A
22	HAW	HAW	3	E2PC-62	90Deg Finish Post,Painted,64In.H,Full Hgt	,TR-J ,TR-J ,TR-J	GRAPHITE GRD A GRAPHITE GRD A GRAPHITE GRD A
23	HAW	HAW	6	E2PS-62	180Deg Finish Post,Painted,64In.H,Full Hgt	,TR-J ,TR-J ,TR-J	GRAPHITE GRD A GRAPHITE GRD A GRAPHITE GRD A
24	HAW	SPC	2	SPLP-9701	Single Upper Insert-For Mono Panel Core,Fabric,18In.W X 16In.H	(W9) ,W9-3 ,TR-J [=NOTES:=] , , ,	TRAX GRD B TROLLY GRD B GRAPHITE GRD A ===== [NOTES:] ===== EQUIVALENCY CODES: PARTNUM = E2TF-216 MFG CODE = HAW INO# 249359 LINE 1
25	HAW	HAW	10	E2TF-216	Single Upper Insert-For Mono Panel Core,Fabric,24In.W X 16In.H	(W9) ,W9-3 ,TR-J	TRAX GRD B TROLLEY GRD B GRAPHITE GRD A
26	HAW	HAW	6	E2TF-3016	Single Upper Insert-For Mono Panel Core,Fabric,30In.W X 16In.H	(W9) ,W9-3 ,TR-J	TRAX GRD B TROLLEY GRD B GRAPHITE GRD A
27	HAW	HAW	12	E2TF-316	Single Upper Insert-For Mono Panel Core,Fabric,36In.W X 16In.H	(W9) ,W9-3 ,TR-J	TRAX GRD B TROLLEY GRD B GRAPHITE GRD A
28	HAW	HAW	4	E2TF-416	Single Upper Insert-For Mono Panel Core,Fabric,48In.W X 16In.H	(W9) ,W9-3 ,TR-J	TRAX GRD B TROLLEY GRD B GRAPHITE GRD A
29	HAW	HAF	6	JPAH-24-S1	X Series,Pedestal,Attached,B/B/F,24"D,PtdDrwFrt, Stl Lkrl,Ellipse Pull	,TR-J ,TR-J ,LR-BP	GRAPHITE GRD A GRAPHITE GRD A CHROME GRD A
30	HAW	HAF	6	JPAJ-24-S1	X Series,Pedestal,Attached,F/F,24"D,PtdDrwFrt, Stl Lkrl,Ellipse Pull	,TR-J ,TR-J ,LR-BP	GRAPHITE GRD A GRAPHITE GRD A CHROME GRD A
31	HAW	HAI	6	LSET-4	HW,Lock Set, Keyed Alike,Lock Plug And Key, Qty Of 4	,LX-BP	CHROME GRD A
32	HAW	HAW	12	LUTS-0030-19UEP	Adaptable, Task Light, 30In., 108In. Cord,Stl, Prismatic		
33	HAW	HAW	6	PPD-18	Pencil Drawer		
34	HAW	HAW	5	PRD-3-B	Duplex Receptacles (Box Of 6),3 Cir,332	,TR-J	GRAPHITE GRD A
35	HAW	HAW	9	UEFS-1630-PML	PLACES,UniGroup,UniGroup Too,Upper Storage,30"W,Painted Front,Panel Mount,Hinge,Locking	,TR-J ,TR-J ,LR-BP	GRAPHITE GRD A GRAPHITE GRD A CHROME GRD A

	Enterpris	Mfg	Qty	Part Number	Part Description	Option	Option Descriptions
36	HAW	HAW	3	UEFS-1636-PML	PLACES,UniGroup,UniGroup Too,Upper Storage,36"W,Painted Front,Panel Mount,Hinge,Locking	,TR-J ,TR-J ,LR-BP	GRAPHITE GRD A GRAPHITE GRD A CHROME GRD A
37	HAW	HAW	6	UESN-0848-PM	UPPER STORAGE,UNIGROUP,STD MT SHELF,SQ END PNL 48IN.	,TR-J	GRAPHITE GRD A
38	HAW	HAW	6	WUCA-4848-LTSBN44	Worksurface,Corner,48Dx48W,Lam,TMold,Std Core,Curved,24,24	,H-AE ,HP-3J	MAPLE GRD A GRAPHITE GRD A
39	HAW	HAW	1	WURA-1836-LTSB	Worksurface, Rect,18Dx36W,Lam,TMold,Std Core,Curved,	,H-AE ,HP-3J	MAPLE GRD A GRAPHITE GRD A
40	HAW	HAW	1	WURA-1854-LTSB	Worksurface, Rect,18Dx54W,Lam,TMold,Std Core,Curved,	,H-AE ,HP-3J	MAPLE GRD A GRAPHITE GRD A
41	HAW	HAW	3	WURA-2430-LTSB	Worksurface, Rect,24Dx30W,Lam,TMold,Std Core,Curved,	,H-AE ,HP-3J	MAPLE GRD A GRAPHITE GRD A
42	HAW	HAW	2	WURA-2436-LTSB	Worksurface, Rect,24Dx36W,Lam,TMold,Std Core,Curved,	,H-AE ,HP-3J	MAPLE GRD A GRAPHITE GRD A
43	HAW	HAW	7	WURA-2448-LTSB	Worksurface, Rect,24Dx48W,Lam,TMold,Std Core,Curved,	,H-AE ,HP-3J	MAPLE GRD A GRAPHITE GRD A
44	HAW	HAN	5	WURA-2454-LTSB	Worksurface, Rect,24Dx54W,Lam,TMold,Std Core,Curved,	,H-AE ,HP-3J	MAPLE GRD A GRAPHITE GRD A
45	HAW	HAW	3	WURA-2460-LTSB	Worksurface, Rect,24Dx60W,Lam,TMold,Std Core,Curved,	,H-AE ,HP-3J	MAPLE GRD A GRAPHITE GRD A
46	HAW	HAW	2	WURA-2466-LTSB	Worksurface, Rect,24Dx66W,Lam,TMold,Std Core,Curved,	,H-AE ,HP-3J	MAPLE GRD A GRAPHITE GRD A
47	HAW	HAW	6	ZEBA-0000-PL	Bracket,Side,For Unigroup/Too/Places		
48	HAW	HAW	6	ZEBA-0000-PR	Bracket,Side,For Unigroup/Too/Places		
49	HAW	HAW	33	ZEBD-1600-PP	Unigroup/Too/Places,Cntlvr Brkt,Standard,16.5In.D,Bh		
50	HAW	HAW	6	ZEBR-0000-PN	Worksurface, Rear-Corner Bracket, if, Svc		
51	HAW	HAW	12	ZUBF-0000-PN	Flush Mount Plate		
52				SUBTOTAL	6 NEW STATIONS		
53							



COUNCIL COMMUNICATION

CC #: 7746
File #: 0203-03

Title: Aqueous Ammonia - Service Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.13.

RECOMMENDATION TO COUNCIL

Authorize a service agreement with Argo Chemicals, Inc. as the lowest responsive bid received for BACC 03-2016 for the purchase and delivery of aqueous ammonia (ammonium hydroxide). In addition, adopt a resolution authorizing the City Manager to sign the attached service agreement. The estimated annual cost of the agreement is \$90,000.00, not to exceed budgeted amounts.

BACKGROUND

The Roseville Energy Park has an ongoing requirement for aqueous ammonia (ammonium hydroxide). This chemical is used in the selective catalytic reduction (SCR) air pollution control system to reduce emissions of nitrous oxide. The chemical will be purchased by the Roseville Energy Park as needed throughout the year. This contract allows for optional renewal years through 2021.

In March 2016, the City participated in a regional chemical bid lead by the Bay Area Chemical Consortium (BACC), with the Dublin San Ramon Services District serving as the coordinating agency. BACC is comprised of water and wastewater agencies in the Northern California area, working together to purchase chemicals by combining bid solicitations. BACC is an informal cooperative that advertises and opens sealed competitive bids and then prepares bid recommendations. Combined bid solicitations offer vendors an opportunity to sell greater quantities of their products. Because more than 50 public agencies are now participating, significant savings for chemical purchases are being passed along to the agencies' water and wastewater customers.

FISCAL IMPACT

The estimated annual cost of the agreement is \$90,000.00. Funding is included in the Electric Department's 2016/17 fiscal year budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The hauling and delivery of hazardous substances is regulated by the state. Hazardous material transport consistent with applicable safety regulations should not result in a significant environmental effect. Therefore, the proposed Service Agreement does not include the potential for significant environmental effect and is not subject to CEQA.

Respectfully Submitted,

Babette Owens, Buyer I

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-230

Service Agreement

RESOLUTION NO. 16-230

APPROVING A SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND ARGO CHEMICALS, AND AUTHORIZING THE
CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a service agreement (Service Agreement No. S1703207) for aqueous ammonia, between City of Roseville and Argo Chemicals, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

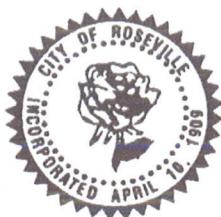
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1703207**

SERVICE LOCATION: Roseville Energy Park
5120 Phillip Road
Roseville, CA 95747

REQ. NO.: _____ DATE: 5/7/16

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Department: ROSEVILLE ENERGY PARK

Acct. Code: 08616-5340 / 686549-20

Buyer: BABETTE OWENS
Phone: 916-7745704

Contractor No.: V40961
Telephone No.: 661-322-2222 Fax:
Email address: kris.austin@argochem.com
Contractor: ARGO CHEMICALS
ATTN: MARK RODGERS
30933 IMPERIAL STREET
BAKERSFIELD, CA 93263

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/16	NET 30	6/30/17	Approved by Risk Mgt.	TONY JOHNSON

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

Provide aqueous ammonia delivered to the Roseville Energy Park on an as needed basis at a cost of \$1.29 per gallon in accordance with all specifications, terms and conditions of BACC Bid No. 03-2016. Deliveries to be made Monday - Friday between the hours of 7am - 3pm.

Please contact Tony Johnson at 916-746-1656 for questions regarding this contract.

*PROPER INSURANCE MUST BE IN PLACE BEFORE SERVICE CAN BEGIN.

**Total cost listed below is an approximation only. The City does not guarantee whatsoever the actual value of this agreement

Total Cost of Service: \$ **90,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 1600030913 Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: _____
SIGNATURE PRINT NAME TITLE

CONTRACTOR: _____
SIGNATURE PRINT NAME TITLE

By: _____
Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

**CONSENT TO ACTION IN LIEU OF ANNUAL ORGANIZATIONAL MEETING OF
THE BOARD OF DIRECTORS OF ARGO CHEMICAL, INC.**

The action set forth below is taken by unanimous written consent of the Board of Directors of Argo Chemical, Inc. ("Corporation"), a California corporation, without a meeting and in lieu of its annual organizational meeting, in accordance with California Corporations Code Section 307 and the Bylaws of the Corporation.

In reaching his decision, the sole Director has reviewed and considered the various actions taken by the officers and agents of the Corporation, has considered the activities of the Corporation during the past year and its plans for the future, and has considered the Corporation's financial condition.

Based on these considerations and on the Board's evaluation of the Corporation's financial condition, the Director gives his written consent to the adoption of the following resolution:

RESOLVED, that the actions of this Corporation's officers that were taken in the conduct of the Corporation's business for, and on its behalf, since the last annual organizational meeting of this Board are adopted, ratified, and approved in all respects as of the dates taken.

The Board, desiring to elect officers of the Corporation to conduct its business for the next year, nominates, casts its vote for, and consents to the appointment of the persons whose names are set forth below to the offices set forth opposite their names to serve at the pleasure of the Board:

Mark T. Rodgers	President/CEO
Mark T. Rodgers	Secretary
Mark T. Rodgers	Treasurer/CFO

The Director has considered the compensation of the officers and consents to the adoption of the following resolution:

RESOLVED, that the compensation of the officers of the Corporation established for his services to the Corporation in those capacities, and as an employee, has been reviewed and determined to represent the fair value to the Corporation of those services.

This Consent Action in lieu of an Annual Organizational Meeting shall be effective for all purposes on December 21, 2013.



MARK T. RODGERS, Director

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. If the project referenced on this service agreement is a Public Works project, then the following paragraph 17 shall apply. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

<i>City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.</i>
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ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
SERVICE AGREEMENT

General - Required Coverage/Documentation

- General Liability: \$1 Million per occurrence
\$2 Million aggregate
- Automobile Liability: \$1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville -Insurance Compliance
PO Box 12010-R1
Hemet, CA 92546-8010

Additional Liability Requirements if required by Agreement (and marked below):

Construction	Design Professional	Chemical/Environmental
General Liability: \$2 Million/occurrence \$4 Million aggregate	General Liability: \$2 Million/occurrence \$4 Million aggregate Professional Liability \$2 Million/occurrence	General Liability: \$3 Million/occurrence \$6 Million aggregate, Pollution – \$2 Million/Occurrence Auto - \$2 Million/Occurrence
IT Services	Professional Consultant	Hazardous Materials
Professional Liability: \$1 Million/occurrence No auto required	Professional Liability: \$1 Million/occurrence	Pollution Liability: \$1 Million/occurrence
Special Events/Caterers/Vendors	Professional Counseling/Psychological	Pyrotechnics
No auto required No workers' comp required	Professional Liability: \$1 Million/occurrence No auto required	General Liability: \$5 Million/occurrence \$10 Million aggregate Auto - \$2 Million/Occurrence

Insurance Submission Process

The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please **DO NOT** send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202



7399 Johnson Drive
Pleasanton, CA 94588

phone (925) 846-4565
fax (925) 462-0658
www.dsrdsd.com

May 5, 2016

Argo Chemical Inc.
Attention: Mark Rodgers
30933 Imperial Street
Bakersfield, CA 93263

**Re: Notice of Intent to Award Contract in Response to Bay Area Chemical Consortium (BACC)
Bid No. 03-2016 for Supply and Delivery of Aqueous Ammonia**

Dear Mr. Rodgers,

After completing our review of the bids that were received in response to the Bay Area Chemical Consortium (BACC) solicitation for aqueous ammonia, Bid No. 03-2016, we are pleased to advise you that the bid submitted by Argo Chemical Inc. has been found to be complete and in compliance with all of the specifications described in the bid documents. Enclosed is a copy of the final bid tabulation results. Furthermore, the bid submitted by Argo Chemical Inc. was determined to be the lowest overall responsive bid for the supply and delivery of aqueous ammonia during the period July 1, 2016 through June 30, 2017. Therefore, our review of the bids is complete, and the participating BACC Agencies should be contacting you shortly to discuss entering into contracts with Argo Chemical Inc. for their respective facilities.

Bay Area Chemical Consortium sincerely appreciates your efforts and participation in the competitive bid process.

If you have any questions, please feel free to contact me at (925) 875-2398.

Sincerely,

Louanne Ivy
Administrative Analyst II – Operations
DUBLIN SAN RAMON SERVICES DISTRICT

Cc: Bay Area Chemical Consortium Member Agencies
Enclosure

BAY AREA CHEMICAL CONSORTIUM
Final Bid Tabulation for Bid No. 03-2016
Supply and Delivery of Aqueous Ammonia
Open Date: Tuesday, April 5, 2016 at 9:00 a.m. PDT

Name of Bidder	North Bay 19% Solution Unit Price Per Gallon	North Bay Cost Estimated at 92,400 Gallons	Tri-Valley 19% Solution Unit Price Per Gallon	Tri-Valley Cost Estimated at 13,360 Gallons	Peninsula 19% Solution Unit Price Per Gallon	Peninsula Cost Estimated at 4,500 Gallons	South Bay 19% Solution Unit Price Per Gallon	South Bay Cost Estimated at 272,000 Gallons	Marin-Sonoma- Napa 30% Solution Unit Price Per Gallon	Marin-Sonoma- Napa Cost Estimated at 23,000 Gallons	Sacramento Area 30% Solution Unit Price Per Gallon	Sacramento Area Cost Estimated at 80,000 Gallons	Total Overall Cost
Argo Chemical Inc.	\$5.95	\$549,780.00	\$6.97	\$93,119.20	\$9.98	\$44,910.00	\$0.9897	\$269,198.40	\$6.945	\$159,735.000	\$1.29	\$103,200.000	\$1,219,942.60
Industrial Solutions Services, Inc.	\$7.27	\$671,748.00	\$4.40	\$58,784.00	\$7.27	\$32,715.00	\$0.97	\$263,840.00	\$4.26	\$97,980.00	\$1.21	\$96,800.00	\$1,221,867.00
Hill Brothers Chemical Co.	\$7.66	\$707,784.00	\$17.52	\$234,067.20	\$7.66	\$34,470.00	\$0.90	\$244,800.00	\$4.48	\$103,040.00	\$1.23	\$98,400.00	\$1,422,561.20
Univar USA Inc.	No Bid		No Bid		No Bid		No Bid		No Bid		No Bid		
Sierra Chemical Co.	No Bid		No Bid		No Bid		No Bid		No Bid		No Bid		

Lowest Overall Responsive Bid



COUNCIL COMMUNICATION

CC #: 7754

File #: 0704

Title: Securing Facilities Service - Service Agreement
Contact: Patrick Daly 916-774-5764 pdaly@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.14.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager to execute a Service Agreement between the City of Roseville and Lyons Security Service Inc., for the purpose of locking facility restrooms and performing basic inspections throughout the City's park system.

BACKGROUND

The Parks Division currently oversees over 70 facilities, 23 of which contain restrooms/gates that need to be secured on a nightly basis. Locking the facilities enhances safety and aesthetic value to residents by preventing graffiti and vandalism thereby reducing repair costs.

In March 2016, a Request for Proposal (RFP) was issued for securing facilities services. Two companies submitted proposals which were evaluated by staff from the Parks Division and the Central Services Department. Lyons Security Service Inc. was selected based on experience, understanding of the project and a demonstrated ability to handle a project of this scope.

A proposed contingency of \$7,654.00 is included for facilities that are expected to open during the contract period.

FISCAL IMPACT

The total cost of this annual contract is \$32,346.00, with a proposed contingency of \$7,654.00. Total contract is not to exceed \$40,000.00 This contract would allow for the option of up to four, one (1) year extensions. The funding is included in the FY2016/17 Parks, Recreation & Libraries Budget. The funding sources are a combination of General Fund - \$28,127.00 and Community Facility Districts - \$4,219.00.

ECONOMIC DEVELOPMENT / JOBS CREATED

This agreement has the potential to create additional contractor jobs in the region to perform the

duties stated.

ENVIRONMENTAL REVIEW

The Securing Facilities Service Agreement is not considered a "project" as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines § 15378). Consequently no CEQA action is required.

Respectfully Submitted,

Patrick Daly, Park Operations Supervisor

Dion Louthan, Director Parks, Recreation, and Libraries



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-234

Service Agreement

RESOLUTION NO. 16-234

APPROVING A SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND LYONS SECURITY SERVICE, INC., AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a service agreement (Service Agreement No. S1703225) for security services, between City of Roseville and Lyons Security Service, Inc., has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

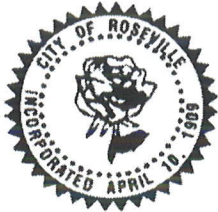
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

SERVICE AGREEMENT

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

No: **S1703225**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1613994 DATE: 5/18/16

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V20541
Telephone No.: 916-383-2310 Fax:
Email address: robincheatam@gmail.com
Contractor: LYONS SECURITY SERVICE, INC.
ATTN: ROBIN CHEATAM
655 UNIVERSITY AVE, STE 240
SACRAMENTO, CA 95825

Department: PARK MAINTENANCE

Acct. Code: 08555-5100
00776-5341
00775-5341

Buyer: BABETTE OWENS
Phone: 916-774-5704

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/16	NET 30	6/30/17	Approved by Risk Mgt.	PATRICK DALY

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

VENDOR SHALL PROVIDE SECURITY AND WILL BE RESPONSIBLE TO LOCK RESTROOMS LOCATED THROUGHOUT THE CITY OF ROSEVILLE PARKS IN ACCORDANCE WITH ALL TERMS, CONDITIONS, AND SPECIFICATIONS OF RFP 13-036.

PLEASE CONTACT PATRICK DALY AT 916-774-5764 FOR QUESTIONS REGARDING THIS CONTRACT

*PROPER INSURANCE MUST BE IN PLACE BEFORE SERVICE CAN BEGIN.

Total Cost of Service: \$ **40,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 12687 Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: Kathleen Guidice Kathleen Guidice President
SIGNATURE PRINT NAME TITLE

CONTRACTOR: _____
SIGNATURE PRINT NAME TITLE

By: _____
Shannon Wiest, Purchasing and Warehouse Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. If the project referenced on this service agreement is a Public Works project, then the following shall apply. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.

ATTACHMENT A

HUMAN RESOURCES/RISK MANAGEMENT DIVISION INSURANCE REQUIREMENTS – SERVICE AGREEMENT GENERAL

Required Coverage:

- General Liability: \$1,000,000 per occurrence
\$2,000,000 aggregate
Personal Injury:
\$1,000,000 per occurrence
\$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Workers' Compensation: Statutory

- *Policies must be primary and non-contributory
- *Policies must contain a waiver of subrogation
- *A 10 day notice of cancellation must be provided
- *The policies may not contain language which prohibits additional insured or other insurers from satisfying the self-insured retention or deductible
- *All Self Insured Retentions must be listed on the certificate

Required Documentation:

- A certificate(s) of insurance listing the required coverage and naming the City of Roseville as Certificate Holder. The Certificate should be addressed to:

The City of Roseville
Insurance Compliance
P.O. Box 12010-R1, Hemet, CA 92546-8010

- Additional Insured Endorsement- General Liability policy: CG 20 10 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured
- Waiver of Subrogation Endorsements
- Primary and Non-Contributory Coverage Endorsement – CG 20 01 04 13 or an equivalent

***NOTE: statements on the certificate of insurance in lieu of the documentation required above will not be accepted.**

Questions concerning any of the above should be directed to Ebix Customer Service
Phone: 951-652-4239 /fax 770-325-5727 or email: Roseville@ebix.com



COUNCIL COMMUNICATION

CC #: 7756

File #: 0704

Title: Sports Officiating Services - Service Agreement Renewal
Contact: Christopher Pelzman 916-774-5977 cpelzman@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.15.

RECOMMENDATION TO COUNCIL

Recommend Council adopts a resolution authorizing the City Manager to execute the Service Agreements for Hawkins Officiating Service (HOS) in the amount of \$45,000.00 (volleyball & flag football) and \$40,000.00 (basketball) for Adult Sports Officiating Services.

BACKGROUND

In August 2014, the City Council approved a two year service agreement with Hawkins Officiating Service (HOS) to provide basketball, volleyball and flag football officiating services for the Parks, Recreation & Libraries Department's - Adult Sports Division. At the end of FY2015/16, the City has the option to enter into three (3) one year extensions, before being formally required to issue another multi-year RFP.

Hawkins Officiating Service has proven to be a good partner for the City of Roseville for many years, as is evident from both internal and external evaluation of their services. HOS understands the City of Roseville's expectation of providing exceptional service to our customers and has proven this during the past two years of the current agreements. The respective Service Agreement terms run through until June 30, 2017.

FISCAL IMPACT

The funds for these Service Agreements have been allocated through the Parks, Recreation & Libraries operating budget and are paid from fees collected from participating teams and players resulting in net zero impact to the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

The adult basketball, volleyball and flag football programs create independent contractor opportunities for officials within the region.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines 15061(b)(3)). The Hawkins Officiating Services Service Agreements does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Christopher Pelzman, Recreation Coordinator II

Dion Louthan, Parks, Recreation & Libraries Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-248

HOS Service Agreement Football & Volleyball Renewal FY 2016-17

Resolution No. 16-249

HOS Service Agreement Basketball Renewal FY 2016-17

RESOLUTION NO. 16-248

APPROVING A SERVICE AGREEMENT RENEWAL
BETWEEN THE CITY OF ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, a service agreement renewal (Service Agreement No. S1705159) for football and volleyball officiating, between the City of Roseville and Hawkins Officiating Service, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement renewal is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1705159**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 5/10/16

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V23671
Telephone No.: (916)952-1882 Fax:
Email address: conadb@yahoo.com
Contractor: HAWKINS OFFICIATING SERVICE
ATTN: ANDREA BARBER
237 SPENCER STREET
FOLSOM, CA 95630

Department: PARKS, RECREATION & LIBRARIES

Acct. Code: 08511-5100/685038-20
08511-5100/685037-20

Buyer: JOANNA OUKROP
Phone: (916)774-5745

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/16	NET 30	6/30/17	Approved by Risk Mgt.	CHRIS PELZMAN

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

The vendor shall provide officiating services for the City of Roseville sponsored adult sports volleyball and adult flag football league games on an as needed basis at the direction of the Parks, Recreation, & Libraries Department and in accordance with all specifications, terms, conditions, and attachments of the "Adult Sports Officiating" RFP issued on 4/4/14. Officiating fees are as follows: Volleyball - \$27.00 per game (1 referee) and Flag Football - \$81.00 per game (3 referees @ \$27 per referee per game).

Please contact Chris Pelzman at (916)774-5977 for questions regarding this contract.

The total cost of service below is an approximate value only. The City does not guarantee whatsoever the actual value of this contract.

Total Cost of Service: \$ **45,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 9912000453 Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☒ PARTNERSHIP

☐ CORPORATION

CONTRACTOR:

Stephen P. Harank
SIGNATURE

STEPHEN P. HARANK
PRINT NAME

General Partner
TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. If the project referenced on this service agreement is a Public Works project, then the following shall apply. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.

ATTACHMENT A

HUMAN RESOURCES/RISK MANAGEMENT DIVISION INSURANCE REQUIREMENTS – SERVICE AGREEMENT GENERAL

Required Coverage:

- General Liability: \$1,000,000 per occurrence
\$2,000,000 aggregate
Personal Injury:
\$1,000,000 per occurrence
\$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Workers' Compensation: Statutory

- *Policies must be primary and non-contributory
- *Policies must contain a waiver of subrogation
- *A 10 day notice of cancellation must be provided
- *The policies may not contain language which prohibits additional insured or other insurers from satisfying the self-insured retention or deductible
- *All Self Insured Retentions must be listed on the certificate

Required Documentation:

- A certificate(s) of insurance listing the required coverage naming as certificate holder:

The City of Roseville
Insurance Compliance
PO Box 12010-R1
Hemet, CA 92546-8010

- Additional Insured Endorsement- General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured
- Waiver of Subrogation Endorsements
- Primary and Non-Contributory Coverage Endorsement – CG 20 01 04 13 or an equivalent

All documentation needs to be provided using one of the following methods:

- A. By email to roseville@ebix.com
- B. By fax to (770) 325-5727

After using one of these methods, please **DO NOT** send the certificate by mail.

RESOLUTION NO. 16-249

APPROVING A SERVICE AGREEMENT RENEWAL
BETWEEN THE CITY OF ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, a service agreement renewal (Service Agreement No. S1705158) for basketball officiating, between the City of Roseville and Hawkins Officiating Service, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement renewal is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1705158**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 5/10/16

SUBMIT ALL INVOICES TO:

CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V23671
Telephone No.: (916)952-1882 Fax:
Email address: conadb@yahoo.com
Contractor: HAWKINS OFFICIATING SERVICE
ATTN: ANDREA BARBER
237 SPENCER STREET
FOLSOM, CA 95630

Department: PARKS, RECREATION, & LIBRARIES

Acct. Code: 08511-5100/685035-30

Buyer: JOANNA OUKROP
Phone: (916)774-5745

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/16	NET 30	6/30/17	Approved by Risk Mgt.	CHRIS PELZMAN

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

The vendor shall provide officiating services for the City of Roseville sponsored adult sports basketball league games on an as needed basis at the direction of the Parks and Recreation Department in accordance with all specifications, terms, conditions, and attachments of the "Adult Basketball Officiating for the City of Roseville Parks, Recreation & Libraries Department Adult Sports Division" RFP issued on 5/30/14. Officiating fees are \$54 per game (2 referees @ \$27 per referee per game).

Please contact Chris Pelzman at (916)774-5977 for questions regarding this contract.

The total cost of service below is an approximate value only. The City does not guarantee whatsoever the actual value of this contract.

Total Cost of Service: \$ **40,000.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 9912000453 Contractor License No.: _____ DIR Registration No.: _____

☐ SOLE PROPRIETOR

☒ PARTNERSHIP

☐ CORPORATION

CONTRACTOR:

Stephen P. Hamank
SIGNATURE

STEPHEN P. HAMANK
PRINT NAME

General Partner
TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement provided Contractor is given a thirty (30) day notice.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over \$25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>.
- 10a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
- 10b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
- 10c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.
- 10d. Cancellation/Modification. Contractor shall provide ten (10) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.
- 10e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.
- 10f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.
- 10g. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.
- 10h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.
11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Service Agreement, the terms of this Service Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. If the project referenced on this service agreement is a Public Works project, then the following shall apply. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

City reserves the right to withhold any payments to Contractor in the event of noncompliance with insurance requirements or if required by law.

ATTACHMENT A

HUMAN RESOURCES/RISK MANAGEMENT DIVISION INSURANCE REQUIREMENTS – SERVICE AGREEMENT GENERAL

Required Coverage:

- General Liability: \$1,000,000 per occurrence
\$2,000,000 aggregate
Personal Injury:
\$1,000,000 per occurrence
\$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Workers' Compensation: Statutory

- *Policies must be primary and non-contributory
- *Policies must contain a waiver of subrogation
- *A 10 day notice of cancellation must be provided
- *The policies may not contain language which prohibits additional insured or other insurers from satisfying the self-insured retention or deductible
- *All Self Insured Retentions must be listed on the certificate

Required Documentation:

- A certificate(s) of insurance listing the required coverage naming as certificate holder:

The City of Roseville
Insurance Compliance
PO Box 12010-R1
Hemet, CA 92546-8010

- Additional Insured Endorsement- General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured
- Waiver of Subrogation Endorsements
- Primary and Non-Contributory Coverage Endorsement – CG 20 01 04 13 or an equivalent

All documentation needs to be provided using one of the following methods:

- A. By email to roseville@ebix.com
- B. By fax to (770) 325-5727

After using one of these methods, please **DO NOT** send the certificate by mail.



COUNCIL COMMUNICATION

CC #: 7764
File #: 0203-04

Title: General Construction and Repair – Service Agreement Amendment
Contact: Rjahja Canlas 916-774-5505 rcanlas@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.16.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager to execute a Service Agreement amendment of an additional \$200,000.00 for miscellaneous construction and repair services with Bullard Construction.

BACKGROUND

At the January 20, 2016 City Council meeting, a service agreement renewal for miscellaneous construction and repair services with Bullard Construction was approved as part of a Central Services Department contract. Slated in the Central Services contract is the Roseville Sports Center restroom remodel and the Fire Training Center deck replacement. Since the prior approval, the Park Development Division has identified two additional projects that require repair. Staff is requesting authorization to amend the existing contract from \$180,000.00 to \$380,000.00. The increase will cover construction and repair services required for the Children's Art Center stage renovation and the replacement of siding at the Buljan Teen Scene.

FISCAL IMPACT

Funding for the Children's Art Center stage renovation and Buljan Teen Scene siding replacement is earmarked in the FY2015/16 Parks, Recreation & Libraries budget using General CIP Rehabilitation Funds. Funding for the Roseville Sports Center restroom remodel and Fire Training Center deck replacement is housed in the FY 2015/16 Central Services budget using General CIP Rehabilitation Funds.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal guidelines, there is one job created for every \$92,000.00 in direct government spending. Based on that guideline, the service agreement amendment could create two new jobs.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b) (3)). The approval of the service agreement amendment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Rjahja Canlas, Park Development Analyst

Dion Louthan, Parks, Recreation & Libraries Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-240

Bullard Service Agreement

RESOLUTION NO. 16-240

APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND BULLARD CONSTRUCTION, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, Amendment No. 1 to Service Agreement (Service Agreement No. S1605032) for miscellaneous construction services, between City of Roseville and Bullard Construction, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said first amendment to service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

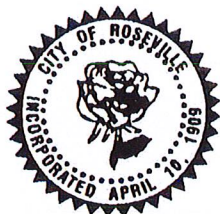
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

**SERVICE AGREEMENT
AMENDMENT**

SERVICE AGREEMENT No: **S1605032**
AMENDMENT No.: **1**

SERVICE LOCATION: **CITY OF ROSEVILLE
AS DIRECTED**

Contractor No.: **V30539**

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor License No.:

Business License No.: 522046

Department: **CENTRAL SERVICES**

Telephone No.: **(916)485-4370** Fax:

Contractor: **BULLARD CONSTRUCTION**
ATTN : PAUL LINSTEADT
3132 AUBURN BLVD.
SACRAMENTO, CA 95821
Email : **paul@bullardinc.net**

Acct. Code: **VARIOUS**

Buyer: **JOANNA OUKROP**
Phone: **(916)774-5745**

Service Agreement Number **S1605032** ("Agreement"), which was executed on **1/20/16**, is hereby modified as follows:

Select all provisions that apply:

- ☒ The Total Cost of Service payable under this Agreement is modified from **\$180,000.00** to **\$380,000.00**. The purpose of this modification is to incorporate the following: **The total cost of service is increased to allow for continued miscellaneous construction work and repair services for City facilities on an as needed basis for the remainder of the contract period through 11/6/16. All work is performed in accordance with the terms, conditions, specifications, and attachments of the City's RFP for general construction services. The attached updated "Rate Schedule Attachment E" shall also be incorporated by reference into this amendment.**

All other provisions of the Agreement shall remain unchanged and in full force and effect.

CONTRACTOR:

By: _____

Title: BRYAN BULLARD, PRESIDENT

By: _____

Title: PAUL D. LINSTEADT, SECRETARY

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____

Rob Jensen
City Manager

Distribution: 1- Purchasing, 1 - Contractor, 1 - Originating Dept

Attachment "E"

RATE SCHEDULE

Standard hourly rate	Carpenter:	\$ 78.50
	Laborer:	\$ 61.00

Overtime hourly rate	Carpenter:	\$ 108.00
	Laborer:	\$ 82.50

Emergency response hourly rate	Carpenter:	\$ 108.00
	Laborer:	\$ 82.50

Standard response time	24	Hrs
------------------------	----	-----

Emergency response time	4	Hrs
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Subcontractor Mark-up	10.0	%
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Materials provided by the Contractor shall be billed on a "cost plus" basis. Indicate your percentage markup to the actual cost of materials. Note: Percentage markup shall include any travel time needed for pickup and delivery of materials.

Your Percentage Markup:	8.0	%
-------------------------	-----	---

To be able to better evaluate your proposal and capabilities please furnish a cost per the following example:

Supply and installation of 1000 SQFT of 4'x8'- 5/8" type X new drywall with all necessary framing anchors necessary taping, priming and two coats of finish Sherwin Williams. \$5,510.50

Also include all labor, material for 1000 SQFT of drop ceiling using USG Radar 2410 at 10' A. \$4,120.00



COUNCIL COMMUNICATION

CC #: 7761
File #: 0203-10

Title: Demolition Services (RFQ 01-3076) - Service Agreement
Contact: Peter Brevik 916-774-5724 pbrevik@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.17.

RECOMMENDATION TO COUNCIL

Recommend Council authorize award of a service agreement to J Bender Company as the lowest responsive bidder to RFQ 01-3076 5650 Fiddymment Road Demolition. The total cost of demolition services is \$33,400.00. In addition, adopt a resolution authorizing the City Manager to sign the attached service agreement.

BACKGROUND

Parcel F-54, which includes the property located at 5650 Fiddymment Road, was deeded to the City in September of 2015 as part of a City-wide Park Dedication in the West Roseville Specific Plan. The property consists largely of open space, but also contains existing improvements including a residential home, swimming pool, livestock outbuilding, septic system, and a workshop outbuilding. The vacated property became an attractive nuisance as soon as the previous tenants had vacated the property. The property will eventually be used as part of the Open Space trail system, with other recreational features to be determined during the upcoming Master Planning phase, which will include public workshops. In the meantime, it has been determined that the residential structure and the other features, with the exception of the workshop building, provide little value to future use and are best demolished to remove the attractive nuisance. This is not the historic home identified in the specific plan to be later renovated and operated by the City. A formal bid was issued with the following three (3) responses:

<u>Bidders</u>	<u>Total Price</u>
CVE Demolition, Inc. Vernalis, CA	\$49,700.00
J Bender Company Roseville, CA	\$33,400.00
Sacramento Design Build, Inc. Rocklin, CA	\$45,992.00

FISCAL IMPACT

The cost of the demolition services is \$33,400.00. Funding is included in the Park Development Facility Construction budget for FY2015/16.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The house to be demolished is less than 50 years old and was considered in the West Roseville Specific Plan (WRSP) EIR (SCH# 2002082057) and determined not to be a significant historic resource because it did not meet the California Register or National Register of Historic Places criteria for significance. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Approval of the Fiddymont Road Demolition does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Peter Brevik, Buyer II

Paul Diefenbach, Central Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-239

S1604374 J Bender Company

RESOLUTION NO. 16-239

APPROVING A SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND J BENDER COMPANY, AND AUTHORIZING
THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a service agreement (Service Agreement No. S1604374) for demolition services to 5650 Fiddymment Road, between City of Roseville and J Bender Company, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

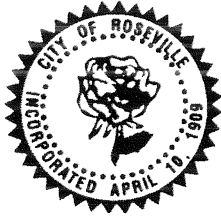
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

SERVICE AGREEMENT

SERVICE AGREEMENT

No: **S1604374**

SERVICE LOCATION: CITY OF ROSEVILLE
5650 FIDDYMENT ROAD
ROSEVILLE, CA 95747

REQ. NO.: R1613730 DATE: 4/26/16

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor No.: V40942
Telephone No.: 916-462-7900 Fax:
Email address: tabender@ymail.com
Contractor: J BENDER COMPANY
ATTN: TIM BENDER
4491 PACIFIC STREET
ROCKLIN, CA 95765

Department: PARK DEVELOPMENT

Acct. Code: 50105-6130/165002-45

Buyer: PETER BREVIK
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
*ASAP	NET 30	12/30/16	Approved by Risk Mgt.	JOEL DE JONG

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:

PROVIDE DEMOLITION SERVICES TO 5650 FIDDYMENT ROAD IN ACCORDANCE WITH ALL TERMS, CONDITIONS, ATTACHMENTS AND ADDENDUMS FROM RFQ 01-3075 5650 FIDDYMENT ROAD DEMOLITION.

PLEASE CONTACT JOEL DE JONG AT 916-774-5924 FOR QUESTIONS REGARDING THIS CONTRACT

*PROPER INSURANCE MUST BE IN PLACE BEFORE SERVICE CAN BEGIN

Total Cost of Service: \$ **33,400.00**

ATTENTION: Total cost of service not to exceed the agreement amount without prior approval of the Purchasing Office.

The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: 00834017 Contractor License No.: 322590 DIR Registration No.: 1000037033

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: _____

Rob Jensen, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 7752

File #: 0400-04-18

Title: Blue Oaks Commerce Center Phase 1 - Certificate of Completion

Contact: Orville Chatterton 916-774-5347 ochatterton@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.18.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following action:

1. Adopt the attached resolution accepting Blue Oaks Commerce Center (Phase 1), CWJ#120117, as complete.
2. Authorize the City Engineer to execute the Certificate of Completion.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City Specifications.

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ECONOMIC DEVELOPMENT / JOBS CREATED

Accepting the project as complete will not directly create jobs but rather maintain current employee levels of the developer until such a time the project is fully built out.

ENVIRONMENTAL REVIEW

The Council action of accepting Blue Oaks Commerce Center (Phase 1) as complete will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15060(c)(2)). Adoption of this project does not include the potential for a significant environmental effect and therefore is not subject to CEQA.

Respectfully Submitted,

Orville Chatterton, Construction Inspector II

Kevin Payne, Development Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-232

COC

Exhibit A

Parcel Maps

RESOLUTION NO. 16-232

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Blue Oaks Commerce Center (Phase 1) PROJECT, APPROVING THE "CERTIFICATE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

BE IT RESOLVED by the Council of the City of Roseville as follows:

1. The "Certificate of Completion" on file in the City Clerk's Department relative to that public work known as the Blue Oaks Commerce Center (Phase 1) is hereby approved and the public work accepted.
2. All rights of way (offered as Parcel A on the Map) and easements as offered on the parcel map of Blue Oaks Commerce Center of recorded with Placer County Recorder's Office Book 35 of Parcel Maps, Page 72 is hereby accepted.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this 15th day of June, 2016 , by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

CITY CLERK

AFTER RECORDING RETURN TO:
CITY CLERK
311 VERNON STREET
ROSEVILLE, CA 95678

CERTIFICATE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as BLUE OAKS COMMERCE CENTER (PHASE 1) Project was completed and accepted by the City of Roseville on _____. The location is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference.

The general contractor on said project was WESTERN ENGINEERING.

The surety on said project was A SUBDIVISION MAINTENANCE BOND GUARANTEE AND WARRANTY SECURITY BOND NUMBER 106516640 FROM TRAVELERS CASUALTY & SURETY CO. OF AMERICA

MARC STOUT
City Engineer
City of Roseville

ATTEST:

SONIA OROZCO, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF PLACER)

I, MARC STOUT, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Certificate of Completion and know its contents and the facts stated therein are true.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

MARC STOUT
City Engineer
City of Roseville

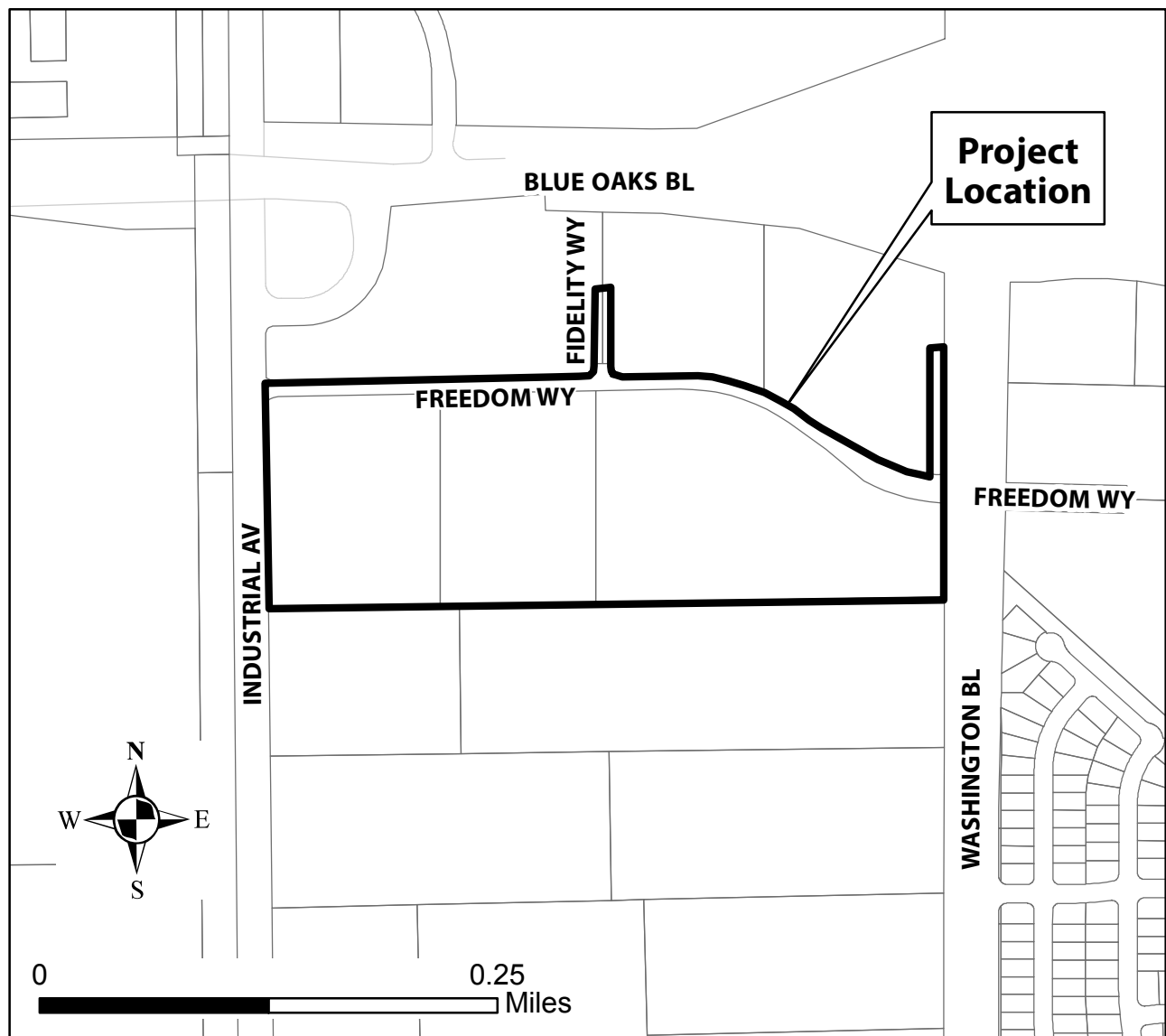
STATE OF CALIFORNIA)
COUNTY OF PLACER)

Subscribed and sworn to (or affirmed) before me on this ____ day of _____, 2016, by _____ proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public in and for said County and State

EXHIBIT A

City of Roseville Blue Oaks Commerce Center (Phase 1)



PARCEL MAP OF
BLUE OAKS COMMERCE CENTER
SUBDIVISION NO. 000143
BEING A PORTION OF SECTIONS 21 & 22, T. 11 N., R. 6 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA
SEPTEMBER 2014
MORTON & PITALO, INC.

OWNER'S STATEMENT

THE UNDERSIGNED BEING THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED HEREON, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP OF "BLUE OAKS COMMERCE CENTER" AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

(A) THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

(1) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, WATER, GAS, SANITARY SEWER, ELECTROLIERS, TRAFFIC CONTROL APPURTENANCES AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 44 FEET AND 49 FEET IN WIDTH, TOGETHER WITH THOSE STRIPS OF LAND CONTIGUOUS TO THE BOULEVARDS, DRIVE, AVENUE AND PARCEL A SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(2) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF GAS PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND 106 FEET, 60 FEET AND 35 FEET IN WIDTH, SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(3) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF GAS PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS PARCELS 1 THRU 5 SHOWN HEREON, EXCLUDING ANY AND ALL AREAS OF SAID PARCELS OCCUPIED BY EXISTING AND FUTURE STRUCTURES, AS SAID STRUCTURES MAY CHANGE FROM TIME TO TIME.

(4) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "WATER EASEMENT" (W.E.).

(5) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF SEWER PIPES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "SEWER EASEMENT" (S.E.).

(6) PUBLIC EASEMENTS FOR PEDESTRIAN ACCESS PURPOSES ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).

(B) THE REAL PROPERTY DESCRIBED BELOW IS OFFERED FOR DEDICATION IN FEE FOR PUBLIC PURPOSES:

(1) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON), PARCEL A AS SHOWN HEREON.

(C) THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY OFFERED FOR DEDICATION IN FEE FOR PUBLIC PURPOSES:

(1) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON), THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "I.O.D." (IRREVOCABLE OFFER OF DEDICATION).

END PUBLIC DEDICATIONS

(D) THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PRIVATE PURPOSES:

(1) RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS, AND FOR THE INSTALLATION AND MAINTENANCE OF PARKING, DRAINAGE FACILITIES AND PRIVATE UTILITIES FOR THE MUTUAL AND RECIPROCAL BENEFIT OF PARCELS 1 AND 2, INCLUSIVE, AND PARCELS 4 AND 5, INCLUSIVE, ON, OVER, UNDER AND ACROSS PARCELS 1, 2, 4 AND 5, SHOWN HEREON, EXCLUDING ANY AND ALL AREAS OF SAID PARCELS OCCUPIED BY EXISTING AND FUTURE STRUCTURES, AS SAID STRUCTURES MAY CHANGE FROM TIME TO TIME.

HARSH INVESTMENT PROPERTIES-II, L.L.C. AN OREGON LIMITED LIABILITY COMPANY
Brian Williams
PRINT NAME BRIAN WILLIAMS
TITLE VICE PRESIDENT
Jeffrey F. Nudelman
PRINT NAME Jeffrey F. Nudelman
TITLE Secretary

NOTARY ACKNOWLEDGMENT

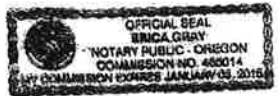
STATE OF OREGON
COUNTY OF MULTNOMAH

ON Sept. 8, 2014, BEFORE ME, ERICA GRAY, A NOTARY PUBLIC, PERSONALLY APPEARED BRIAN WILLIAMS and JEFFREY F. NUDELMAN WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

Erica Gray
NOTARY PUBLIC, STATE OF OREGON
PRINT NAME ERICA GRAY
MY PRINCIPAL PLACE OF BUSINESS IS MULTNOMAH COUNTY
MY COMMISSION EXPIRES JANUARY 6, 2015



SURVEYOR'S STATEMENT

THIS PARCEL MAP OF "BLUE OAKS COMMERCE CENTER" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HARSH INVESTMENT PROPERTIES-II, LLC IN FEBRUARY, 2014. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2015. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Sept. 5, 2014
Christopher J. Gorges
CHRISTOPHER J. GORGES
P.L.S. 7350
EXP. DATE: 12/31/15



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "BLUE OAKS COMMERCE CENTER" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED 9/10/14
Marc Stout
MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. 69879
EXP. DATE: 9/30/2014

I HEREBY STATE THAT I AM SATISFIED THAT THIS PARCEL MAP OF "BLUE OAKS COMMERCE CENTER" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED 9/11/14
Timothy G. Blair
TIMOTHY G. BLAIR, P.L.S. 8278
EXP. DATE: 12/31/2015



CITY CLERK'S STATEMENT

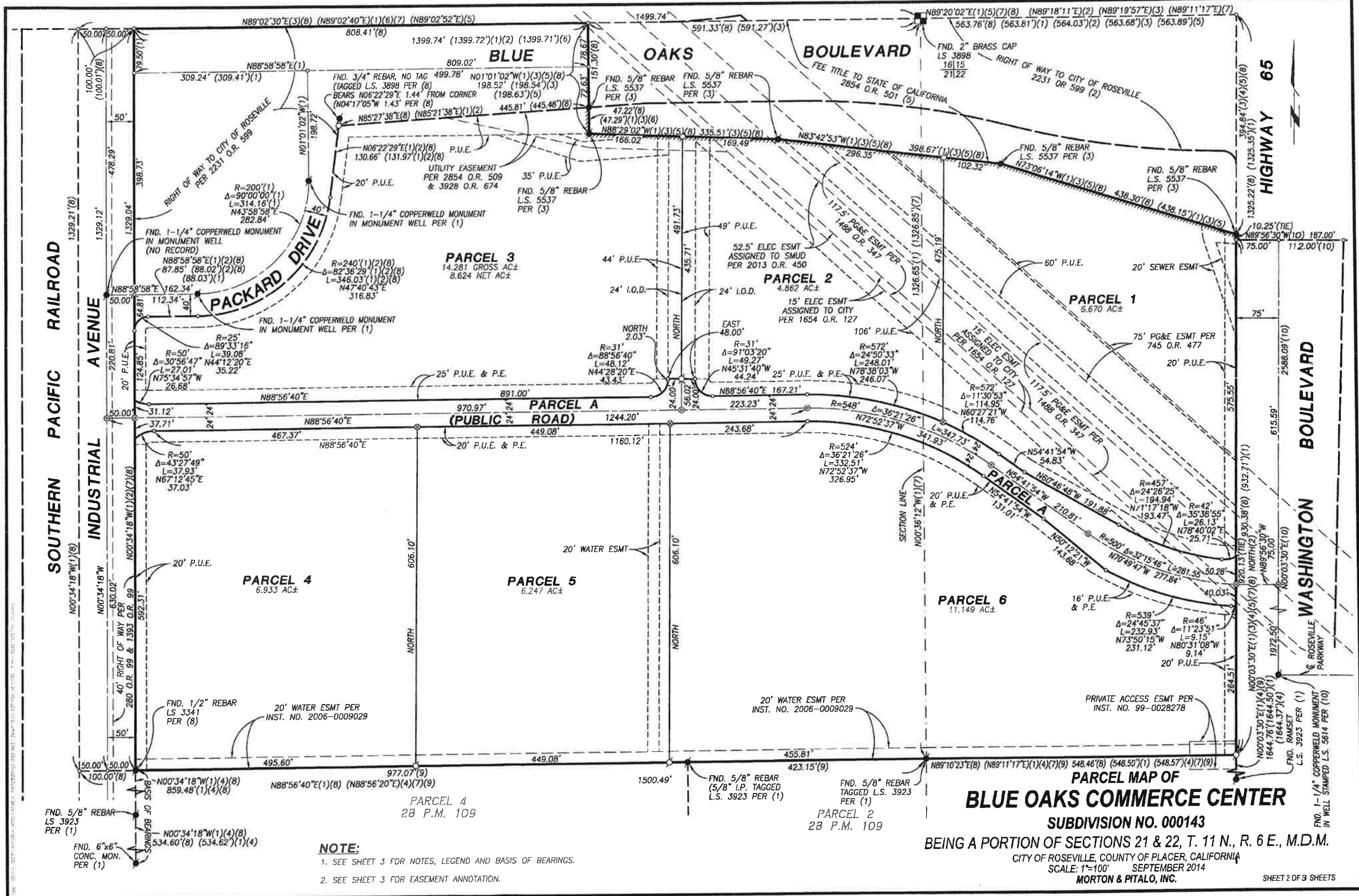
I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PARCEL MAP OF "BLUE OAKS COMMERCE CENTER" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, ALL EASEMENTS AND PARCEL A OFFERED HEREON FOR DEDICATION, BUT HAS REJECTED AT THIS TIME ON BEHALF OF THE PUBLIC, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, THOSE STRIPS OF LAND DESIGNATED AS "I.O.D." (IRREVOCABLE OFFER OF DEDICATION), OFFERED HEREON FOR DEDICATION AS RIGHT OF WAY.

DATED 9/11/14
Donna Orzue
CITY CLERK, CITY OF ROSEVILLE
BY
ASSISTANT CLERK, CITY OF ROSEVILLE

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED WITH THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT 33 MINUTES AFTER 11:00 O'CLOCK A.M. ON THE 5th DAY OF November, 2014 AND RECORDED IN BOOK 35 OF PARCEL MAPS, AT PAGE 72, AT THE REQUEST OF MORTON & PITALO, INC.

FILE NO. 2014-0078634
FEE \$ 14.00
Jim McCauley
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA
BY J. McCauley
DEPUTY



BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS THE EASTERLY LINE OF INDUSTRIAL AVENUE, AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MA ENTITLED, "RECORD OF SURVEY NO. 2048 FOR MCCLATCHY NEWSPAPERS, INC" FILED IN BOOK 15 OF SURVEYS, PAGE 57, PLACER COUNTY RECORDS, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

NOTES

1. PROPERTY OWNERS WITHIN THIS SUBDIVISION SHALL AGREE TO PARTICIPATE IN A TRANSPORTATION SYSTEM MANAGEMENT (TSM) PLAN AND SHALL AGREE TO ENTER INTO A TRANSPORTATION MANAGEMENT AGREEMENT WITH THE CITY OF ROSEVILLE.
2. SEE SHEET 2 FOR BOUNDARY ANNOTATION AND MONUMENT DESCRIPTIONS.

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- ⊗ SET NAIL & BRASS TAG STAMPED L.S. 7350
- ⊙ SET 1" GALVANIZED IRON PIPE WITH PLASTIC PLUG STAMPED L.S. 7350
- ⊙ SET CENTER PUNCHED COPPERWELD MONUMENT IN MONUMENT WELL STAMPED L.S. 7350 PER CITY OF ROSEVILLE STANDARDS
- ===== NO INGRESS/EGRESS RIGHTS PER 2854 O.R. 501 (5)
- I.O.D. IRREVOCABLE OFFER OF DEDICATION
- P.E. PEDESTRIAN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- (1) RECORD PER 10 R.S. 96
- (2) RECORD PER 2231 O.R. 599
- (3) RECORD PER 13 R.S. 130
- (4) RECORD PER 21 P.M. 83
- (5) RECORD PER 2854 O.R. 501
- (6) RECORD PER 22 P.M. 95
- (7) RECORD PER 17 P.M. 90
- (8) RECORD PER 15 R.S. 57
- (9) RECORD PER 28 P.M. 109
- (10) RECORD PER T MAPS 79

**PARCEL MAP OF
BLUE OAKS COMMERCE CENTER
SUBDIVISION NO. 000143**

BEING A PORTION OF SECTIONS 21 & 22, T. 11 N., R. 6 E., M.D.M.

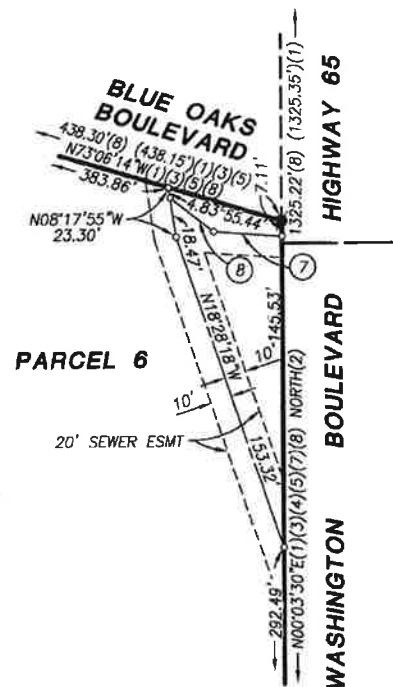
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

SCALE: 1"=100' SEPTEMBER 2014

MORTON & PITALO, INC.

COURSE DATA

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

**PARCEL 3**

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
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6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 2

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 1

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 6

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 5

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 4

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 7

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 8

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 9

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 10

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 11

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 12

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
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4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 13

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 14

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 15

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 16

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 17

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 18

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 19

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 20

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 21

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 22

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
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8. N86°00'07"W 31.56'
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PARCEL 23

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 24

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 25

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 26

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
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PARCEL 27

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
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PARCEL 28

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
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PARCEL 29

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
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7. N72°22'46"W 206.75'
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9. N51°16'56"W 25.51'

PARCEL 30

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
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6. N65°37'50"E 157.00'
7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 31

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
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7. N72°22'46"W 206.75'
8. N86°00'07"W 31.56'
9. N51°16'56"W 25.51'

PARCEL 32

1. N00°03'30"E(1)(3)(4)(5)(7)(8) NORTH(2) 42.87'
2. N48°18'00"W 61.05'
3. R=457' Δ=02°34'59" L=20.60'
4. R=457' Δ=21°51'26" L=174.34'
5. N69°59'49"W 173.28'
6. N65°37'50"E 157.00'
7. N72°22



COUNCIL COMMUNICATION

CC #: 7747
File #: 0800-06

Title: Blue Oaks Commerce Center - Relinquishment Agreement
Contact: Marc Stout 916-774-5339 mstout@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.19.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute the Relinquishment Agreement with Caltrans to allow for proposed roadway improvements to be constructed within Blue Oaks Blvd.

BACKGROUND

In 2010, the Planning Commission approved a Major Project Permit (MPP) for the Blue Oaks Commerce Center. Included in the approved site plan for the project is a new public roadway, identified as Road B (Fidelity Way), which connects to Blue Oaks Blvd. Fidelity Way requires access through Caltrans right of way to make the connection to Blue Oaks Blvd.

Prior to the MPP approval in 2010, staff met with Caltrans' engineers to discuss the best location for a new roadway connection along the project's Blue Oaks Blvd. frontage. As a result of these meetings it was determined by both City staff and Caltrans that the best location for Fidelity Way was the location approved in the MPP. Also determined at these meetings was that the project would have to go through a Caltrans formal approval process, which includes a combined Project Study Report/Project Report (PSR/PR) to approve either a break in Caltrans right of way or a relinquishment of Caltrans right of way back to the City of Roseville.

In February of 2015, the landowner, Harsch Investment Properties, submitted the formal PSR/PR request to Caltrans to approve the relinquishment of Caltrans right of way. Caltrans subsequently notified the City and Harsch Investment Properties that they can only partner with local jurisdictions on these type of applications. As such, the City was required to enter into a Cooperative Agreement with Caltrans and act as the "lead" for the proposed roadway improvements within Caltrans right of way and the relinquishment of right of way to the City. Harsch Investment Properties will continue to support the City and reimburse all costs associated with this effort.

At the meeting of September 2, 2015, the City Council adopted a resolution authorizing the City Manager to execute a Cooperative Agreement with Caltrans for State Independent Quality Assurance. In this Cooperative Agreement right of way was to be granted to the City at the location where access was required for the Fidelity Way roadway connection into Blue Oaks

Blvd. Caltrans is now requesting a Relinquishment Agreement be entered into to allow for the right of way dedication to be made to the City.

FISCAL IMPACT

Approval of the Relinquishment Agreement with Caltrans will not result in a fiscal impact to the City. The private developer, Harsch Investment Properties, is responsible for all costs incurred by the City from the original Cooperative Agreement entered into September 2015. Caltrans has estimated all work in conjunction with this cooperative agreement to be less than \$15,000.00. Harsch Investment Properties has deposited \$20,000.00 with the City to cover these costs. All costs associated with construction are also the responsibility of Harsch Investment Properties. Bonds and insurance will be collected from Harsch Investment Properties prior to construction beginning to protect the City from any financial liability. The portion of Blue Oaks Blvd being relinquished to the City is already maintained by the City through existing maintenance agreements with Caltrans.

ECONOMIC DEVELOPMENT / JOBS CREATED

This action does not correlate into a quantifiable economic benefit.

ENVIRONMENTAL REVIEW

Approval of the Relinquishment Agreement is not considered a "project" as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines 15378). No CEQA action is required.

Respectfully Submitted,

Marc Stout, City Engineer

Kevin Payne, Development Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-231

Relinquishment Agreement (City Engineer Signed)

Exhibit "A"

Exhibit "B"

Exhibit "C"

Exhibit "D"

RESOLUTION NO. 16-231

APPROVING A RELINQUISHMENT AGREEMENT BY AND BETWEEN THE CITY OF
ROSEVILLE AND CALIFORNIA DEPARTMENT OF TRANSPORTATION, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, a relinquishment agreement allowing for proposed roadway improvements to be constructed within Blue Oaks Blvd, by and between the City of Roseville and California Department of Transportation, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RELINQUISHMENT AGREEMENT

This agreement, enter into effective on _____, is between the STATE OF CALIFORNIA, acting through its Department of Transportation, referred to herein as "CALTRANS", and the

CITY OF ROSEVILLE, a body politic and municipal corporation or chartered city of the State of California, referred to herein as "CITY".

RECITALS

1. CALTRANS and CITY, pursuant to Streets and Highways Code section 73, are authorized to enter into a Cooperative Agreement in order to relinquish to CITY a portion of a State Highway within CITY's jurisdiction.
2. CALTRANS intends to relinquish to CITY that portion of Blue Oaks Blvd shown in Exhibit A and Exhibit B, attached to and made a part of this Agreement, referred to hereinafter as "RELINQUISHED FACILITIES". This relinquishment is based on collateral facilities. CITY is willing to accept said RELINQUISHED FACILITIES upon approval by the California Transportation Commission (CTC) of a Resolution of Relinquishment and CALTRANS' recording of said Resolution in the County Recorder's Office.
3. CALTRANS and CITY agree that RELINQUISHED FACILITIES are currently in a state of good repair.
4. The parties hereto intend to define herein the terms and conditions under which RELINQUISHED FACILITIES is to be accomplished.

SECTION I

CITY AGREES:

1. Execution of this Agreement constitutes CITY's waiver of CALTRANS's obligation to provide ninety (90) days prior notice of CALTRANS's "Intention to Relinquish" as set forth in Streets and Highways Code section 73.
2. To accept ownership, including all of CALTRANS's current obligations, rights, title and interest in RELINQUISHED FACILITIES upon recordation of the CTC's Resolution of Relinquishment in the County Recorder's Office and to thereafter operate, maintain, and be liable for RELINQUISHED FACILITIES at no additional cost to CALTRANS.
3. To accept RELINQUISHED FACILITIES in their current environmental condition and setting, including, but not limited to, the presence of hazardous materials as described in the Phase I Environmental Site Assessment (ESA), dated October 24, 2005 (Exhibit C). CITY has received and reviewed a copy of the above-referenced ESA and CALTRANS concurs with said ESA, as stated in the April 22nd, 2016 "Update of Environmental Site Assessment" (Exhibit D). Upon recordation of the CTC's Resolution of Relinquishment in the County Recorder's Office, CALTRANS will not be responsible for any present or future remediation of said hazardous materials.

SECTION II

CALTRANS AGREES:

1. To relinquish, upon the approval of the CTC's Resolution of Relinquishment, the RELINQUISHED FACILITIES.
2. To submit the CTC Resolution of Relinquishment to the County Recorder's Office for recording.
3. Thereafter, upon CITY's specific request, to transfer to CITY within sixty (60) days of such request, copies of available CALTRANS records and files for RELINQUISHED FACILITIES, such as plans, survey data and right of way information.

SECTION III

IT IS MUTUALLY AGREED:

1. All obligations of CALTRANS under the terms of this Agreement are subject to the appropriation of resources by the Legislature, State Budget Act authority, and the allocation of any funds by the CTC.
2. CALTRANS reserves the right to enter, at no cost to CALTRANS, RELINQUISHED FACILITIES, to modify or add signage, drainage, and other improvements necessary for State Highway operations. CITY agrees to allow CALTRANS access to operate, maintain, add, remove, or modify CALTRANS's facilities retained in those collateral facilities.
3. RELINQUISHED FACILITIES may be recaptured by CALTRANS for future transportation project at no cost to CALTRANS and CITY agrees to reconvey property when so requested.
4. CITY shall fully defend, indemnify and save harmless CALTRANS and all its officers and employees from all claims, suits or actions related to environmental theories or assertions of liability, including, but not limited to, claims or lawsuits related to the presence of hazardous materials as described in the ESA, CALTRANS concurs with said ESA, as stated in the April 22nd, 2016 "Update of Environmental Site Assessment" (Exhibit D), provided that the actions, events, injuries, damages, or losses giving rise to any claims, suits or actions occurred on or arise after the date of the recordation of the CTC's Resolution of Relinquishment.
5. CALTRANS shall fully defend, indemnify and save harmless CITY and all its officers and employees from all claims, suits or actions related to environmental theories or assertions of liability, including, but not limited to, claims or lawsuits related to the presence of hazardous materials as described in the ESA, CALTRANS concurs with said ESA, as stated in the April 22nd, 2016 "Update of Environmental Site Assessment" (Exhibit D), provided that the actions, events, injuries, damages, or losses giving rise to any claims, suits or actions occurred or arose before the date of recordation of the CTC's Resolution of Relinquishment.
6. Neither CALTRANS nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by CITY and/or its agents under or in connection with any work, authority or jurisdiction conferred upon CITY under this Agreement. It is understood and agreed that CITY, to the extent permitted by law, will defend, indemnify and save harmless CALTRANS and all its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by CITY and/or its agents under this Agreement.

7. Neither CITY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by CALTRANS and/or its agents under or in connection with any work, authority or jurisdiction conferred upon CALTRANS under this Agreement. It is understood and agreed that CALTRANS, to the extent permitted by law, will defend, indemnify and save harmless CITY and all its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by CALTRANS and/or its agents under this Agreement.
8. No alteration of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto and no oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto.
9. This Agreement shall terminate upon recordation of the CTC's Resolution of Relinquishment for RELINQUISHED FACILITIES in the County Recorder's Office, except for those provisions which relate to indemnification, ownership, operation, and maintenance, which shall remain in effect until terminated or modified in writing by mutual agreement.

SIGNATURES

PARTIES declare that:

1. Each PARTY is an authorized legal entity under California state law.
2. Each PARTY has the authority to enter into this agreement.
3. The people signing this agreement have the authority to do so on behalf of their public agencies.

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	CITY OF ROSEVILLE
Thomas L. Brannon Deputy District Director, D3 Program / Project Management	Rob Jensen City Manager
Approved as to form and procedure:	Attest:
Attorney Department of Transportation	Sonia Orozco City Clerk
Certified as to funds:	Approved as to form and procedure:
District Project Control Officer	Robert R. Schmitt City Attorney
Certified as to financial terms and policies:	Approved as to substance:
Accounting Administrator	 Marc Stout City Engineer

EXHIBIT “A” – Relinquishment Map

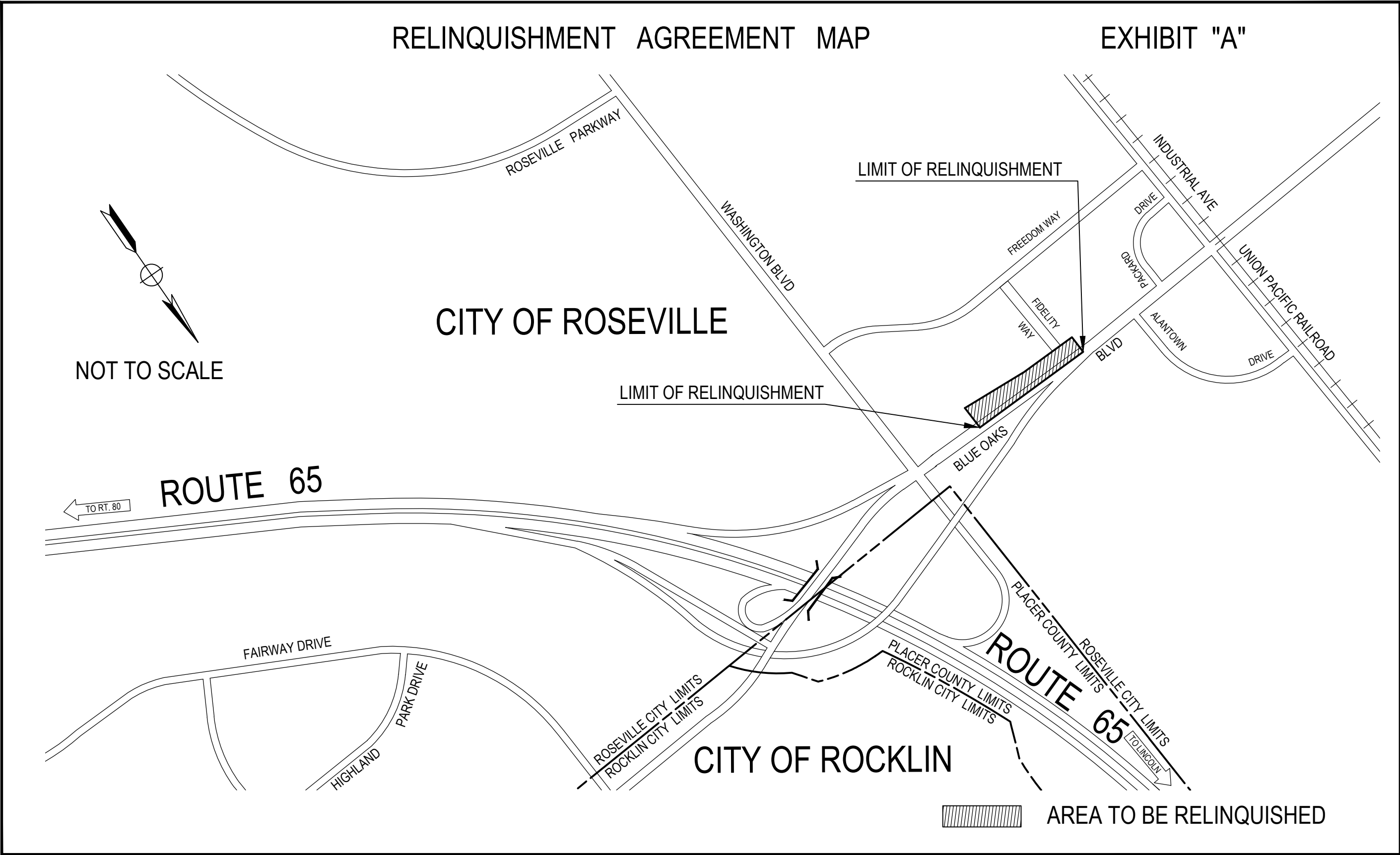
EXHIBIT “B” – Relinquishment Map

EXHIBIT “C” – ESA

EXHIBIT “D” – ESA, update Memo

RELINQUISHMENT AGREEMENT MAP

EXHIBIT "A"

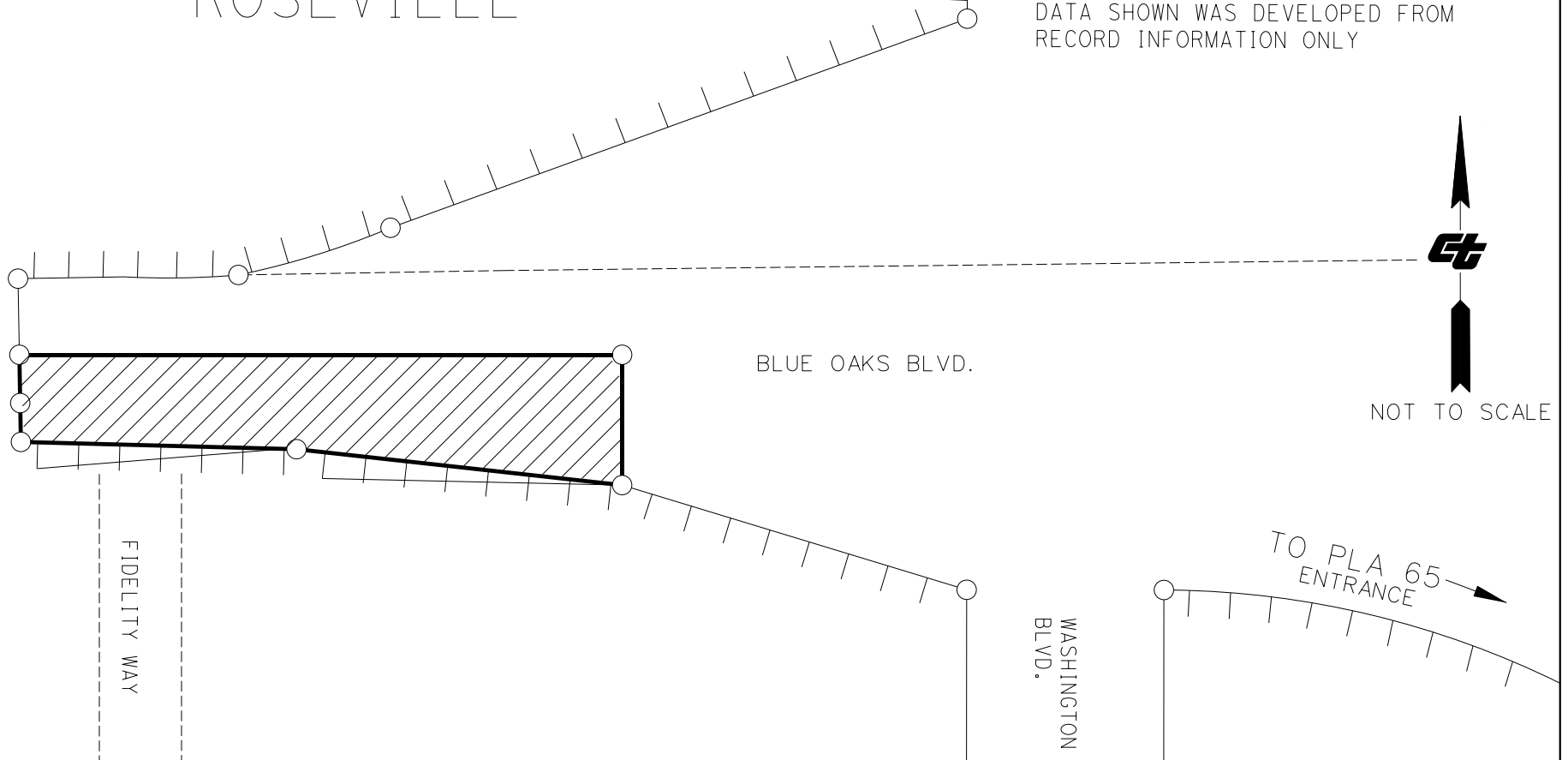


T. 11 N., R. 6 E., M.D.M.

CITY OF ROSEVILLE

THE STATE OF CALIFORNIA OR ITS OFFICERS
OR AGENTS SHALL NOT BE RESPONSIBLE
FOR THE ACCURACY OR COMPLETENESS OF
DIGITAL IMAGES OF THIS MAP

DATA SHOWN WAS DEVELOPED FROM
RECORD INFORMATION ONLY



LEGEND

-  Access Prohibited
-  Access Restriction
-  Indicates calculated point. (Does not imply monument set)
-  Area to be Relinquished

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

FREEWAY
EXHIBIT B
IN THE CITY OF ROSEVILLE
BETWEEN INDUSTRIAL AVE.
AND WASHINGTON BLVD.

**PHASE I ENVIRONMENTAL SITE
ASSESSMENT
9000 INDUSTRIAL AVENUE
ROSEVILLE, CALIFORNIA**

For

**HARSCH INVESTMENT
PROPERTIES, LLC
URS Job No.: 33758041
October 24, 2005**



October 24, 2005

Harsch Investment Properties, LLC and/or its Affiliates
Attention: Tim Mitchell
1121 SW Salmon Street, 5th Floor
Portland, Oregon 97205

Phase I Environmental Site Assessment
9000 Industrial Avenue
Roseville, California
URS Job No. 33758041

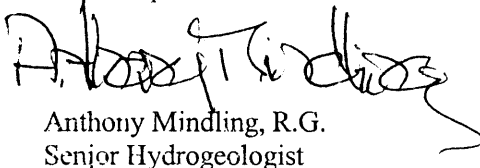
Dear Mr. Mitchell:

Presented in this report is URS' Phase I Environmental Site Assessment of the above referenced property. This report presents pertinent information obtained by document review and a site reconnaissance, as well as our findings and conclusions regarding environmental conditions of the subject property. This assessment was performed in general accordance with our proposal dated August 16, 2005.

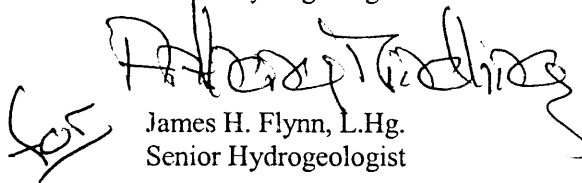
We trust this report meets your current requirements. URS appreciates the opportunity to assist you on this project. Please do not hesitate to contact us if you have any questions regarding this report or require additional assistance.

Very truly yours,

URS Corporation



Anthony Mindling, R.G.
Senior Hydrogeologist



James H. Flynn, L.Hg.
Senior Hydrogeologist

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Figure 1 – Site Vicinity Map

Figure 2 – Site Map

APPENDICES

Appendix A – Photographs

Appendix B – EDR Database Report

1.0 INTRODUCTION

URS was retained by Harsch Investment Properties, LLC (Harsch) to perform a Phase I Environmental Site Assessment (ESA) of the property located at 9000 Industrial Avenue, Roseville, California. (subject property) (Figure 1). The approximately 47-acre site is currently undeveloped bare land.

1.1 PURPOSE AND SCOPE OF WORK

The purpose of the Phase I ESA was to assess, on the basis of readily available information: (1) past and present land use practices and site operations, (2) the use, storage, generation, manufacture, and disposal of petroleum products and hazardous materials and wastes at the subject property, and (3) the potential presence of soil and groundwater contamination from onsite and offsite sources. This assessment was accomplished by, and limited to, a reconnaissance of the site, a drive-by survey of the site vicinity, a review of publicly available records, interviews of pertinent individuals and/or regulatory and public agency personnel, and a review of pertinent documentation presently and readily available from Harsch and/or through URS' standard information sources. The site vicinity is defined as the neighboring properties and facilities within an approximate distance of 1/4-mile of the subject property, the nature of which may adversely affect or have affected environmental conditions at the subject property due to the presence and/or release of hazardous substances or petroleum products to the environment.

The scope of work for this ESA was established in general accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (E 1527-00). Adherence to a particular financial institution's protocols or guidelines was not requested. URS' scope of services included the following elements:

- Reviewed selected historical aerial photographs and topographic maps of the subject property and vicinity for selected years obtained by our subcontractor, Environmental Data Resources, Inc. (EDR).
- Reviewed available documents regarding past and/or current property development provided by Harsch or which resided in URS' Sacramento office library.
- Reviewed pertinent, readily available documents and maps regarding local geologic and hydrogeologic conditions.
- Performed a reconnaissance survey of the subject property and surrounding areas to make visual observations of existing conditions and activities at the subject property and in the property vicinity.
- Interviewed the owner, property manager, or other personnel identified as being knowledgeable of past tenants and environmental practices at the subject property involving petroleum products and hazardous materials/wastes.
- Reviewed county, state, and U.S. Environmental Protection Agency (EPA) lists of known or potential hazardous waste sites or landfills, and sites currently under investigation for environmental violations located in the vicinity of the property within the search distances

specified by ASTM E 1527-00. A list of the specific databases searched, together with their currency information, is included in the EDR report in Appendix B.

- Selected regulatory agencies were contacted with respect to listings, permits, or violations relative to the environmental status of the site.
- Prepared this report describing the research performed and presenting URS' findings, recommendations and professional opinions regarding the potential for environmental contamination at the site.

It was not in the requested or authorized scope of work; therefore, we did not perform the following: 1) sampling and analysis of environmental media, 2) assessment of wetlands, flood plains, seismic hazards, asbestos, radon, lead paint, lead in drinking water, environmental compliance, indoor air quality, or structural/mechanical building conditions or 3) other activities not expressly described in the written scope of services.

2.0 SITE LOCATION AND DESCRIPTION

2.1 SITE LOCATION

The Subject property is located at 9000 Industrial Avenue, which bounds the property on the west. It is in the southeast quadrant of the intersection of Industrial Avenue and Blue Oaks Boulevard, and bounded on the east by Washington Boulevard. The subject property is made up of Placer County Assessor's parcels 017-111-025 and 017-121-006. It is approximately ¼ mile west of State Route 65, approximately 3 miles north of Roseville, and 18 miles northeast of Sacramento.

2.2 SITE DESCRIPTION

At the time of this ESA the subject property was undeveloped bare land. Undulating topography drained to a drainage ditch along the eastern property boundary, and to a creek that passed through the western portion of the subject property, which flowed north toward the intersection of Blue Oaks Boulevard and Industrial Avenue. Fencing in various states of repair surrounded the subject property, with an opening on the north off of Blue Oaks Boulevard. The property was vegetated with dry field grasses and star thistle, with the exception of the creek area, which was vegetated with cattails and willows. With the exception of vacant land to the east, and a small vacant parcel to the southwest, the subject property is surrounded by light industrial development.

3.0 TOPOGRAPHY AND HYDROGEOLOGY

3.1 TOPOGRAPHIC SETTING

The property is located near the eastern margin of the Sacramento Valley. The topography is gently rolling, with an elevation that ranges from approximately 150 feet above mean sea level (MSL) in the south to approximately 120 feet above MSL in the north. The creek that flows through the western portion of the subject property discharges into Pleasant Grove Creek approximately 1 mile to the northwest, which in turn flows into drainage canals which reach the Sacramento River approximately 17 miles to the west.

1993 Source USGS, Scale 1 inch = 666 feet

Grading is in progress and construction has begun on a warehouse structure just to the north of the building to the south of the property present in the 1984 photograph. An additional warehouse is present approximately ¼ mile to the north of the property. Highway 65 freeway and the interchange accessing Washington Boulevard (formerly Highway 65) and Blue Oaks Boulevard is present. A warehouse is present on the property to the west across Industrial Avenue. The Site and adjacent properties to the south, east, and north remain vacant.

1998 Source: USGS, Scale 1 inch = 666 feet

The subject property is vacant and appears unused. Some grading has taken place on the property to the north. A large warehouse is present to the west and one of the three buildings currently located on the adjacent property to the south is present. Property adjacent to the southeast corner of the subject property and east of Washington Boulevard has been partially developed for residential use.

2002 Source: Terraserver/ United States Geological Survey, Scale 0.5 meters per pixel

The subject property is vacant and appears unused. The properties to the north and south have been fully developed with warehouse-sized structures with the exception of a small parcel immediately south of the western end of the southern boundary of the subject property. The property to the east across Washington Boulevard remains undeveloped.

4.2 HISTORICAL TOPOGRAPHIC MAPS

Historical United States Geological Survey (USGS) topographic maps provided by EDR were reviewed to characterize past usage of the subject property and surrounding vicinity. Maps from the following years were available for review: 1910, 1953, 1967, 1975, 1981, and 1992. A brief summary interpretation of these maps is presented below.

1910 Lincoln 15' Series Quadrangle Scale 1:62,500

Highway 99E between is shown to the west of the property along the present alignment of Industrial Avenue. Southern Pacific railroad is shown parallel to the west side of the highway. Two structures are shown on Fiddymment Ranch approximately ½ mile to the northwest of the subject property. No other development is shown in the vicinity. Pleasant Grove Creek flows to the west and is approximately ¾ mile to the north of the subject property.

1953 Roseville 7.5' Series Quadrangle Scale 1:24,000

This larger scale map shows the small creek passing through the western portion of the subject property, and an airstrip located on the Fiddymment Ranch. No other significant changes are shown in comparison to the 1910 topographic map.

1967 Roseville 7.5' Series Quadrangle Scale 1:24,000

No significant changes are shown on the subject property. Unpaved Scow Road is shown along the present day alignment of Blue Oaks Boulevard extending from State Rout 65 (formerly 99E) west to where it turns northward to terminate at Fiddymment Ranch. A pond is shown on Fiddymment Ranch to the south of the buildings. Man made features labeled "industrial waste ponds" are shown on the north side of Pleasant Grove Creek approximately one mile north-northwest of the subject property. An overhead utility line is showing passing through the property from southeast to northwest.

1975 Roseville 7.5' Series Quadrangle Scale 1:24,000

No significant changes are shown on the subject property. Highway 65 has been relocated to pass approximately ½ mile to the east of its former location to what is now Washington Boulevard. A warehouse-sized structure is shown between Industrial Avenue and Highway 65 approximately ¾ mile to the south of the subject property. Additional warehouse-sized buildings are shown west of Industrial Avenue approximately 1.5 miles to the north of the subject property.

1981 Roseville 7.5' Series Quadrangle Scale 1:24,000

No significant changes are shown on the subject property. The "industrial waste ponds" approximately 1 mile northwest of the subject property have been expanded, approximately doubling their size.

1992 Roseville 7.5' Series Quadrangle Scale 1:24,000

No significant changes are shown on the subject property. Highway 65 is now a freeway and has been relocated approximately ¼ mile east of the subject property. A freeway interchange links Washington Boulevard and Skow Road (now Blue Oaks Boulevard). Graded land is shown west of the property. A few additional large buildings are shown in the area between Washington Boulevard/State Route 65 and Industrial Avenue.

4.3 SANBORN FIRE INSURANCE MAPS

EDR reviewed their collection of Sanborn Fire Insurance maps and the available maps did not provide coverage for the subject property.

4.4 PREVIOUS REPORT

URS reviewed a previous Phase I Environmental Site Assessment prepared by Sugnet & Associates dated October 14, 1996 (Sugnet & Associates, 1996). At the time of the Sugnet ESA the property was vacant and vegetated with seasonal field grasses and star thistle. An intermittent stream was located in the western portion of the property, flowing north-northwest toward the intersection of Blue Oaks Boulevard and Industrial Avenue. An overhead electrical transmission corridor passed through the eastern portion of the property, and an underground water line was located along the southern boundary. Light industrial development was located adjacent to the property to the north, west, and south. The adjacent property to the east was undeveloped.

Interpretation of a 1984 aerial photograph indicated that the subject property and surrounding areas consisted of agricultural pasture land with minor development. By 1988 a lumber storage and truss manufacturing facility was located to the south of the property. Substantial light industrial development occurred to the north, west, and south of the property by 1996. Previous investigation mentioned in the Sugnet 1996 ESA included a wetland delineation study by Sugnet & Associates of Roseville, California, completed in 1991, and a wetland mitigation plan prepared by Westech Company of Newcastle, California.

No evidence of recognized environmental conditions were identified in connection with the property, either due to activities on the subject property or vicinity properties.

5.0 SITE RECONNAISSANCE OBSERVATIONS

Mr. Anthony Mindling of URS conducted a reconnaissance of the subject property on September 12, 2005. The weather was clear and warm at the time of the site visit. The site visit consisted of the observation and documentation of existing site conditions and the nature of developments on neighboring properties. Site photographs are included in Appendix A. Prior to the site visit URS contacted Mr. Brandon Williams with KMS development to coordinate the site visit and obtain information regarding activities at the property subsequent to the previous ESA. Observations made during the site visit and information provided by Mr. Williams are incorporated in the following sections.

5.1 GENERAL CONDITIONS

The subject property was observed to consist of undeveloped, rolling grassland vegetated with grasses and star thistle (Photos 1 through 6). An overhead electrical transmission line crosses the eastern portion of the property from southeast to northwest (Photo 1) and a drainage ditch runs along the eastern property boundary (Photo 3). A creek enters the southwestern portion of the property through a culvert on the southern boundary, and flows north to exit near the intersection of Blue Oaks Boulevard and Industrial Avenue (Photo 4). The creek is marked by a growth of cattails and willows. The property is bounded by fences in various states of repair, with an opening on the north side off of Blue Oaks Boulevard which gives access to the property (Photo 6). An area approximately 30 feet in diameter in the southeastern portion of the subject property, near the drainage ditch, was enclosed within orange plastic fencing. With the exception of this area, and the creek in the western portion of the subject property, the property appeared to have been recently disked.

No debris piles, staining, or other evidence of environmental concern were observed on the property. The light industrial facility adjacent to the property on the south was constructed on fill, and some drainage from landscaped areas could potentially enter the subject property. No evidence of potential environmental concern was observed based on a drive-by reconnaissance of the adjacent property to the south, or other vicinity properties.

5.2 UTILITIES

The property was vacant and undeveloped, and there was no indication of utility connections.

5.3 STORM WATER CONTROL

Surface water runoff from storm events is directed by the natural topography of the subject property to the drainage ditch on the eastern boundary, and to the creek that flows through the western portion of the property. Evidence of storm water runoff onto the subject property from surrounding properties was not observed at the time of the site visit. Stains or oily sheens that would indicate releases to the drainages were not observed.

5.4 ABOVEGROUND AND UNDERGROUND STORAGE TANKS

No above ground storage tanks (ASTs) or evidence of underground storage tanks (USTs), such as vent pies or fill pipes, were observed during the site visit and no tanks were reported to be currently or historically located onsite.

5.5 HAZARDOUS MATERIALS AND HAZARDOUS WASTE

The property is unused and there is no generation of hazardous materials or waste.

5.6 DRAINS AND SUMPS

No drains or sumps were observed on the subject property.

5.7 POLYCHLORINATED BIPHENYLS

A electrical utility company transformer was observed adjacent to the subject property on Industrial Avenue. No leaks or stains were observed in the concrete pad at the base of this unit. As the area has largely been developed since the mid-1990's, the transformer is considered unlikely to contain PCBs.

5.8 WATER AND WASTEWATER

Water wells or monitoring wells were not observed at the subject property during our site reconnaissance. The property is not currently connected to a municipal water supply.

No wastewater is generated at the subject property.

6.0 NEIGHBORING PROPERTIES

The subject property is located within an area that currently consists mainly of commercial and industrial properties. Prominent adjoining land uses are listed below:

- North: Blue Oaks Boulevard, followed by a currently vacant warehouse-sized facility. Nations Rent is located adjacent to the northwest corner of the property, across Blue Oaks Boulevard.
- East: Washington Boulevard, followed by vacant land.
- South: A warehouse facility occupied by TASQ Technologies at 8875 Washington Boulevard, and a vacant lot adjacent to the southwest corner of the subject property.

- West: Industrial Avenue followed by warehouse/office facility.

7.0 AGENCY DATABASE REVIEW

7.1 DATABASE SEARCH

URS retained EDR to provide a database search of federal and state environmental records. Specific databases searched and the search radius for each are identified in the EDR report. A copy of EDR's report and search radius map is included in Appendix B. The database report was reviewed to note reported releases in the vicinity of the subject property that are known to have or are expected to result in an environmental condition that could adversely impact the subject property. Reported release as listed in the regulatory agency database search report were evaluated with respect to the nature and extent of a given release, the distance of the reported release from the subject property, and the position of a reported release with respect to known or expected local and/or regional groundwater flow direction (west, see Section 3.2). Generally, reported release sites located within 0.5 mile up-gradient, 0.25 mile cross-gradient, or adjacent down-gradient were considered to have a potential to impact the subject property, and are discussed below. Properties that were listed in the database search report but not identified as a release site (for example, a site listed as a hazardous waste generator but not as having had a release) were not considered to have a potential to impact the subject property. Any non-release sites identified adjacent to the subject property are discussed.

7.2 SUBJECT PROPERTY LISTINGS

The subject property was not listed in any of the databases searched by EDR.

7.3 SURROUNDING PROPERTY LISTINGS

Two sites located within 1/8 mile to the east of the subject property (Noranda Recycling Inc at 8855 Washington Boulevard and Telepan 8875 Washington Boulevard) were on California Hazardous Material Information Report System (CHMIRS) list. Releases at that sites resulted in a hazardous materials response from the local fire department. The potential for the releases at these sites to impact the subject property is considered to be low either because the release was reported to be contained onsite or would have discharged into a stream that did not drain toward the subject property.

URS' review of the EDR database report identified no other sites which merit discussion based on the criteria stated above.

7.4 UNMAPPED SITES

The EDR report identified 35 unmapped facilities in the vicinity of the subject property, one of which is identified as a potential release facility. URS' review of additional facility address information presented in the EDR report for the unmapped sites did not identify information which would suggest the unmapped release facilities are in close proximity to the subject property, or would pose environmental liability to the subject property.

7.5 AGENCY CONTACTS

State and local regulatory agencies were contacted to obtain information on file concerning the subject property. A summary of agency responses is presented below.

- **California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), Sacramento Office** – The DTSC has not responded to our written request at the time this report was prepared.
- **California Regional Water Quality Control Board (RWQCB)** – The RWQCB reported it does not maintain files for the requested address.
- **Sacramento Metropolitan Air Quality Management District (SMAQMD)** – The SMAQMD has not responded to our written and phone requests at the time this report was prepared.
- **Roseville Fire Department** – The Roseville Fire Department has no records on file concerning the subject property.

8.0 FINDINGS AND CONCLUSIONS

Based on the visual observations and information presented in this report, URS presents the following findings and conclusions of the Phase I ESA conducted at 9000 Industrial Avenue, Placer County, California.

8.1 SUBJECT PROPERTY

Direct evidence or information suggesting that the subject property environment has been adversely affected by current or past onsite use, storage, handling and/or disposal practices involving hazardous materials/petroleum products was not observed or obtained during this Phase I ESA. A summary of findings is as follows:

- The subject property consists of undeveloped, rolling grassland. An overhead electrical transmission line crosses the eastern portion of the property from southeast to northwest and a drainage ditch runs along the eastern property boundary. A creek enters the southwestern portion of the property through a culvert on the southern boundary, and flows to the north. The creek is marked by a growth of cattails and willows. Fences in various states of repair bound the property.
- The property appears to have been used as agricultural pasture land in the 1980s. No other historical development was identified.
- The subject property was not listed in any of the environmental databases reviewed.

8.2 PROPERTY VICINITY

Direct evidence or information suggesting that the subject property environment was adversely affected by current or past use, storage, handling and/or disposal practices involving hazardous materials/petroleum products at the neighboring properties was not observed or obtained during this Phase I ESA. Land use in the site vicinity consists of commercial office and light industrial use.

9.0 RECOMMENDATIONS

Based on the findings of this Phase I ESA, further investigation of the subject property is not recommended at this time.

10.0 LIMITATIONS

This Phase I Environmental Site Assessment Update has been prepared for the exclusive use of: Harsch Investment Properties, LLC and/or its affiliates. It is intended to provide an understanding of the potential for the property evaluated in this report to have been affected by the release or presence of hazardous materials/wastes since the previous site assessment. The conclusions in this report are based upon data and information obtained during a site visit by URS personnel to the property identified herein and the condition of the property on the date of such visit, supplemented by information and data obtained by URS and described herein. URS' assessment of the subject property during the site reconnaissance was limited to readily visible and accessible portions.

The interpretations and conclusions contained in this report are based on the expertise and experience of URS in conducting similar assessments and current regulations. In evaluating the subject property, URS has also relied upon representations and information furnished by individuals noted in the report with respect to existing operations and property conditions, and the historic uses of the property to the extent that the information obtained has not been contradicted by data obtained from other independent sources. Accordingly, URS accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of misstatements, omissions, misrepresentations or fraudulent information provided by the persons interviewed.

URS' objective is to perform our work with care, exercising the customary thoroughness and competence of earth science, environmental and engineering consulting professionals, in accordance with the standards for professional services by a national consulting firm at the time those services are rendered. It is important to recognize that even the most comprehensive scope of services may fail to detect environmental liability on a particular site. Therefore, URS cannot act as insurers and cannot "certify or underwrite" that a site is free of environmental contamination, and no expressed or implied representation or warranty is included or intended in our reports except that our work was performed, within the limits prescribed by our client, with the customary thoroughness and competence of our profession.

11.0 PROJECT PERSONNEL

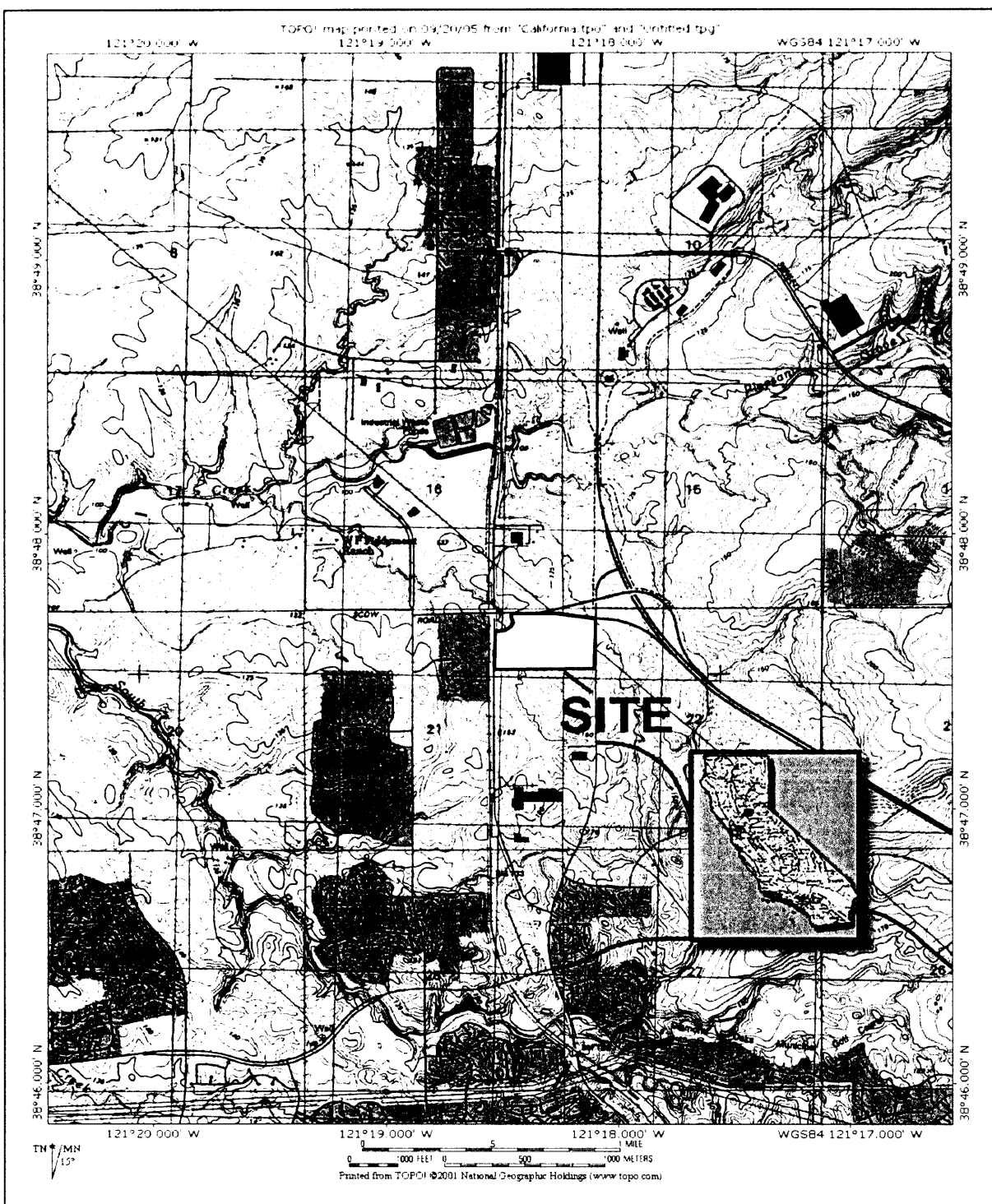
The Phase I ESA reported herein was performed by Mr. Anthony Mindling, Senior Hydrogeologist. Mr. Jim Flynn, Senior Hydrogeologist provided technical direction and review. A brief description of their qualifications is presented below.

Mr. Mindling holds a Master's degree in Geology and has 17 years experience conducting Phase I and II soil and groundwater contamination characterizations.

Mr. Flynn has a Bachelor's degree in Geology and a Master's degree in Earth Science. He has over 19 years experience in conducting and managing Phase I ESAs and has extensive experience managing environmental site investigations and remediation projects under a variety of federal and state regulatory programs.

12.0 REFERENCES

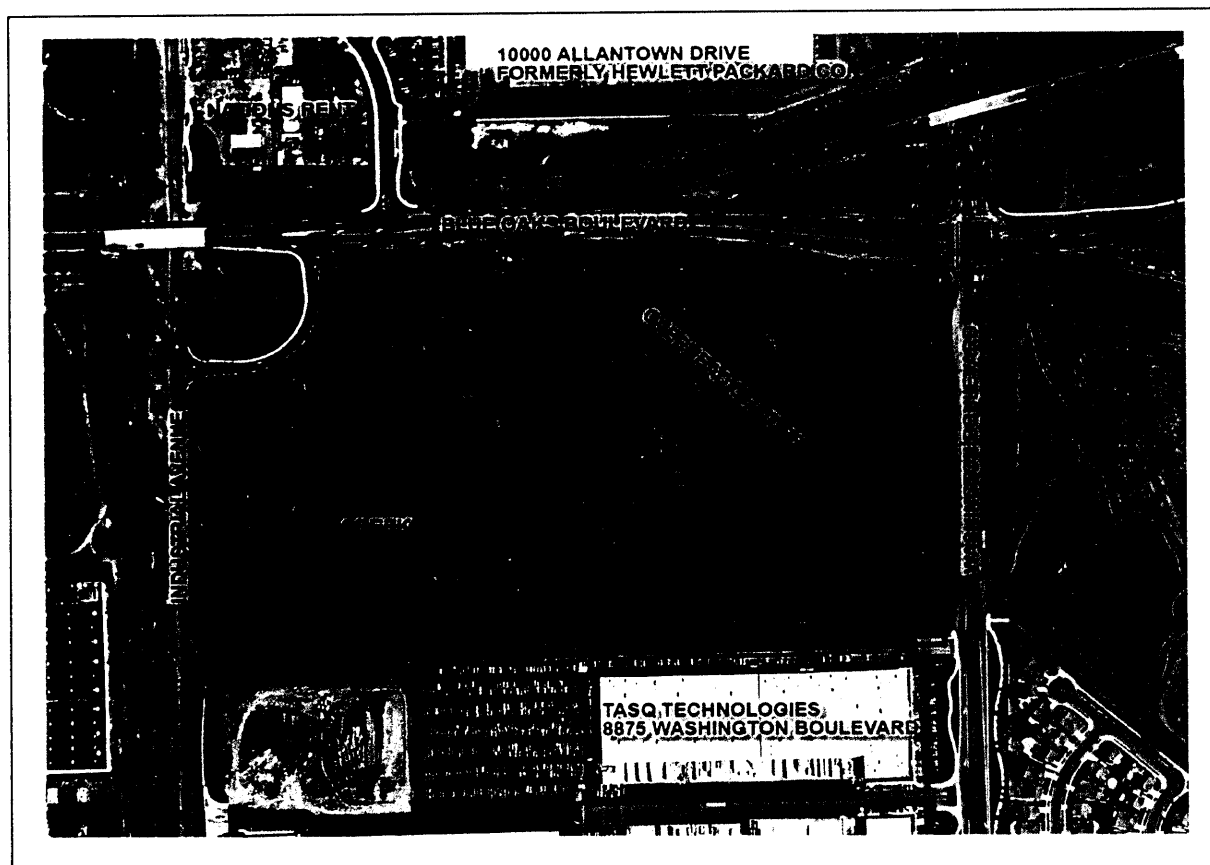
- American Society for Testing and Materials (ASTM). 2000. *Standard E 1527-00, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."*
- Environmental Data Resources, Inc., 2005. EDR Radius Map, 9000 Industrial Avenue, Roseville, CA, Inquiry Number: 1515488.2s, September 20, 2005.
- Sugnet & Associates, 1996. Phase I Environmental Site Assessment, Ray Baird Engineering, Sacramento Bee Distribution Center, Roseville, Placer County, California, APN 017-111-025 and 017-121-006. October 14, 1996.



URS

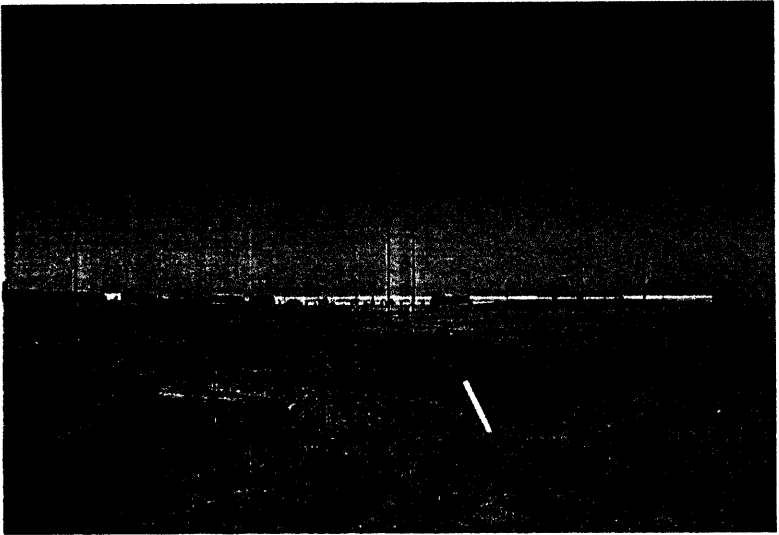
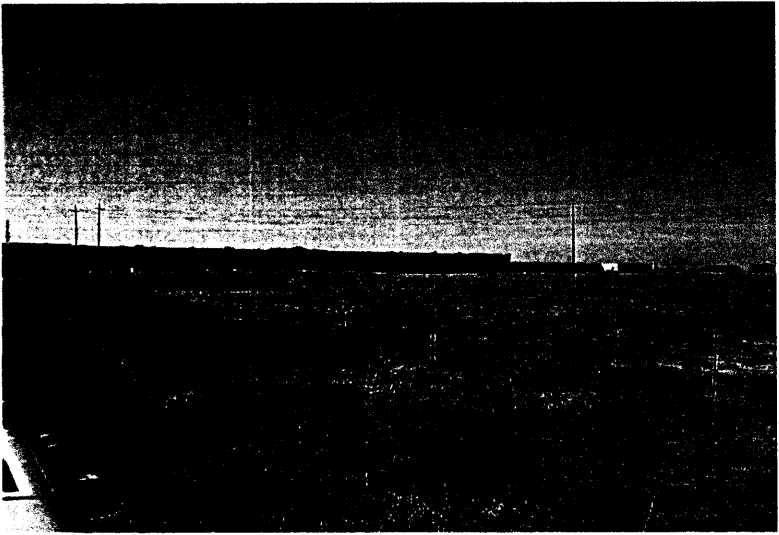
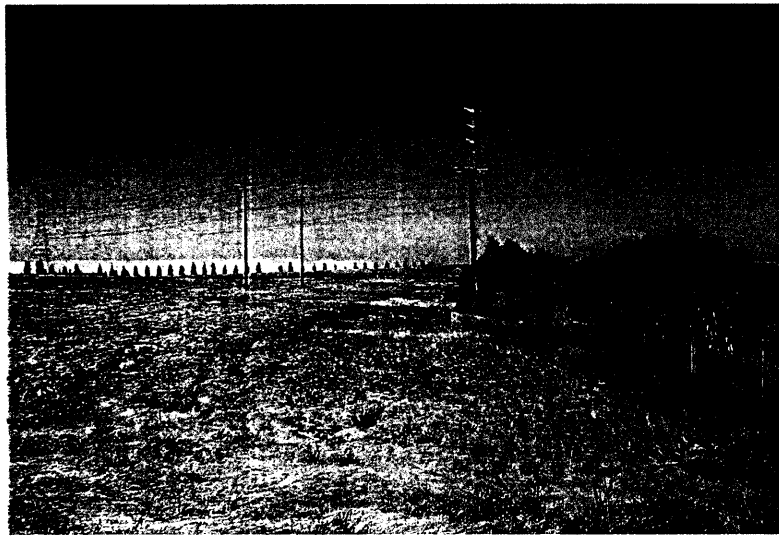
Site Vicinity Map
Phase I Environmental Site Assessment
9000 Industrial Avenue
Roseville, California

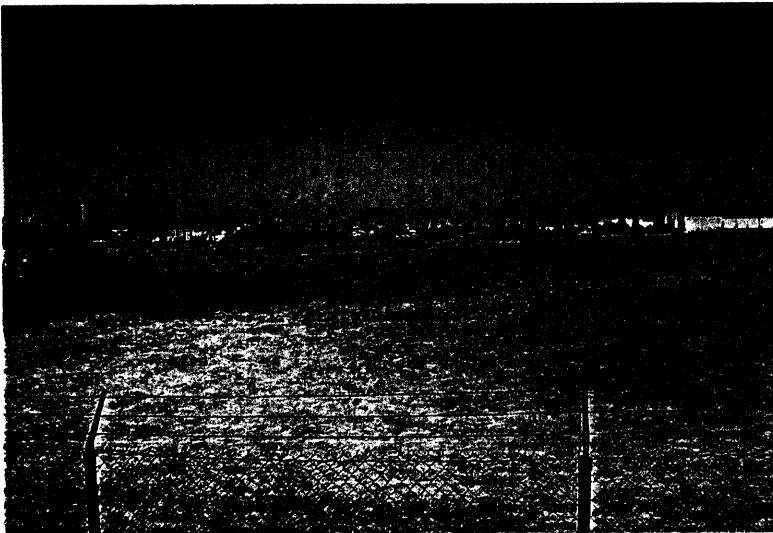
Figure 1



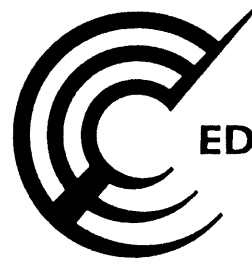
SOURCE: terraserver.microsoft.com

APPENDIX A
PHOTOGRAPHS

URS		PHOTOGRAPHIC LOG	
Weyerhaeuser Realty Investors		Phase I Environmental Site Assessment 9000 Industrial Avenue Roseville, Placer County, California	URS Project No. 33758041
Photo No. 1	Date: 9/12/2005		
Direction Photo Taken: Southwest			
Description: From the northeast corner of the property. Building at left is Teleplan at 8860 Industrial. Building in center is across Industrial Avenue. Power lines cross property from the southeast corner to the center of the north boundary.			
Photo No. 2	Date: 9/12/2005		
Direction Photo Taken: South southwest			
Description: From northeast corner of property. Building at center left is adjacent to south property boundary, and is occupied by TASQ Technology at 8875 Washington Boulevard.			
Photo No. 3	Date: 9/12/2005		
Direction Photo Taken: North			
Description: From southwest corner of property. Drainage ditch to the east of fence parallels Washington Boulevard. Orange fencing in center appears to delineate possible wetland area, which has been avoided during disking. Washington Boulevard is to the east (right) of the drainage ditch.			

Weyerhaeuser Realty Investors		Phase I Environmental Site Assessment 9000 Industrial Avenue Roseville, Placer County, California	URS Project No. 33758041
Photo No. 4	Date: 9/12/2005		
Direction Photo Taken: North northwest			
Description: From south border of Site. Creek flows north and exits near the intersection of Blue Oaks Boulevard and Industrial Avenue, marked by the overpass at right center.			
Photo No. 5	Date: 9/12/2005		
Direction Photo Taken: North			
Description: From south border of Site. Overpass marks Blue Oaks Boulevard, which passes to north of site. Building visible at center right of photograph is north of Blue Oaks Boulevard, and was vacant at the time of the site reconnaissance.			
Photo No. 6	Date: 9/12/2005		
Direction Photo Taken: South			
Description: From near center of north border of site. Building shown is located just south of the southern boundary of the site, and is occupied by TASQ Technology at 8875 Washington Boulevard.			

APPENDIX B
EDR DATABASE REPORT



EDR Environmental
Data Resources Inc

The EDR Radius Map with GeoCheck[®]

**9000 Industrial Roseville
9000 Industrial Avenue
Roseville, CA 95678**

Inquiry Number: 1515488.2s

September 20, 2005

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

9000 INDUSTRIAL AVENUE
ROSEVILLE, CA 95678

COORDINATES

Latitude (North):	38.793600 - 38° 47' 37.0"
Longitude (West):	121.304500 - 121° 18' 16.2"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	647250.3
UTM Y (Meters):	4295030.5
Elevation:	132 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	38121-G3 ROSEVILLE, CA
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	Resource Conservation and Recovery Act Information

STATE ASTM STANDARD

AWP.....	Annual Workplan Sites
----------	-----------------------

EXECUTIVE SUMMARY

Cal-Sites.....	Calsites Database
Notify 65.....	Proposition 65 Records
Toxic Pits.....	Toxic Pits Cleanup Act Sites
SWF/LF.....	Solid Waste Information System
WMUDS/SWAT.....	Waste Management Unit Database
LUST.....	Geotracker's Leaking Underground Fuel Tank Report
CA BOND EXP. PLAN.....	Bond Expenditure Plan
UST.....	Active UST Facilities
INDIAN UST.....	Underground Storage Tanks on Indian Land
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
HIST UST.....	Hazardous Substance Storage Container Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
Delisted NPL.....	National Priority List Deletions
HMIRS.....	Hazardous Materials Information Reporting System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
NPL Liens.....	Federal Superfund Liens
PADS.....	PCB Activity Database System
UMTRA.....	Uranium Mill Tailings Sites
US ENG CONTROLS.....	Engineering Controls Sites List
ODI.....	Open Dump Inventory
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
INDIAN RESERV.....	Indian Reservations
RAATS.....	RCRA Administrative Action Tracking System
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
FTTS INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST.....	Aboveground Petroleum Storage Tank Facilities
CLEANERS.....	Cleaner Facilities
SCH.....	School Property Evaluation Program
REF.....	Unconfirmed Properties Referred to Another Agency
WIP.....	Well Investigation Program Case List
EMI.....	Emissions Inventory Data
NFA.....	No Further Action Determination
NFE.....	Properties Needing Further Evaluation
SLIC.....	Statewide SLIC Cases
CA PLACER CO. MS.....	Master List of Facilities

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas.....	Former Manufactured Gas (Coal Gas) Sites
---------------	--

BROWNFIELDS DATABASES

US BROWNFIELDS.....	A Listing of Brownfields Sites
---------------------	--------------------------------

EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-LQG list, as provided by EDR, and dated 05/20/2005 has revealed that there are 3 RCRA-LQG sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON 210283	10291 FAIRWAY DR	1/2 - 1 E	17	30
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>NORANDA RECYCLING INC.</i>	<i>8855 WASHINGTON BLVD.</i>	<i>1/8 - 1/4 ENE</i>	<i>B6</i>	<i>11</i>
<i>AGILENT TECHNOLOGIES</i>	<i>10050 FOOTHILLS BLVD</i>	<i>1/4 - 1/2 W</i>	<i>C15</i>	<i>27</i>

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous

EXECUTIVE SUMMARY

waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 05/20/2005 has revealed that there are 3 RCRA-SQG sites within approximately 0.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HEWLETT PACKARD CO	10000 ALLANTOWN DR	1/8 - 1/4 WNW 1		6
ALBERTSONS INCORPORATED REFRIG	9999 NIBLICK DRIVE	1/4 - 1/2 WNW 9		18
HB FULLER ROSEVILLE PLANT	10500 INDUSTRIAL AVE	1/2 - 1 NNW 18		30

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2004 has revealed that there are 2 ERNS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
10031 FOOTHILLS BLVD	10031 FOOTHILLS BLVD	1/4 - 1/2 W	C11	24
10031 FOOTHILLS BLVD	10031 FOOTHILLS BLVD	1/4 - 1/2 W	C12	24

STATE ASTM STANDARD

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/2003 has revealed that there are 4 CHMIRS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NORANDA RECYCLING INC.	8855 WASHINGTON BLVD.	1/8 - 1/4 ENE	B6	11
TELEPLAN	8875 WASHINGTON BLVD	1/8 - 1/4 ENE	B7	15
Not reported	10031 FOOTHILLS BLVD	1/4 - 1/2 W	C13	24
Not reported	10031 FOOTHILLS BLVD.	1/4 - 1/2 W	C14	25

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there is 1 Cortese site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN OLEAN TILE COMPA	8250 INDUSTRIAL	1/2 - 1 SSW	D19	37

EXECUTIVE SUMMARY

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 05/04/2005 has revealed that there is 1 VCP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN OLEAN TILE COMPANY	8250 INDUSTRIAL AVENUE	1/2 - 1 SSW	D20	37

CA FID: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, has revealed that there are 2 CA FID UST sites within approximately 0.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LATHAM LUMBER	8555 WASHINGTON BLVD	1/8 - 1/4 E	A3	9
ALBERTSONS INCORPORATED REFRIG	9999 NIBLICK DRIVE	1/4 - 1/2 WNW	9	18

SWEEPS: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 2 SWEEPS UST sites within approximately 0.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LATHAM LUMBER	8555 WASHINGTON BLVD	1/8 - 1/4 E	A3	9
ALBERTSONS INCORPORATED REFRIG	9999 NIBLICK DRIVE	1/4 - 1/2 WNW	9	18

FEDERAL ASTM SUPPLEMENTAL

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 07/11/2005 has revealed that there are 4 FINDS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HEWLETT PACKARD CO	10000 ALLANTOWN DR	1/8 - 1/4 WNW	1	6
NORANDA RECYCLING INC.	8855 WASHINGTON BLVD.	1/8 - 1/4 ENE	B6	11

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ALBERTSONS INCORPORATED REFRIG	9999 NIBLICK DRIVE	1/4 - 1/2 WNW	9	18
AGILENT TECHNOLOGIES	10050 FOOTHILLS BLVD	1/4 - 1/2 W	C15	27

STATE OR LOCAL ASTM SUPPLEMENTAL

WDS: California Water Resources Control Board - Waste Discharge System.

A review of the CA WDS list, as provided by EDR, and dated 06/20/2005 has revealed that there are 2 CA WDS sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NORANDA RECYCLING INC.	8855 WASHINGTON BLVD.	1/8 - 1/4 ENE	B6	11
ALBERTSONS INCORPORATED REFRIG	9999 NIBLICK DRIVE	1/4 - 1/2 WNW	9	18

DEED: The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

A review of the DEED list, as provided by EDR, and dated 08/02/2005 has revealed that there is 1 DEED site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN OLEAN TILE COMPANY	8250 INDUSTRIAL AVENUE	1/2 - 1 SSW	D20	37

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, and dated 12/31/2002 has revealed that there are 11 HAZNET sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON 208398	8001 WASHINGTON BLVD	1/4 - 1/2 SE	8	17
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HEWLETT PACKARD CO	10000 ALLANTOWN DR	1/8 - 1/4 WNW	1	6
HARRIS & BRUNO MACHINE COMPANY	8555 WASHINGTON BLVD.	1/8 - 1/4 E	A2	7
THE CAT RENTAL STORE (HOLT OF	10000 INDUSTRIAL AVE	1/8 - 1/4 WNW	4	9
PERFORMANCE POLYMERS TECHNOLOG	8801 WASHINGTON BLVD ST	1/8 - 1/4 ENE	A5	10
NORANDA RECYCLING INC.	8855 WASHINGTON BLVD.	1/8 - 1/4 ENE	B6	11
TELEPLAN	8875 WASHINGTON BLVD	1/8 - 1/4 ENE	B7	15
ALBERTSONS INCORPORATED REFRIG	9999 NIBLICK DRIVE	1/4 - 1/2 WNW	9	18
PRIDE INDUSTRIES	10030 FOOTHILLS BLVD	1/4 - 1/2 W	C10	22
AGILENT TECHNOLOGIES	10050 FOOTHILLS BLVD	1/4 - 1/2 W	C15	27
PASCO SCIENTIFIC	10101 FOOTHILLS BLVD	1/4 - 1/2 W	C16	28

EXECUTIVE SUMMARY

BROWNFIELDS DATABASES

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 05/04/2005 has revealed that there is 1 VCP site within approximately 1 mile of the target property.

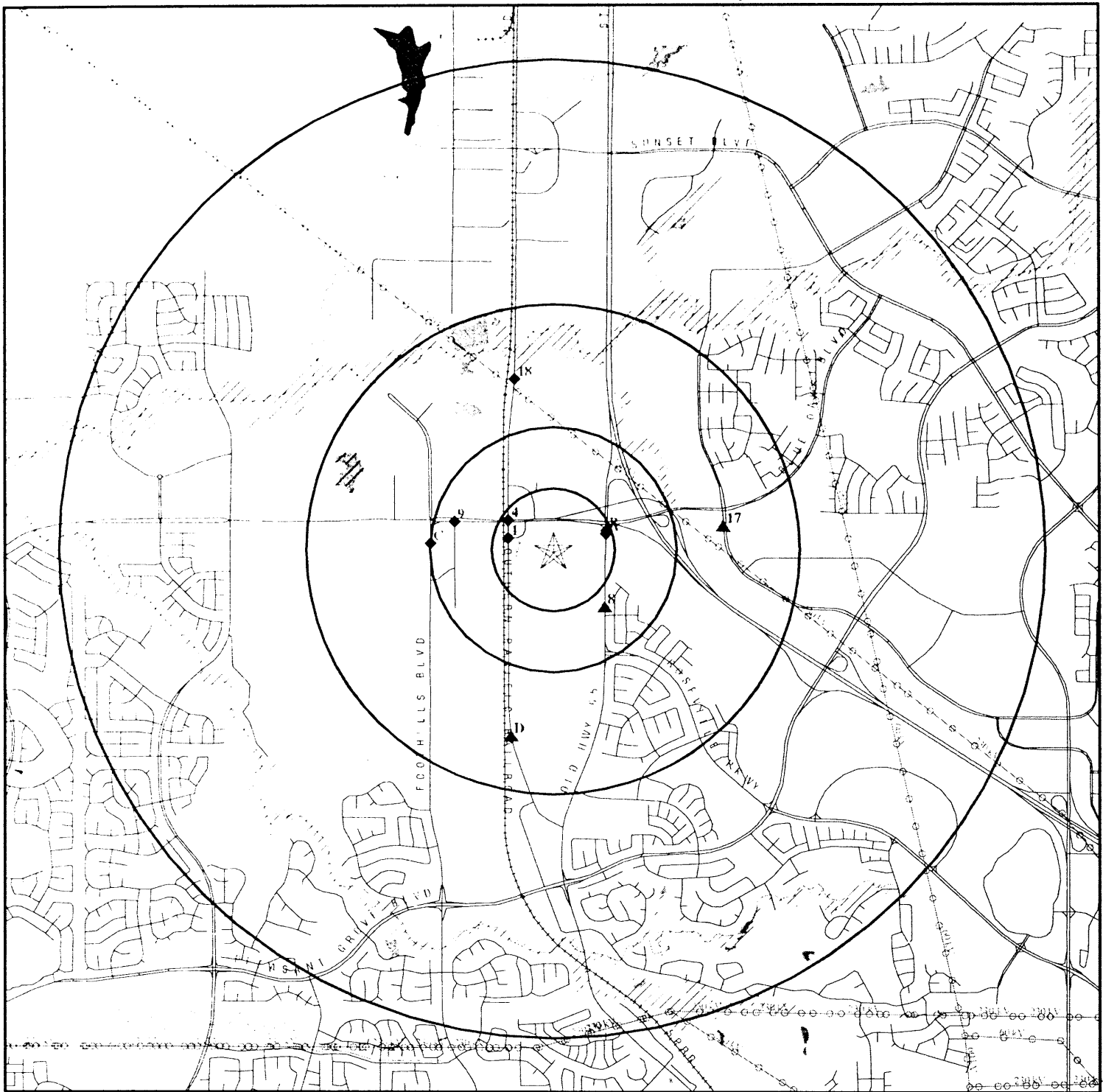
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>AMERICAN OLEAN TILE COMPANY</i>	<i>8250 INDUSTRIAL AVENUE</i>	<i>1/2 - 1 SSW</i>	<i>D20</i>	<i>37</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
ROSEVILLE CORP. YARD	CA FID UST, SWEEPS UST
CITY OF ROSEVILLE CORPORATION YARD	SWEEPS UST
ROSEVILLE FIRE DEPARTMENT	SWEEPS UST
LIFT STATION SEWER ASSESMENT D	CA FID UST, SWEEPS UST
SP-ROSEVILLE-SOUTH YARD	AWP
ROSEVILLE CLEANERS	CLEANERS
RAINBOW CLEANERS	HAZNET, CLEANERS
BERRY STREET MALL - FINGERS LANDFI	SWF/LF
WARAICH SHELL	UST
ROSEVILLE CORPORATION YARD	UST
ROSEVILLE CORP. YARD	HIST UST
ROSEVILLE (CLEANING TRACK)	HIST UST
CITY OF ROSEVILLE	HAZNET
1X P G & E	HAZNET
ROSEVILLE CITY SCHOOL DIST	HAZNET
OHN KRINSNER TRUCKING	HAZNET
1X ROSEVILLE OINT UNION HIGH SCHO	HAZNET
ROSEVILLE DENTAL ASSOCIATES	HAZNET
ROSEVILLE HS	HAZNET, SCH
RANKIN & RANKIN	HAZNET
1/2 BLOCK E OF E. ROSEVILLE PARKWA	ERNS
BOWL TRACK 17 IN ROSEVILLE	ERNS
BOWL TRACK 324 ROSEVILLE YARD, MP	ERNS
INDUSTRIAL AVE.	ERNS
ROSEVILLE YD	ERNS
ROSEVILLE YARD, MP 106.6	ERNS
ROSEVILLE YARD TRACK #462, LINE 28	ERNS
ROSEVILLE YARD, TRACK 476	ERNS
ROSEVILLE SO. PACIFIC YARD SUBWAY	ERNS
SPRR YARDS/ROSEVILLE CA	ERNS
ON SPRR FROM COLFAX TO ROSEVILLE	ERNS
DEL WEBB SUN CITY ROSEVILLE DEVELO	SLIC
SOUTHERN PACIFIC PIPELINES- ROSEVI	SLIC
UNION PACIFIC RAILROAD - ROSEVILLE	SLIC
UNION PACIFIC RAILROAD-ROSEVILLE R	SLIC

OVERVIEW MAP - 1515488.2s - URS Corporation



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

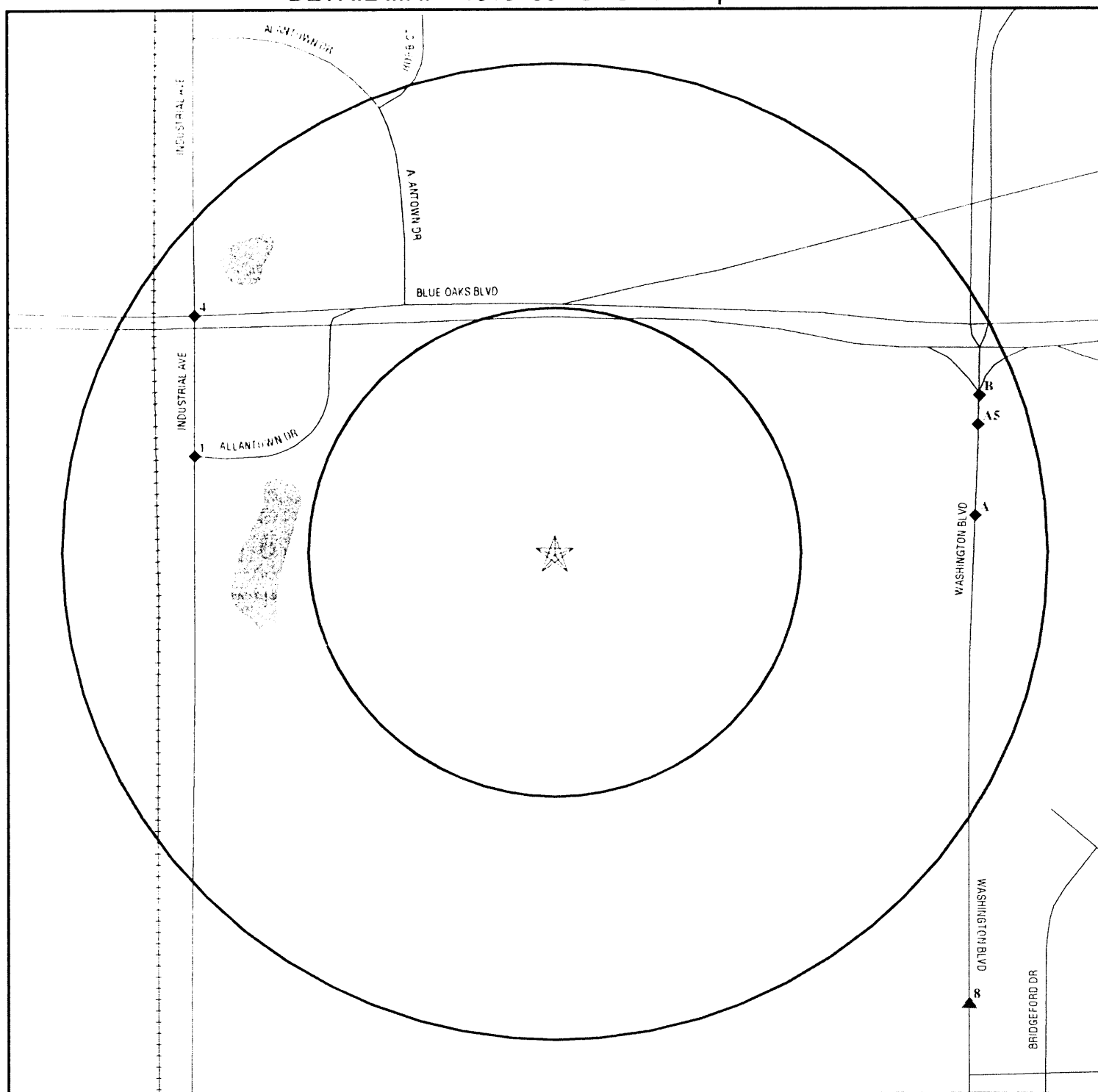
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

■ Areas of Concern

TARGET PROPERTY: 9000 Industrial Roseville
 ADDRESS: 9000 Industrial Avenue
 CITY/STATE/ZIP: Roseville CA 95678

CUSTOMER: URS Corporation
 CONTACT: Tony Mindling
 INQUIRY #: 1515488.2s

DETAIL MAP - 1515488.2s - URS Corporation



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▲ Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- ▲ Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

- Areas of Concern

TARGET PROPERTY: 9000 Industrial Roseville
 ADDRESS: 9000 Industrial Avenue
 CITY/STATE/ZIP: Roseville CA 95678
 LAT/LONG: 38.7800 -121.8345

CUSTOMER: URS Corporation
 CONTACT: Tony Mindling
 INQUIRY #: 1515488.2s
 DATE: 08/20/2003 09:00:00

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.500	0	0	0	0	0	0
Proposed NPL		1.500	0	0	0	0	0	0
CERCLIS		1.000	0	0	0	0	NR	0
CERC-NFRAP		0.750	0	0	0	0	NR	0
CORRACTS		1.500	0	0	0	0	0	0
RCRA TSD		1.000	0	0	0	0	NR	0
RCRA Lg. Quan. Gen.		0.750	0	1	1	1	NR	3
RCRA Sm. Quan. Gen.		0.750	0	1	1	1	NR	3
ERNS		0.500	0	0	2	NR	NR	2
<u>STATE ASTM STANDARD</u>								
AWP		1.500	0	0	0	0	0	0
Cal-Sites		1.500	0	0	0	0	0	0
CHMIRS		0.500	0	2	2	NR	NR	4
Cortese		1.000	0	0	0	1	NR	1
Notify 65		1.500	0	0	0	0	0	0
Toxic Pits		1.500	0	0	0	0	0	0
State Landfill		1.000	0	0	0	0	NR	0
WMUDS/SWAT		1.000	0	0	0	0	NR	0
LUST		1.000	0	0	0	0	NR	0
CA Bond Exp. Plan		1.500	0	0	0	0	0	0
UST		0.750	0	0	0	0	NR	0
VCP		1.000	0	0	0	1	NR	1
INDIAN UST		0.750	0	0	0	0	NR	0
INDIAN LUST		1.000	0	0	0	0	NR	0
CA FID UST		0.750	0	1	1	0	NR	2
HIST UST		0.750	0	0	0	0	NR	0
SWEEPS UST		0.750	0	1	1	0	NR	2
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.500	0	0	0	0	0	0
ROD		1.500	0	0	0	0	0	0
Delisted NPL		1.500	0	0	0	0	0	0
FINDS		0.500	0	2	2	NR	NR	4
HMIRS		0.500	0	0	0	NR	NR	0
MLTS		0.500	0	0	0	NR	NR	0
MINES		0.750	0	0	0	0	NR	0
NPL Liens		0.500	0	0	0	NR	NR	0
PADS		0.500	0	0	0	NR	NR	0
UMTRA		1.000	0	0	0	0	NR	0
US ENG CONTROLS		1.000	0	0	0	0	NR	0
ODI		1.000	0	0	0	0	NR	0
FUDS		1.500	0	0	0	0	0	0
DOD		1.500	0	0	0	0	0	0
INDIAN RESERV		1.500	0	0	0	0	0	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RAATS		0.500	0	0	0	NR	NR	0
TRIS		0.500	0	0	0	NR	NR	0
TSCA		0.500	0	0	0	NR	NR	0
SSTS		0.500	0	0	0	NR	NR	0
FTTS		0.500	0	0	0	NR	NR	0

STATE OR LOCAL ASTM SUPPLEMENTAL

AST		0.500	0	0	0	NR	NR	0
CLEANERS		0.750	0	0	0	0	NR	0
CA WDS		0.500	0	1	1	NR	NR	2
DEED		1.000	0	0	0	1	NR	1
SCH		0.750	0	0	0	0	NR	0
REF		0.750	0	0	0	0	NR	0
WIP		0.750	0	0	0	0	NR	0
EMI		0.500	0	0	0	NR	NR	0
NFA		0.750	0	0	0	0	NR	0
NFE		0.750	0	0	0	0	NR	0
SLIC		1.000	0	0	0	0	NR	0
HAZNET		0.500	0	6	5	NR	NR	11
PLACER CO. MS		0.500	0	0	0	NR	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas		1.500	0	0	0	0	0	0
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BROWNFIELDS DATABASES

US BROWNFIELDS		1.000	0	0	0	0	NR	0
US INST CONTROL		1.000	0	0	0	0	NR	0
VCP		1.000	0	0	0	1	NR	1

NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft)
Elevation

MAP FINDINGS

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1
WNW
1/8-1/4
999 ft.

HEWLETT PACKARD CO
10000 ALLANTOWN DR
ROSEVILLE, CA 95747

RCRA-SQG 1001486850
FINDS CAR000052043
HAZNET

Relative:
Lower

RCRAInfo:

Owner: HEWLETT PACKARD CO
(415) 857-1501
EPA ID: CAR000052043
Contact: RICHARD BOULDT
(916) 785-4233

Actual:
127 ft.

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

HAZARDOUS WASTE TRACKING SYSTEM-DATAMART
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

HAZNET:

Gepaid: CAR000052043
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: 99
Tons: 0.07
Waste Category: Other organic solids
Disposal Method: Not reported
Contact: R BOULDT/EHS REPRESENTATIVE
Telephone: (916) 785-4233
Mailing Address: 8000 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported
Gepaid: CAR000052043
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: 99
Tons: 3.6
Waste Category: Other inorganic solid waste
Disposal Method: Not reported
Contact: R BOULDT/EHS REPRESENTATIVE
Telephone: (916) 785-4233
Mailing Address: 8000 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

HEWLETT PACKARD CO (Continued)

1001486850

Gepaid: CAR000052043
TSD EPA ID: CAD044429835
Gen County: Placer
Tsd County: Los Angeles
Tons: 2.9
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Other
Contact: HEWLETT PACKARD CO
Telephone: (000) 000-0000
Mailing Address: 8000 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County Placer
Gepaid: CAR000052043
TSD EPA ID: CAD044429835
Gen County: Placer
Tsd County: Los Angeles
Tons: 5.0000
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Other
Contact: HEWLETT PACKARD CO
Telephone: (000) 000-0000
Mailing Address: 8000 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County Placer
Gepaid: CAR000052043
TSD EPA ID: CAD044429835
Gen County: Placer
Tsd County: Los Angeles
Tons: .0125
Waste Category: Off-specification, aged, or surplus inorganics
Disposal Method: Disposal, Other
Contact: HEWLETT PACKARD CO
Telephone: (000) 000-0000
Mailing Address: 8000 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County Placer

A2 HARRIS & BRUNO MACHINE COMPANY
East 8555 WASHINGTON BLVD.
1/8-1/4 ROSEVILLE, CA 95678
1132 ft.

HAZNET S102819258
N/A

Site 1 of 3 in cluster A

Relative:
Lower

HAZNET:
Gepaid: CAL000112675
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: San Bernardino
Tons: 2.71
Waste Category: Unspecified oil-containing waste
Disposal Method: Transfer Station
Contact: DON FALLIN CEA
Telephone: (916) 781-7676
Mailing Address: 8555 WASHINGTON BLVD
ROSEVILLE, CA 95678 - 5901
County Not reported

Actual:
127 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

HARRIS & BRUNO MACHINE COMPANY (Continued)

S102819258

Gepaid: CAL000112675
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: San Bernardino
Tons: 6.30
Waste Category: Unspecified oil-containing waste
Disposal Method: Transfer Station
Contact: DON FALLIN CEA
Telephone: (916) 781-7676
Mailing Address: 8555 WASHINGTON BLVD
ROSEVILLE, CA 95678 - 5901
County: Not reported

Gepaid: CAL000112675
TSD EPA ID: CAD982446874
Gen County: Placer
Tsd County: Yolo
Tons: .5295
Waste Category: Waste oil and mixed oil
Disposal Method: Transfer Station
Contact: NICK BRUNO
Telephone: (000) 000-0000
Mailing Address: 8555 WASHINGTON BLVD
ROSEVILLE, CA 95678 - 5901
County: Placer

Gepaid: CAL000112675
TSD EPA ID: CAT080031628
Gen County: Placer
Tsd County: Kern
Tons: .9841
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: NICK BRUNO
Telephone: (000) 000-0000
Mailing Address: 8555 WASHINGTON BLVD
ROSEVILLE, CA 95678 - 5901
County: Placer

Gepaid: CAL000112675
TSD EPA ID: CAD000088252
Gen County: Placer
Tsd County: Los Angeles
Tons: .2000
Waste Category: Other organic solids
Disposal Method: Transfer Station
Contact: NICK BRUNO
Telephone: (000) 000-0000
Mailing Address: 8555 WASHINGTON BLVD
ROSEVILLE, CA 95678 - 5901
County: Placer

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A3
East
1/8-1/4
1132 ft.

LATHAM LUMBER
8555 WASHINGTON BLVD
ROSEVILLE, CA 95678

CA FID UST
SWEEPS UST

S101589753
N/A

Site 2 of 3 in cluster A

Relative:
Lower

FID:

Actual:
127 ft.

Facility ID:	31000963	Regulate ID:	Not reported
Reg By:	Inactive Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Inactive	Facility Tel:	(916) 782-1266
Mail To:	Not reported		
	8555 WASHINGTON BLVD		
	ROSEVILLE, CA 95678		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

SWEEPS:

Status :	Not reported
Comp Number :	3241
Number :	Not reported
Board Of Equalization :	Not reported
Ref Date :	Not reported
Act Date :	Not reported
Created Date :	Not reported
Tank Status :	Not reported
Owner Tank Id :	Not reported
Swrcb Tank Id :	31-015-003241-000001
Actv Date :	Not reported
Capacity :	12000
Tank Use :	M.V. FUEL
Stg :	PRODUCT
Content :	DIESEL
Number Of Tanks :	1

4
WNW
1/8-1/4
1157 ft.

THE CAT RENTAL STORE (HOLT OF CAL)
10000 INDUSTRIAL AVE
ROSEVILLE, CA 95678

HAZNET **S105090849**
N/A

Relative:
Lower

HAZNET:

Actual:
126 ft.

Gepaid:	CAL000171381
TSD EPA ID:	Not reported
Gen County:	Placer
Tsd County:	Los Angeles
Tons:	0.15
Waste Category:	Other organic solids
Disposal Method:	Not reported
Contact:	MIKE DUTRO, STORE MANAGER
Telephone:	(916) 772-9600
Mailing Address:	10000 INDUSTRIAL AVE
	ROSEVILLE, CA 95678
County	Not reported

Map ID
Direction
Distance
Distance (ft)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

THE CAT RENTAL STORE (HOLT OF CAL) (Continued)

S105090849

Gepaid: CAL000171381
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0.18
Waste Category: Other organic solids
Disposal Method: Disposal, Land Fill
Contact: MIKE DUTRO, STORE MANAGER
Telephone: (916) 772-9600
Mailing Address: 10000 INDUSTRIAL AVE
ROSEVILLE, CA 95678
County: Not reported

Gepaid: CAL000171381
TSD EPA ID: CAD008252405
Gen County: Placer
Tsd County: Los Angeles
Tons: .1876
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Contact: KENNETH MONROE
Telephone: (916) 991-8200
Mailing Address: 10000 INDUSTRIAL AVE
ROSEVILLE, CA 95678
County: Placer

A5 PERFORMANCE POLYMERS TECHNOLOGIES LLC
ENE 8801 WASHINGTON BLVD STE 109
1/8-1/4 ROSEVILLE, CA 95678
1187 ft.

HAZNET S105724846
N/A

Site 3 of 3 in cluster A

Relative:
Lower

HAZNET:

Actual:
125 ft.

Gepaid: CAL000217129
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0.22
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Not reported
Contact: IAN MACAULEY
Telephone: (916) 677-1414
Mailing Address: 8801 WASHINGTON BLVD STE 109
ROSEVILLE, CA 95678
County: Not reported

Gepaid: CAL000217129
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0.45
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Recycler
Contact: IAN MACAULEY
Telephone: (916) 677-1414
Mailing Address: 8801 WASHINGTON BLVD STE 109
ROSEVILLE, CA 95678
County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PERFORMANCE POLYMERS TECHNOLOGIES LLC (Continued)

S105724846

Gepaid: CAL000217129
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Not reported
Tons: 0.16
Waste Category: Unspecified organic liquid mixture
Disposal Method: Not reported
Contact: IAN MACAULEY
Telephone: (916) 677-1414
Mailing Address: 8801 WASHINGTON BLVD STE 109
ROSEVILLE, CA 95678
County: Not reported

Gepaid: CAL000217129
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0.22
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Contact: IAN MACAULEY
Telephone: (916) 677-1414
Mailing Address: 8801 WASHINGTON BLVD STE 109
ROSEVILLE, CA 95678
County: Not reported

Gepaid: CAL000217129
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0.15
Waste Category: Other organic solids
Disposal Method: Disposal, Land Fill
Contact: IAN MACAULEY
Telephone: (916) 677-1414
Mailing Address: 8801 WASHINGTON BLVD STE 109
ROSEVILLE, CA 95678
County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
1 additional CA HAZNET record(s) in the EDR Site Report.

B6 NORANDA RECYCLING INC.
ENE 8855 WASHINGTON BLVD.
1/8-1/4 ROSEVILLE, CA 95678
1206 ft.

Relative: Site 1 of 2 in cluster B
Lower

Actual:
125 ft.

FINDS 1001085682
HAZNET CAR000010066
CHMIRS
RCRA-LQG
CA WDS

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

NORANDA RECYCLING INC. (Continued)

1001085682

RCRAInfo:

Owner: LONGMEADOW DEVELOPMENT CORPORATION
EPA ID: CAR000010066
Contact: RAFAEL REVELES
(916) 785-2380

Classification: Large Quantity Generator
TSDF Activities: Not reported

BIENNIAL REPORTS:

Last Biennial Reporting Year: 2003

Waste	Quantity (Lbs)	Waste	Quantity (Lbs)
D001	757.00	D002	634.00
D003	1582.00	D008	14030.00
D009	1057.00		

Violation Status: Violations exist

Regulation Violated:	Not reported
Area of Violation:	TSD-FINANCIAL RESPONSIBILITY REQUIREMENTS
Date Violation Determined:	10/26/2004
Actual Date Achieved Compliance:	11/24/2004

Enforcement Action:	WRITTEN INFORMAL
Enforcement Action Date:	10/26/2004
Penalty Type:	Not reported

Regulation Violated:	Not reported
Area of Violation:	TSD-GENERAL STANDARDS
Date Violation Determined:	10/26/2004
Actual Date Achieved Compliance:	10/26/2004

There are 2 violation record(s) reported at this site:

Evaluation	Area of Violation	Date of Compliance
Other Evaluation	TSD-FINANCIAL RESPONSIBILITY REQUIREMENTS	20041124
	TSD-GENERAL STANDARDS	20041026

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

HAZNET:

Gepaid: CAR000010066
TSD EPA ID: CAD009452657
Gen County: Placer
Tsd County: San Mateo
Tons: 2.5500
Waste Category: Other organic solids
Disposal Method: Treatment, Incineration
Contact: HEWLETT PACKARD CO
Telephone: (415) 857-1501
Mailing Address: 8000 FOOTHILLS BLVD M/S 5609
ROSEVILLE, CA 95747 - 5069
County: Placer

Map ID
Direction
Distance
Distance (ft)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

NORANDA RECYCLING INC. (Continued)

1001085682

Gepaid: CAR000010066
TSD EPA ID: CAD009452657
Gen County: Placer
Tsd County: San Mateo
Tons: .4025
Waste Category: Laboratory waste chemicals
Disposal Method: Treatment, Incineration
Contact: HEWLETT PACKARD CO
Telephone: (415) 857-1501
Mailing Address: 8000 FOOTHILLS BLVD M/S 5609
ROSEVILLE, CA 95747 - 5069
County Placer

Gepaid: CAR000010066
TSD EPA ID: CAD009452657
Gen County: Placer
Tsd County: San Mateo
Tons: .0575
Waste Category: Laboratory waste chemicals
Disposal Method: Recycler
Contact: HEWLETT PACKARD CO
Telephone: (415) 857-1501
Mailing Address: 8000 FOOTHILLS BLVD M/S 5609
ROSEVILLE, CA 95747 - 5069
County Placer

Gepaid: CAR000010066
TSD EPA ID: CAD009452657
Gen County: Placer
Tsd County: San Mateo
Tons: .0050
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Recycler
Contact: HEWLETT PACKARD CO
Telephone: (415) 857-1501
Mailing Address: 8000 FOOTHILLS BLVD M/S 5609
ROSEVILLE, CA 95747 - 5069
County Placer

Gepaid: CAR000010066
TSD EPA ID: CAD009452657
Gen County: Placer
Tsd County: San Mateo
Tons: 1.1270
Waste Category: Other inorganic solid waste
Disposal Method: Recycler
Contact: HEWLETT PACKARD CO
Telephone: (415) 857-1501
Mailing Address: 8000 FOOTHILLS BLVD M/S 5609
ROSEVILLE, CA 95747 - 5069
County Placer

[Click this hyperlink](#) while viewing on your computer to access
100 additional CA HAZNET record(s) in the EDR Site Report.

CHMIRS:

OES Control Number: 99-4487
Chemical Name: Lead / Copper / Zinc
Extent of Release: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

NORANDA RECYCLING INC. (Continued)

1001085682

Property Use:	Not reported
Incident Date:	Not reported
Date Completed:	Not reported
Time Completed :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	99-4487
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personnel # Of Injuries :	Not reported
Responding Agency Personnel # Of Fatalities :	0
Resp Agncy Personnel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	Yes
Waterway :	Unkn creek
Spill Site :	Merchant/Business
Cleanup By :	Contractor
Containment :	No
What Happened :	Not reported
Type :	Not reported
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported
Date/Time :	10/22/199901:44:40 PM
Evacuations :	0
True date :	12/31/03
Year :	1999
Agency :	Micro Metallics
BBLS :	0
Cups :	0
CUFT :	0
Gallons :	0
Grams :	0
Pounds :	0
Liters :	0

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

NORANDA RECYCLING INC. (Continued)

1001085682

Ounces : 0
Pints : 0
Quarts : 0
Sheen : 0
Tons : 0
Unknown : 0
Description :

There was a fire at Micro Metallics, Fire Dept hosed it down. In addition to foam sprayed as a result of the fire, the metallics were washed into the storm drain also. Tadpoles are dying in the creek which the storm drain drains into.

Incident date : 10/21/1999 12:00:00 AM
Admin Agency : Roseville Fire Department
OES date : Not reported
OES time : Not reported
Amount : Not reported

WDS:

Facility ID: 5S 311014692
Facility Contact: Not reported
SIC Code: 0
Agency Name: MICRO METALLICS
Agency Address: 95678
Agency Contact: Not reported
Design Flow: 0 Million Gal/Day
Facility Type: Not reported
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
Agency Type: 0
Waste Type: Not reported
Threat to Water: Not reported
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.
Reclamation: Not reported
POTW: Not reported
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 0

Facility Telephone: Not reported
SIC Code 2: Not reported

Agency Phone: Not reported
Baseline Flow: Not reported

B7
ENE
1/8-1/4
1216 ft.

TELEPLAN
8875 WASHINGTON BLVD
ROSEVILLE, CA 95678

HAZNET S105887092
CHMIRS N/A

Relative:
Lower

Site 2 of 2 in cluster B

Actual:
125 ft.

HAZNET:
Gepaid: CAL000224374
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Santa Clara
Tons: 0 00
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Transfer Station
Contact: JOSEPH PANELO/SAFETY COORD
Telephone: (916) 677-4567
Mailing Address: 8875 WASHINGTON BLVD
ROSEVILLE, CA 95678

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TELEPLAN (Continued)

S105887092

County Not reported

Gepaid: CAL000224374
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Santa Clara
Tons: 0.00
Waste Category: Empty containers less than 30 gallons
Disposal Method: Disposal, Other
Contact: JOSEPH PANELO/SAFETY COORD
Telephone: (916) 677-4567
Mailing Address: 8875 WASHINGTON BLVD
 ROSEVILLE, CA 95678

County Not reported

Gepaid: CAL000224374
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Santa Clara
Tons: 0.10
Waste Category: Liquids with pH <UN-> 2 with metals
Disposal Method: Transfer Station
Contact: JOSEPH PANELO/SAFETY COORD
Telephone: (916) 677-4567
Mailing Address: 8875 WASHINGTON BLVD
 ROSEVILLE, CA 95678

County Not reported

CHMIRS:

OES Control Number: 02-6125
Chemical Name: Compressor oil
Extent of Release: Not reported
Property Use: Not reported
Incident Date: Not reported
Date Completed: Not reported
Time Completed : Not reported
Agency Id Number : Not reported
Agency Incident Number : Not reported
OES Incident Number : 02-6125
Time Notified : Not reported
Surrounding Area : Not reported
Estimated Temperature : Not reported
Property Management : Not reported
More Than Two Substances Involved? : Not reported
Special Studies 1 : Not reported
Special Studies 2 : Not reported
Special Studies 3 : Not reported
Special Studies 4 : Not reported
Special Studies 5 : Not reported
Special Studies 6 : Not reported
Responding Agency Personel # Of Injuries : Not reported
Responding Agency Personel # Of Fatalities : 0
Resp Agncy Personel # Of Decontaminated : Not reported
Others Number Of Decontaminated : Not reported
Others Number Of Injuries : Not reported
Others Number Of Fatalities : Not reported
Vehicle Make/year : Not reported
Vehicle License Number : Not reported
Vehicle State : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

TELEPLAN (Continued)

S105887092

Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Merchant/Business
Cleanup By :	N/A
Containment :	Yes
What Happened :	Not reported
Type :	Not reported
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported
Date/Time :	11/11/200211:50:25 AM
Evacuations :	360
True date :	12/31/03
Year :	2002
Agency :	Roseville City Fire Dept.
BBLS :	0
Cups :	0
CUFT :	0
Gallons :	0.000000
Grams :	0
Pounds :	0
Liters :	0
Ounces :	0
Pints :	0
Quarts :	0
Sheen :	0
Tons :	0
Unknown :	0
Description :	Per caller, oil released from a compressor and caught fire and sent smoke into the building. None of the material went to the ground. The 6 people listed as injured were treated at the scene and secured their own transportation to the hospital. All ot
Incident date :	11/11/200212:00:00 AM
Admin Agency :	Roseville Fire Department
OES date :	Not reported
OES time :	Not reported
Amount :	Not reported

8 CHEVRON 208398
 SE 8001 WASHINGTON BLVD
 1/4-1/2 ROSEVILLE, CA 95610
 1648 ft.

HAZNET S106091930
 N/A

Relative:
 Higher

Actual:
 144 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

CHEVRON 208398 (Continued)

EDR ID Number
EPA ID Number

Database(s)

S106091930

HAZNET:

Gepaid: CAL000217125
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: San Mateo
Tons: 0.15
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Contact: KATHY NORRIS
Telephone: (925) 842-5931
Mailing Address: PO BOX 6004
SAN RAMON, CA 94583
County: Not reported

9
WNW
1/4-1/2
2200 ft.

Relative:
Lower

Actual:
126 ft.

ALBERTSONS INCORPORATED REFRIGERATED DISTRIBUTION
9999 NIBLICK DRIVE
ROSEVILLE, CA 95661

RCRA-SQG 1000595947
FINDS CAD983599051
HAZNET
CA FID UST
CA WDS
SWEEPS UST

RCRAInfo:

Owner: ALBERTSONS INC
(415) 555-1212
EPA ID: CAD983599051
Contact: EVERETT RETALLACK
(916) 784-8800
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

HAZNET:

Gepaid: CAD983599051
TSD EPA ID: CAD982446890
Gen County: Placer
Tsd County: San Joaquin
Tons: .0834
Waste Category: Waste oil and mixed oil
Disposal Method: Transfer Station
Contact: ALBERTSONS INC
Telephone: (208) 385-6200
Mailing Address: PO BOX 619010
ROSEVILLE, CA 95661 - 9010
County: Placer

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

ALBERTSONS INCORPORATED REFRIGERATED DISTRIBUTION (Continued)

1000595947

Gepaid: CAL000057104
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: San Mateo
Tons: 0.3
Waste Category: Other organic solids
Disposal Method: Recycler
Contact: LAURA KIDWAI, ENV PROJECTS SPE
Telephone: (916) 784-8700
Mailing Address: PO BOX 20 DEPT 74100
BOISE, ID 83726
County: Not reported

Gepaid: CAL000057104
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Yolo
Tons: 0
Waste Category: Oil/water separation sludge
Disposal Method: Not reported
Contact: LAURA KIDWAI, ENV PROJECTS SPE
Telephone: (916) 784-8700
Mailing Address: PO BOX 20 DEPT 74100
BOISE, ID 83726
County: Not reported

Gepaid: CAL000057104
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: San Mateo
Tons: 0.79
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Contact: LAURA KIDWAI, ENV PROJECTS SPE
Telephone: (916) 784-8700
Mailing Address: PO BOX 20 DEPT 74100
BOISE, ID 83726
County: Not reported

Gepaid: CAL000057104
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: San Mateo
Tons: 0.22
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: LAURA KIDWAI, ENV PROJECTS SPE
Telephone: (916) 784-8700
Mailing Address: PO BOX 20 DEPT 74100
BOISE, ID 83726
County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
25 additional CA HAZNET record(s) in the EDR Site Report.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

ALBERTSONS INCORPORATED REFRIGERATED DISTRIBUTION (Continued)

1000595947

FID:

Facility ID:	31000857	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(916) 784-8700
Mail To:	Not reported		
	250 PARKCENTER BLVD		
	RESOVILLE, CA 95678		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

WDS:

Facility ID:	5S 31I004616		
Facility Contact	JIM MOORE	Facility Telephone	(208) 385-6395
SIC Code:	4225	SIC Code 2:	Not reported
Agency Name:	ALBERTSONS, INC.		
Agency Address:	250 PARK CENTER BLVD		
	BOISE 95678		
Agency Contact:	SCOTT JARDINE	Agency Phone:	(916) 784-8700
Design Flow:	0 Million Gal/Day	Baseline Flow:	Not reported
Facility Type:	Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)		
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.		
Agency Type:	31		
Waste Type:	Stormwater Runoff - Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).		
Threat to Water:	Not reported		
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.		
Reclamation:	No reclamation requirements associated with this facility.		
POTW:	The facility is not a POTW.		
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board		
Subregion:	0		

SWEEPS:

Status :	A
Comp Number :	5684
Number :	1
Board Of Equalization :	Not reported
Ref Date :	09-24-91
Act Date :	09-24-91
Created Date :	09-24-91
Tank Status :	A
Owner Tank Id :	1
Swrcb Tank Id :	31-015-005684-000001
Actv Date :	09-24-91
Capacity :	1
Tank Use :	UNKNOWN

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ALBERTSONS INCORPORATED REFRIGERATED DISTRIBUTION (Continued)

1000595947

Stg : P
Content : Not reported
Number Of Tanks : 6

Status : A
Comp Number : 5684
Number : 1
Board Of Equalization : Not reported
Ref Date : 09-24-91
Act Date : 09-24-91
Created Date : 09-24-91
Tank Status : A
Owner Tank Id : 2
Swrcb Tank Id : 31-015-005684-000002
Actv Date : 09-24-91
Capacity : 1
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : Not reported

Status : A
Comp Number : 5684
Number : 1
Board Of Equalization : Not reported
Ref Date : 09-24-91
Act Date : 09-24-91
Created Date : 09-24-91
Tank Status : A
Owner Tank Id : 3
Swrcb Tank Id : 31-015-005684-000003
Actv Date : 09-24-91
Capacity : 1
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : Not reported

Status : A
Comp Number : 5684
Number : 1
Board Of Equalization : Not reported
Ref Date : 09-24-91
Act Date : 09-24-91
Created Date : 09-24-91
Tank Status : A
Owner Tank Id : 4
Swrcb Tank Id : 31-015-005684-000004
Actv Date : 09-24-91
Capacity : 1
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : Not reported

Status : A
Comp Number : 5684

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

ALBERTSONS INCORPORATED REFRIGERATED DISTRIBUTION (Continued)

1000595947

Number : 1
Board Of Equalization : Not reported
Ref Date : 09-24-91
Act Date : 09-24-91
Created Date : 09-24-91
Tank Status : A
Owner Tank Id : 5
Swrcb Tank Id : 31-015-005684-000005
Actv Date : 09-24-91
Capacity : 1
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : Not reported

Status : A
Comp Number : 5684
Number : 1
Board Of Equalization : Not reported
Ref Date : 09-24-91
Act Date : 09-24-91
Created Date : 09-24-91
Tank Status : A
Owner Tank Id : 6
Swrcb Tank Id : 31-015-005684-000006
Actv Date : 09-24-91
Capacity : 4000
Tank Use : M.V. FUEL
Stg : P
Content : DIESEL
Number Of Tanks : Not reported

C10
West
1/4-1/2
2631 ft.

PRIDE INDUSTRIES
10030 FOOTHILLS BLVD
ROSEVILLE, CA 95747

HAZNET S105723322
N/A

Site 1 of 7 in cluster C

Relative:
Lower

HAZNET:

Actual:
125 ft.

Gepaid: CAL000153772
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Sacramento
Tons: 0.06
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Treatment, Tank
Contact: PAM HOSKINS-OPERATIONS MGR
Telephone: (916) 788-2207
Mailing Address: 10030 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

PRIDE INDUSTRIES (Continued)

S105723322

Gepaid: CAL000153772
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Santa Clara
Tons: 0.25
Waste Category: Other inorganic solid waste
Disposal Method: Recycler
Contact: PAM HOSKINS-OPERATIONS MGR
Telephone: (916) 788-2207
Mailing Address: 10030 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

Gepaid: CAL000153772
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: San Mateo
Tons: 0.22
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Not reported
Contact: PAM HOSKINS-OPERATIONS MGR
Telephone: (916) 788-2207
Mailing Address: 10030 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

Gepaid: CAL000153772
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: San Mateo
Tons: 0.22
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: PAM HOSKINS-OPERATIONS MGR
Telephone: (916) 788-2207
Mailing Address: 10030 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

Gepaid: CAL000153772
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Santa Clara
Tons: 0.18
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Not reported
Contact: PAM HOSKINS-OPERATIONS MGR
Telephone: (916) 788-2207
Mailing Address: 10030 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
4 additional CA HAZNET record(s) in the EDR Site Report.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C11 10031 FOOTHILLS BLVD
West 10031 FOOTHILLS BLVD
1/4-1/2 ROSEVILLE, CA
2632 ft.

ERNS 2003645087
N/A

Site 2 of 7 in cluster C

Relative:
Lower

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

Actual:
124 ft.

C12 10031 FOOTHILLS BLVD
West 10031 FOOTHILLS BLVD
1/4-1/2 ROSEVILLE, CA 0
2632 ft.

ERNS 2001569854
N/A

Site 3 of 7 in cluster C

Relative:
Lower

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

Actual:
124 ft.

C13 10031 FOOTHILLS BLVD
West 10031 FOOTHILLS BLVD
1/4-1/2 ROSEVILLE, CA
2632 ft.

CHMIRS S105660133
N/A

Site 4 of 7 in cluster C

Relative:
Lower

Actual:
126 ft.

CHMIRS:

OES Control Number:	99-3679
Chemical Name:	Diesel
Extent of Release:	Not reported
Property Use:	Not reported
Incident Date:	Not reported
Date Completed:	Not reported
Time Completed :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	99-3679
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personnel # Of Injuries :	Not reported
Responding Agency Personnel # Of Fatalities :	0
Resp Agncy Personnel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

(Continued)

S105660133

Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Rail Road
Cleanup By :	Contractor
Containment :	Yes
What Happened :	Not reported
Type :	Not reported
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported
Date/Time :	9/1/199903:10:27 PM
Evacuations :	0
True date :	12/31/03
Year :	1999
Agency :	UPRR
BBLS :	0
Cups :	0
CUFT :	0
Gallons :	75
Grams :	0
Pounds :	0
Liters :	0
Ounces :	0
Pints :	0
Quarts :	0
Sheen :	0
Tons :	0
Unknown :	0
Description :	Unknown how release occurred. Train may have been overfilled, was discovered at the train yard.
Incident date :	9/1/199912:00:00 AM
Admin Agency :	Roseville Fire Department
OES date :	Not reported
OES time :	Not reported
Amount :	Not reported

C14
West 10031 FOOTHILLS BLVD.
1/4-1/2 ROSEVILLE, CA 95747
2632 ft.

CHMIRS S105668549
N/A

Site 5 of 7 in cluster C

Relative:
Lower

CHMIRS:

OES Control Number:	00-1165
Chemical Name:	N/A
Extent of Release:	Not reported
Property Use:	Not reported
Incident Date:	Not reported
Date Completed:	Not reported
Time Completed :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	00-1165
Time Notified :	Not reported
Surrounding Area :	Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

(Continued)

S105668549

Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personnel # Of Injuries :	Not reported
Responding Agency Personnel # Of Fatalities :	0
Resp Agency Personnel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	No
Waterway :	Not reported
Spill Site :	Rail Road
Cleanup By :	Reporting Party
Containment :	Unknown
What Happened :	Not reported
Type :	Not reported
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported
Date/Time :	3/11/200010:11:30 AM
Evacuations :	0
True date :	12/31/03
Year :	2000
Agency :	UPRR
BBLS :	0
Cups :	0
CUFT :	0
Gallons :	0.000000
Grams :	0
Pounds :	0
Liters :	0
Ounces :	0
Pints :	0
Quarts :	0
Sheen :	0
Tons :	0
Unknown :	0
Description :	A crane operator was injured when a locomotive hit the crane in the Roseville Railroad yard. The crane operator had minor injuries.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

(Continued)

S105668549

Incident date : 3/11/2000 12:00:00 AM
Admin Agency : Roseville Fire Department
OES date : Not reported
OES time : Not reported
Amount : Not reported

C15 AGILENT TECHNOLOGIES
West 10050 FOOTHILLS BLVD
1/4-1/2 ROSEVILLE, CA 95747
2633 ft.

FINDS 1004675748
HAZNET CAR000076687
RCRA-LQG

Site 6 of 7 in cluster C

Relative:
Lower

RCRAInfo:
Owner: AGILENT TECHNOLOGIES
(650) 752-5000
EPA ID: CAR000076687
Contact: BILL TANQUARY
(408) 553-2093
Classification: Large Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

Actual:
124 ft.

FINDS:

Other Pertinent Environmental Activity Identified at Site:
HAZARDOUS WASTE TRACKING SYSTEM-DATAMART
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

HAZNET:

Gepaid: CAR000076687
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 3.6
Waste Category: Other inorganic solid waste
Disposal Method: Recycler
Contact: LEWIS R MELINE EHS SPECIALIST
Telephone: (408) 553-2093
Mailing Address: 10050 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported
Gepaid: CAR000076687
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0.07
Waste Category: Other organic solids
Disposal Method: Disposal, Other
Contact: LEWIS R MELINE EHS SPECIALIST
Telephone: (408) 553-2093
Mailing Address: 10050 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

Map ID
Direction
Distance
Distance (ft)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

AGILENT TECHNOLOGIES (Continued)

1004675748

Gepaid: CAR000076687
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Contra Costa
Tons: 0.04
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Transfer Station
Contact: LEWIS R MELINE EHS SPECIALIST
Telephone: (408) 553-2093
Mailing Address: 10050 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

Gepaid: CAR000076687
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Contra Costa
Tons: 0.12
Waste Category: Liquids with pH <UN-> 2 with metals
Disposal Method: Transfer Station
Contact: LEWIS R MELINE EHS SPECIALIST
Telephone: (408) 553-2093
Mailing Address: 10050 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

Gepaid: CAR000076687
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Contra Costa
Tons: 0.25
Waste Category:
Disposal Method: Transfer Station
Contact: LEWIS R MELINE EHS SPECIALIST
Telephone: (408) 553-2093
Mailing Address: 10050 FOOTHILLS BLVD
ROSEVILLE, CA 95747
County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
7 additional CA HAZNET record(s) in the EDR Site Report.

C16
West
1/4-1/2
2635 ft.

PASCO SCIENTIFIC
10101 FOOTHILLS BLVD
ROSEVILLE, CA 95678

HAZNET **S103981093**
N/A

Relative:
Lower

Actual:
124 ft.

Site 7 of 7 in cluster C

HAZNET:
Gepaid: CAL000048864
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Transfer Station
Contact: GEORGE LECA/PROD SUPRV
Telephone: (916) 786-3800
Mailing Address: 10101 FOOTHILLS BLVD

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

PASCO SCIENTIFIC (Continued)

S103981093

ROSEVILLE, CA 95678
County Not reported
Gepaid: CAL000048864
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0.01
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Recycler
Contact: GEORGE LECA/PROD SUPRV
Telephone: (916) 786-3800
Mailing Address: 10101 FOOTHILLS BLVD
ROSEVILLE, CA 95678
County Not reported
Gepaid: CAL000048864
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0.04
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Land Fill
Contact: GEORGE LECA/PROD SUPRV
Telephone: (916) 786-3800
Mailing Address: 10101 FOOTHILLS BLVD
ROSEVILLE, CA 95678
County Not reported
Gepaid: CAL000048864
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Los Angeles
Tons: 0.02
Waste Category: Latex waste
Disposal Method: Recycler
Contact: GEORGE LECA/PROD SUPRV
Telephone: (916) 786-3800
Mailing Address: 10101 FOOTHILLS BLVD
ROSEVILLE, CA 95678
County Not reported
Gepaid: CAL000048864
TSD EPA ID: CAT080033681
Gen County: Placer
Tsd County: Los Angeles
Tons: .0125
Waste Category: Other inorganic solid waste
Disposal Method: Disposal, Other
Contact: PAUL STOKSTAD
Telephone: (000) 000-0000
Mailing Address: 10101 FOOTHILLS BLVD
ROSEVILLE, CA 95678
County Placer

[Click this hyperlink](#) while viewing on your computer to access
13 additional CA HAZNET record(s) in the EDR Site Report.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site
Database(s)
EDR ID Number
EPA ID Number

17
East
1/2-1
3683 ft.

CHEVRON 210283
10291 FAIRWAY DR
ROSEVILLE, CA 95678

RCRA-LQG 1007091396
CAR000148858

Relative:
Higher

RCRAInfo:
Owner: CHEVRON PRODUCTS CO
EPA ID: CAR000148858

Actual:
154 ft.

Contact: KATHY NORRIS
925-842-5931

Classification: Large Quantity Generator
TSD Activities: Not reported

Violation Status: No violations found

18
NNW
1/2-1
3771 ft.

HB FULLER ROSEVILLE PLANT
10500 INDUSTRIAL AVE
ROSEVILLE, CA 95678

RCRA-SQG 1000595334
FINDS CAD983592700
HAZNET
CHMIRS
EMI
CA WDS

Relative:
Lower

RCRAInfo:
Owner: HB FULLER CORP
(612) 645-3401
EPA ID: CAD983592700
Contact: Not reported

Classification: Small Quantity Generator
TSD Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
NATIONAL EMISSIONS INVENTORY
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM
TOXIC CHEMICAL RELEASE INVENTORY SYSTEM

HAZNET:

Gepaid: CAL000032358
TSD EPA ID: CAD980887418
Gen County: Placer
Tsd County: 1
Tons: .2210
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Contact: H B FULLER COMPANY
Telephone: (000) 000-0000
Mailing Address: 10500 INDUSTRIAL AVENUE
ROSEVILLE, CA 95678
County: Placer

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

HB FULLER ROSEVILLE PLANT (Continued)

1000595334

Gepaid: CAL000032358
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Sacramento
Tons: 0.03
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: CANCELLED PER LTR 1-29-96 BY
Telephone: --
Mailing Address: 10500 INDUSTRIAL AVENUE
ROSEVILLE, CA 95678
County: Not reported

Gepaid: CAL000188268
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Sacramento
Tons: 0.07
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: STEVE ARREGUIN SR FACILITY ENG
Telephone: (916) 787-6004
Mailing Address: 10500 INDUSTRIAL AVE
ROSEVILLE, CA 95678 - 5902
County: Not reported

Gepaid: CAL000188268
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Sacramento
Tons: 1.75
Waste Category: Adhesives
Disposal Method: Disposal, Other
Contact: STEVE ARREGUIN SR FACILITY ENG
Telephone: (916) 787-6004
Mailing Address: 10500 INDUSTRIAL AVE
ROSEVILLE, CA 95678 - 5902
County: Not reported

Gepaid: CAL000188268
TSD EPA ID: Not reported
Gen County: Placer
Tsd County: Sacramento
Tons: 3.21
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Disposal, Other
Contact: STEVE ARREGUIN SR FACILITY ENG
Telephone: (916) 787-6004
Mailing Address: 10500 INDUSTRIAL AVE
ROSEVILLE, CA 95678 - 5902
County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
10 additional CA HAZNET record(s) in the EDR Site Report.

CHMIRS:

OES Control Number: 4636
Chemical Name: water base glue
Extent of Release: Not reported

Map ID
Direction
Distance
Distance (ft)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

HB FULLER ROSEVILLE PLANT (Continued)

1000595334

Property Use: Not reported
Incident Date: Not reported
Date Completed: Not reported
Time Completed : Not reported
Agency Id Number : Not reported
Agency Incident Number : Not reported
OES Incident Number : 4636
Time Notified : Not reported
Surrounding Area : Not reported
Estimated Temperature : Not reported
Property Management : Not reported
More Than Two Substances Involved? : Not reported
Special Studies 1 : Not reported
Special Studies 2 : Not reported
Special Studies 3 : Not reported
Special Studies 4 : Not reported
Special Studies 5 : Not reported
Special Studies 6 : Not reported
Responding Agency Personel # Of Injuries : Not reported
Responding Agency Personel # Of Fatalities : NO
Resp Agency Personel # Of Decontaminated : Not reported
Others Number Of Decontaminated : Not reported
Others Number Of Injuries : Not reported
Others Number Of Fatalities : Not reported
Vehicle Make/year : Not reported
Vehicle License Number : Not reported
Vehicle State : Not reported
Vehicle Id Number : Not reported
CA/DOT/PUC/ICC Number : Not reported
Company Name : Not reported
Reporting Officer Name/ID : Not reported
Report Date : Not reported
Comments : Not reported
Facility Telephone Number : Not reported
Waterway Involved : NO
Waterway : Not reported
Spill Site : IND PLT
Cleanup By : fuller
Containment : NO
What Happened : Not reported
Type : CHEMICAL
Other : Not reported
Chemical 1 : Not Reported
Chemical 2 : Not Reported
Chemical 3 : Not Reported
Date/Time : Not reported
Evacuations : NO
True date : 12/31/03
Year : 1994
Agency : h b fuller co
BBLS : Not reported
Cups : Not reported
CUFT : Not reported
Gallons : Not reported
Grams : Not reported
Pounds : Not reported
Liters : Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

HB FULLER ROSEVILLE PLANT (Continued)

1000595334

Ounces :	Not reported
Pints :	Not reported
Quarts :	Not reported
Sheen :	Not reported
Tons :	Not reported
Unknown :	Not reported
Description :	load shifted crushing containers on truck
Incident date :	1600 11 oct 94
Admin Agency :	Not reported
OES date :	10/12/1994
OES time :	11:55:16 AM
Amount :	600 gal
OES Control Number:	016474
Chemical Name:	ferric chloride
Extent of Release:	Not reported
Property Use:	Not reported
Incident Date:	Not reported
Date Completed:	Not reported
Time Completed :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	016474
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	Not reported
Responding Agency Personel # Of Fatalities :	NO
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	YES
Waterway :	Not reported
Spill Site :	IND PLT
Cleanup By :	city fd/company crew
Containment :	NO
What Happened :	Not reported
Type :	CHEMICAL
Other :	Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number
EPA ID Number

HB FULLER ROSEVILLE PLANT (Continued)

1000595334

Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported
Date/Time :	Not reported
Evacuations :	NO
True date :	12/31/03
Year :	1996
Agency :	h b fuller
BBLS :	Not reported
Cups :	Not reported
CUFT :	Not reported
Gallons :	Not reported
Grams :	Not reported
Pounds :	Not reported
Liters :	Not reported
Ounces :	Not reported
Pints :	Not reported
Quarts :	Not reported
Sheen :	Not reported
Tons :	Not reported
Unknown :	Not reported
Description :	tank overflowed, cause unknown, alarm did not sound. recovered aprox 29 gal, aprox 1 gal went down the drain. that goes onto company property. drain cleaned by city fd.
Incident date :	1230 12 Nov 96
Admin Agency :	Not reported
OES date :	11/12/1996
OES time :	04:57:35 PM
Amount :	30 gal

WDS:

Facility ID:	5S 311006286	Facility Telephone	Not reported
Facility Contact	Not reported	SIC Code 2:	Not reported
SIC Code:	0		
Agency Name:	H.B. FULLER COMPANY		
Agency Address:	95678		
Agency Contact:	Not reported	Agency Phone:	Not reported
Design Flow:	0 Million Gal/Day	Baseline Flow:	Not reported
Facility Type:	Not reported		
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.		
Agency Type:	0		
Waste Type:	Not reported		
Threat to Water:	Not reported		
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.		
Reclamation:	Not reported		
POTW:	Not reported		
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board		
Subregion:	0		

EMISSIONS :

Year :	1990
Facility ID :	58

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

HB FULLER ROSEVILLE PLANT (Continued)

1000595334

Air District Code : PLA
SIC Code : 2891
Air Basin : SV
Air District Name : PLACER COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 31
County ID : 31
Total Organic Hydrocarbon Gases Tons/Yr: 2
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 1
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1993
Facility ID : 58
Air District Code : PLA
SIC Code : 2891
Air Basin : SV
Air District Name : PLACER COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 31
County ID : 31
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 3
Part. Matter 10 Micrometers and Smaller Tons/Yr : 2

Year : 1995
Facility ID : 58
Air District Code : PLA
SIC Code : 2891
Air Basin : SV
Air District Name : PLACER COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 31
County ID : 31
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 3
Part. Matter 10 Micrometers and Smaller Tons/Yr : 2

Year : 1996
Facility ID : 58
Air District Code : PLA
SIC Code : 2891
Air Basin : SV

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

HB FULLER ROSEVILLE PLANT (Continued)

1000595334

Air District Name : PLACER COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 31
County ID : 31
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 3
Part. Matter 10 Micrometers and Smaller Tons/Yr : 2

Year : 1997
Facility ID : 58
Air District Code : PLA
SIC Code : 2891
Air Basin : SV
Air District Name : PLACER COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 31
County ID : 31
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 3
Part. Matter 10 Micrometers and Smaller Tons/Yr : 2

Year : 1998
Facility ID : 58
Air District Code : PLA
SIC Code : 2891
Air Basin : SV
Air District Name : PLACER COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 31
County ID : 31
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 3
Part. Matter 10 Micrometers and Smaller Tons/Yr : 2

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

D19 **AMERICAN OLEAN TILE COMPA**
SSW **8250 INDUSTRIAL**
1/2-1 **ROSEVILLE, CA 95678**
4116 ft.

HAZNET **S103963687**
Cortese **N/A**

Site 1 of 2 in cluster D

Relative:
Higher

HAZNET:

Actual:
157 ft.

Gepaid: CAC001404112
TSD EPA ID: CAD000088252
Gen County: Placer
Tsd County: Los Angeles
Tons: 3.6000
Waste Category: Contaminated soil from site clean-ups
Disposal Method: Transfer Station
Contact: EXPORT INTERNATIONAL
Telephone: (000) 000-0000
Mailing Address: 2645 MERCANTILE DR #D
RANCHO CORDOVA, CA 95742
County Placer

CORTESE:

Region: CORTESE
Fac Address 2: Not reported

D20 **AMERICAN OLEAN TILE COMPANY**
SSW **8250 INDUSTRIAL AVENUE**
1/2-1 **ROSEVILLE, CA 95678**
4116 ft.

DEED **S101481501**
VCP **N/A**

Site 2 of 2 in cluster D

Relative:
Higher

VCP:

Actual:
157 ft.

Facility ID 31320001
Dtsc Region Code : 1
Region Code Definition : SACRAMENTO
County Code : 31
Site Name Under : Not reported
Current Status Date : 07271997
Current Status Code : VCP
Current Status : VOLUNTARY CLEANUP PROGRAM
Lead Agency Code : Not reported
Lead Agency : N/A
Site Type Code : VCP
Site Type : VOLUNTARY CLEANUP PROGRAM
National Priorities List : Not reported
Tier : Not reported
Source Of Funding Code : Not reported
Staff Member : SROSS
Supervisor : Not reported
Sic Code : 32
Sic Code Definition : MANU - STONE, CLAY & GLASS PRODUCTS
Site Mitigatn & Brnfls Reuse Prog (SMBR) Code : CC
SMBR Branch : CENTRAL CALIFORNIA
Regional Water Quality Control Board : CV
RWQCB Definition : CENTRAL VALLEY
Site Access Controlled : Not reported
Listed In Haz Wst & Substncs Sites List (CORTESE) : Not reported
Date Hazard Ranked : Not reported
GW Contamination Suspected : Not reported
Of Sources Contributing To Contamination : 0
Lat/Long : 0' 0' 0" / 0' 0' 0"
Direction Lat : Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

AMERICAN OLEAN TILE COMPANY (Continued)

S101481501

Direction Long : Not reported
Lat/long Method : Not reported
Entity Lat/long Coordinates Refer To : Not reported
State Assembly Distt Code : 04
State Senate Distt Code : 01
Identifying Code: EPA
ID Value: CAD980637425
Other ID Desc: EPA IDENTIFICATION NUMBER
Alternate Name(s): AMERICAN OLEAN TILE COMPANY
Address(es) : 8250 INDUSTRIAL AVENUE
ROCKLIN, CA 95677
Address(es) : 8250 INDUSTRIAL AVENUE
ROSEVILLE, CA 95678
Background Info : The American Olean Tile Company began operations in 1974. They manufactured glazed ceramic tile using a number of hazardous materials. Water from the manufacturing processes was drained to any one of three evaporation ponds. Glazed ceramic tile manufacturing ceased in about 1976 and was replaced with quarry tile manufacturing. In 1992, the company's contractor identified issues of environmental concern. Four areas of concern were identified, including the evaporation ponds. In 1994, a report was completed identifying the work conducted which included excavation of lead contaminated soils from the pond areas. In November 1995, the company sold the property. The current property owner entered the Voluntary Cleanup Program in July 1997 to evaluate whether past work completed warranted further action. A deed restriction limiting certain land uses of 2,652 acres was recorded by the property owner as lead contaminated soils remain in the vicinity of the pond areas.
Facility Id : 31320001
AWP Activities Code : 1
DTSC Site Activity Code : DISC
Activity Code Def: DISCOVERY
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 08241981
Est # Of Person-years To Complete : 0
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : VCP
Status Code Definition : VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion : 0
Gallons Of Liquid Removed Upon Completion : 0
Cubic Yards Of Solids Treated Upon Completion : 0
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Facility Id : 31320001
AWP Activities Code : 2
DTSC Site Activity Code : DISC
Activity Code Def: DISCOVERY
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 10121983
Est # Of Person-years To Complete : 0
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : VCP
Status Code Definition : VOLUNTARY CLEANUP PROGRAM

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

AMERICAN OLEAN TILE COMPANY (Continued)

S101481501

Cubic Yards Of Solids Removed At Completion : 0
Gallons Of Liquid Removed Upon Completion : 0
Cubic Yards Of Solids Treated Upon Completion : 0
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Facility Id : 31320001
AWP Activities Code : 3
DTSC Site Activity Code : SS
Activity Code Def: SITE SCREENING
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 06301987
Est # Of Person-years To Complete : 0
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : VCP
Status Code Definition : VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion : 0
Gallons Of Liquid Removed Upon Completion : 0
Cubic Yards Of Solids Treated Upon Completion : 0
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Facility Id : 31320001
AWP Activities Code : 4
DTSC Site Activity Code : ORDER
Activity Code Def: I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Id : VCA
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 07131997
Est # Of Person-years To Complete : 0
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : VCP
Status Code Definition : VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion : 0
Gallons Of Liquid Removed Upon Completion : 0
Cubic Yards Of Solids Treated Upon Completion : 0
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Facility Id : 31320001
AWP Activities Code : 5
DTSC Site Activity Code : VCONS
Activity Code Def: VCA - CONSULTATION
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 12301997
Est # Of Person-years To Complete : 0
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : VCP
Status Code Definition : VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion : 0
Gallons Of Liquid Removed Upon Completion : 0
Cubic Yards Of Solids Treated Upon Completion : 0
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Facility Id : 31320001
AWP Activities Code : 6
DTSC Site Activity Code : ORDER
Activity Code Def: I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Id : VCA

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

AMERICAN OLEAN TILE COMPANY (Continued)

S101481501

Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 02161999
Est # Of Person-years To Complete : 0
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : VCP
Status Code Definition : VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion : 0
Gallons Of Liquid Removed Upon Completion : 0
Cubic Yards Of Solids Treated Upon Completion : 0
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Facility Id : 31320001
AWP Activities Code : 7
DTSC Site Activity Code : PEA
Activity Code Def: PRELIMINARY ENDANGERMENT ASSESSMENT
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 11302000
Est # Of Person-years To Complete : 0
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : VCP
Status Code Definition : VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion : 0
Gallons Of Liquid Removed Upon Completion : 0
Cubic Yards Of Solids Treated Upon Completion : 0
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Facility Id : 31320001
AWP Activities Code : 8
DTSC Site Activity Code : DEED
Activity Code Def: DEED RESTRICTIONS
AWP Activity Id : Not reported
Dt Activity Due For Completion : Not reported
Revised Due Date : Not reported
Date Activity Completed : 10172000
Est # Of Person-years To Complete : 0
Est. Size Of An Activity Code : Not reported
Site Status When Activity Commitment Made : VCP
Status Code Definition : VOLUNTARY CLEANUP PROGRAM
Cubic Yards Of Solids Removed At Completion : 0
Gallons Of Liquid Removed Upon Completion : 0
Cubic Yards Of Solids Treated Upon Completion : 0
Actvty Deleted Via Commitmnt/Completns Screen : Not reported
Special Program Code: R3012
Special Program : RCRA 3012
Comments Date : 01011988
Comments : ON CORTESE LIST
PHONE F-U;QUEST SENT
QUEST SENT
QUEST REC'D
SITE SCREENING DONE PA DONE UNDER RCRA
A USEPA PRELIMINARY ASSESSMENT RECOMMENDED NO FURTHER
ACTION UNDER CERCLA.
ORDER/VCA -- DTSC signed a Voluntary Cleanup Agreement with a
private party to review existing information regarding onsite
contamination. The project budget is \$5,700. The project is

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

EDR ID Number
EPA ID Number
Database(s)

AMERICAN OLEAN TILE COMPANY (Continued)

S101481501

scheduled for completion in September 1997.

QUEST SENT

PONDS ON-SITE

FACILITY IDENTIFIED NOT. I.D. #CAS000001153

REPORTED FOR PROP65

YR OF OPER: T/C W/ C.DEIGNAN;8/23/84

1974-PRESENT

WASTE TYPE: PB, MANGANESE CHLORIDE,

BARIUM CARBONATE.

ASP INSP REP; 11/30/81;SOURCE ACT: PRIOR

1976 MFG GLAZED CERAMIC TILE & QUARRY

TILE. FAC TYPE:3 UNLINED EVAP POND -

FINAL STRATEGY RECOM SAMPLING & RWQCB MONITORING

SUBMIT TO EPA

RECORDS-RWQCB

FACILITY IDENTIFIED ID FROM ERRIS

DEED - A Covenant to Restrict Use of Property was recorded on

October 17, 2000 with the Placer County Recorder. The property

restricted is 2.652 acres and represents a portion of the site.

PHONE F-U:EVAP PONDS ON-SITE

FACILITY DRIVE-BY DHS/TSCD:PONDS-2 INACTIVE;1 ACTIVE

POND OBSVD

INSPECTION(STATE) ABAND SLDG PONDS-CLAY CAPPED. WASTE CLAY

PROD TO WAGNER TRUCKING. VERBAL CONFIRM

OF HEAVY METALS.

INSPECTION(OTHER) SLDG SAMPLE TAKEN FROM PONDS BY FAC

SAMPLE RESULTS CONTM W/ PB &OTHER HEAVY METALS.

PEA - A Preliminary Endangerment Assessment was completed on

11/30/00. No further action is recommended for the site.

VCONS -- COMMENTS WERE SENT TO PROPONENT DESCRIBING DEFICIENCIES

IN THE SITE INVESTIGATION AND REMEDIATION FULFILLING DTSC'S

OBLIGATION UNDER THE VCA.

CA DEEDS:

Deed Date(s) : 10/17/00

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address
ROSEVILLE	S105087522	CITY OF ROSEVILLE	300 - 329 VERNON ST
ROSEVILLE	S102804714	1X P G & E	BERRY STREET NE OF ROSEVILLE
ROSEVILLE	93309316	1/2 BLOCK E OF E. ROSEVILLE PARKWA	1/2 BLOCK E OF E. ROSEVILLE PA
ROSEVILLE	U003782332	WARAICH SHELL	9151 BLUE OAKS BLVD.
ROSEVILLE	91234862	BOWL TRACK 17 IN ROSEVILLE	BOWL TRACK 17 IN ROSEVILLE
ROSEVILLE	93323534	BOWL TRACK 324 ROSEVILLE YARD, MP	BOWL TRACK 324 ROSEVILLE YARD,
ROSEVILLE	U001613865	ROSEVILLE CORP. YARD	FAIR DRIVE
ROSEVILLE	S101628008	ROSEVILLE CORP. YARD	FAIR DR
ROSEVILLE	S106230343	DEL WEBB SUN CITY ROSEVILLE DEVELO	FIDDEYMENT RD NORTH OF BASE LI
ROSEVILLE	S106167354	ROSEVILLE CLEANERS	5098 FOOTHILL BLVD
ROSEVILLE	S100943161	RAINBOW CLEANERS	4010 FOOTHILLS BLVD ST 107
ROSEVILLE	S105085063	ROSEVILLE CITY SCHOOL DIST	100 HALLISSY
ROSEVILLE	U003782320	ROSEVILLE CORPORATION YARD	2055 HILLTOP CIRCLE
ROSEVILLE	S106924636	CITY OF ROSEVILLE CORPORATION YARD	2055 HILLTOP CIR
ROSEVILLE	2000545950	INDUSTRIAL AVE.	INDUSTRIAL AVE.
ROSEVILLE	S103678084	OHN KRINSNER TRUCKING	999 NIBLICK RD
ROSEVILLE	S106931597	ROSEVILLE FIRE DEPARTMENT	401 OAK ST 402
ROSEVILLE	S103679435	1X ROSEVILLE OINT UNION HIGH SCHO	OAKMONT HIGH SCHOOL
ROSEVILLE	S105678194	BERRY STREET MALL - FINGERS LANDFI	N OF BERRY STREET W. OF HARDIN
ROSEVILLE	U001613860	ROSEVILLE (CLEANING TRACK)	ONE MARKET PLAZA, ROOM 1007
ROSEVILLE	S106842898	SOUTHERN PACIFIC PIPELINES- ROSEVI	PACIFIC AND SUNSET
ROSEVILLE	S106483786	UNION PACIFIC RAILROAD - ROSEVILLE	999 ROSEVILLE RD / VERNON ST
ROSEVILLE	94386630	ROSEVILLE YD	ROSEVILLE YD
ROSEVILLE	94376199	ROSEVILLE YARD, MP 106.6	ROSEVILLE YARD, MP 106.6
ROSEVILLE	92278064	ROSEVILLE YARD TRACK #462, LINE 28	ROSEVILLE YARD TRACK #462, LIN
ROSEVILLE	92265008	ROSEVILLE YARD, TRACK 476	ROSEVILLE YARD, TRACK 476
ROSEVILLE	90186003	ROSEVILLE SO. PACIFIC YARD SUBWAY	ROSEVILLE SO. PACIFIC YARD SUB
ROSEVILLE	S101628003	LIFT STATION SEWER ASSESMENT D	N ROSEVILLE
ROSEVILLE	S106893875	SP-ROSEVILLE-SOUTH YARD	SP ROSEVILLE RAILYARD
ROSEVILLE	S106230350	UNION PACIFIC RAILROAD-ROSEVILLE R	ROSEVILLE RD / VERNON ST
ROSEVILLE	8713663	SPRR YARDS/ROSEVILLE CA	SPRR YARDS/ROSEVILLE CA
ROSEVILLE	92293575	ON SPRR FROM COLFAX TO ROSEVILLE	ON SPRR FROM COLFAX TO ROSEVIL
ROSEVILLE	S103985440	ROSEVILLE DENTAL ASSOCIATES	1079 SUNRISE BLVD SUITE C
ROSEVILLE	S105954539	ROSEVILLE HS	1 TIGER WAY
ROSEVILLE	S103675341	RANKIN & RANKIN	8955 WASHINGTON

EPA Waste Codes Addendum

Code	Description
D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
D003	A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.
D008	LEAD
D009	MERCURY

ORPHAN SUMMARY

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ROSEVILLE	91234862	BOWL TRACK 17 IN ROSEVILLE	BOWL TRACK 17 IN ROSEVILLE
ROSEVILLE	93323534	BOWL TRACK 324 ROSEVILLE YARD, MP	BOWL TRACK 324 ROSEVILLE YARD,
ROSEVILLE	U001613865	ROSEVILLE CORP. YARD	FAIR DRIVE
ROSEVILLE	S101628008	ROSEVILLE CORP. YARD	FAIR DR
ROSEVILLE	S106230343	DEL WEBB SUN CITY ROSEVILLE DEVELO	FIDDEYMENT RD NORTH OF BASE LI
ROSEVILLE	S106167354	ROSEVILLE CLEANERS	5098 FOOTHILL BLVD
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ROSEVILLE	S105085063	ROSEVILLE CITY SCHOOL DIST	100 HALLISSY
ROSEVILLE	U003782320	ROSEVILLE CORPORATION YARD	2055 HILLTOP CIRCLE
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ROSEVILLE	94386630	ROSEVILLE YD	ROSEVILLE YD
ROSEVILLE	94376199	ROSEVILLE YARD, MP 106.6	ROSEVILLE YARD, MP 106.6
ROSEVILLE	92278064	ROSEVILLE YARD TRACK #462, LINE 28	ROSEVILLE YARD TRACK #462, LIN
ROSEVILLE	92265008	ROSEVILLE YARD, TRACK 476	ROSEVILLE YARD, TRACK 476
ROSEVILLE	90186003	ROSEVILLE SO. PACIFIC YARD SUBWAY	ROSEVILLE SO. PACIFIC YARD SUB
ROSEVILLE	S101628003	LIFT STATION SEWER ASSESMENT D	N ROSEVILLE
ROSEVILLE	S106893875	SP-ROSEVILLE-SOUTH YARD	SP ROSEVILLE RAILYARD
ROSEVILLE	S106230350	UNION PACIFIC RAILROAD-ROSEVILLE R	ROSEVILLE RD / VERNON ST
ROSEVILLE	8713663	SPRR YARDS/ROSEVILLE CA	SPRR YARDS/ROSEVILLE CA
ROSEVILLE	92293575	ON SPRR FROM COLFAX TO ROSEVILLE	ON SPRR FROM COLFAX TO ROSEVIL
ROSEVILLE	S103985440	ROSEVILLE DENTAL ASSOCIATES	1079 SUNRISE BLVD SUITE C
ROSEVILLE	S105954539	ROSEVILLE HS	1 TIGER WAY
ROSEVILLE	S103675341	RANKIN & RANKIN	8955 WASHINGTON

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/01/05

Date Made Active at EDR: 08/22/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/03/05

Elapsed ASTM days: 19

Date of Last EDR Contact: 08/03/05

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 04/27/05

Date Made Active at EDR: 05/16/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/04/05

Elapsed ASTM days: 12

Date of Last EDR Contact: 08/05/05

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 06/27/05

Date Made Active at EDR: 08/17/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/22/05

Elapsed ASTM days: 26

Date of Last EDR Contact: 07/22/05

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/17/05
Date Made Active at EDR: 08/17/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/20/05
Elapsed ASTM days: 58
Date of Last EDR Contact: 06/20/05

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/28/05
Date Made Active at EDR: 08/08/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/05/05
Elapsed ASTM days: 34
Date of Last EDR Contact: 06/05/05

RCRA: Resource Conservation and Recovery Act Information

Source: EPA

Telephone: 800-424-9346

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 05/20/05
Date Made Active at EDR: 06/09/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 05/24/05
Elapsed ASTM days: 16
Date of Last EDR Contact: 08/23/05

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/04
Date Made Active at EDR: 03/24/05
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/05
Elapsed ASTM days: 56
Date of Last EDR Contact: 07/25/05

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/03
Database Release Frequency: Biennially

Date of Last EDR Contact: 06/17/05
Date of Next Scheduled EDR Contact: 09/12/05

CONSENT: Superfund (CERCLA) Consent Decrees

Source: Department of Justice, Consent Decree Library

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/14/04
Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 06/08/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/06/05
Date of Next Scheduled EDR Contact: 10/03/05

DELISTED NPL: National Priority List Deletions

Source: EPA

Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/03/05
Date of Next Scheduled EDR Contact: 10/31/05

FINDS: Facility Index System/Facility Registry System

Source: EPA

Telephone: (415) 947-8000

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/11/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation

Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/27/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/22/05
Date of Next Scheduled EDR Contact: 10/17/05

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/14/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/13/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/27/05
Date of Next Scheduled EDR Contact: 09/26/05

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/22/05
Date of Next Scheduled EDR Contact: 11/21/05

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/30/05
Database Release Frequency: Annually

Date of Last EDR Contact: 08/25/05
Date of Next Scheduled EDR Contact: 11/07/05

DOD: Department of Defense Sites

Source: USGS
Telephone: 703-692-8801

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/09/05
Date of Next Scheduled EDR Contact: 11/07/05

UMTRA: Uranium Mill Tailings Sites

Source: Department of Energy
Telephone: 505-845-0011

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04
Database Release Frequency: Varies

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 09/19/05

ODI: Open Dump Inventory

Source: Environmental Protection Agency
Telephone: 800-424-9346

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/95
Date of Next Scheduled EDR Contact: N/A

FUDS: Formerly Used Defense Sites

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/04
Database Release Frequency: Varies

Date of Last EDR Contact: 06/29/05
Date of Next Scheduled EDR Contact: 10/03/05

INDIAN RESERV: Indian Reservations

Source: USGS

Telephone: 202-208-3710

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/09/05
Date of Next Scheduled EDR Contact: 11/07/05

US ENG CONTROLS: Engineering Controls Sites List

Source: Environmental Protection Agency

Telephone: 703-603-8867

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/10/05
Database Release Frequency: Varies

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/06/05
Date of Next Scheduled EDR Contact: 09/05/05

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-566-0250

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 07/13/05
Date of Next Scheduled EDR Contact: 09/19/05

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-566-1667

Date of Government Version: 07/15/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/20/05
Date of Next Scheduled EDR Contact: 09/19/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-4203

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03

Database Release Frequency: Annually

Date of Last EDR Contact: 07/18/05

Date of Next Scheduled EDR Contact: 10/17/05

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/15/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/20/05

Date of Next Scheduled EDR Contact: 09/19/05

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 05/04/05

Date Made Active at EDR: 06/29/05

Database Release Frequency: Annually

Date of Data Arrival at EDR: 06/01/05

Elapsed ASTM days: 28

Date of Last EDR Contact: 06/01/05

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 05/04/05

Date Made Active at EDR: 06/29/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/01/05

Elapsed ASTM days: 28

Date of Last EDR Contact: 06/01/05

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-845-8400

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/03

Date Made Active at EDR: 06/25/04

Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/18/04

Elapsed ASTM days: 38

Date of Last EDR Contact: 08/22/05

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information

Telephone: 916-323-9100

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 07/26/05

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board
Telephone: 916-445-3846

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/19/05

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 08/01/05

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/13/05
Date Made Active at EDR: 07/15/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/14/05
Elapsed ASTM days: 31
Date of Last EDR Contact: 06/14/05

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 06/06/05

LUST: Geotracker's Leaking Underground Fuel Tank Report

Source: State Water Resources Control Board
Contact: Placer County Environmental Health, (530) 745-2300
Contact: Roseville City Fire Department, (916) 774-582

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/11/05
Date Made Active at EDR: 08/03/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/12/05
Elapsed ASTM days: 22
Date of Last EDR Contact: 07/12/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)

Telephone: 707-576-2220

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01

Date Made Active at EDR: 03/29/01

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 02/28/01

Elapsed ASTM days: 29

Date of Last EDR Contact: 08/22/05

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)

Telephone: 510-286-0457

Date of Government Version: 09/30/04

Date Made Active at EDR: 11/19/04

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/20/04

Elapsed ASTM days: 30

Date of Last EDR Contact: 07/11/05

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)

Telephone: 805-549-3147

Date of Government Version: 05/19/03

Date Made Active at EDR: 06/02/03

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 05/19/03

Elapsed ASTM days: 14

Date of Last EDR Contact: 08/15/05

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)

Telephone: 213-576-6600

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/04

Date Made Active at EDR: 10/12/04

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/07/04

Elapsed ASTM days: 35

Date of Last EDR Contact: 06/27/05

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)

Telephone: 916-464-3291

Date of Government Version: 07/01/05

Date Made Active at EDR: 09/01/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/02/05

Elapsed ASTM days: 30

Date of Last EDR Contact: 07/08/05

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)

Telephone: 916-542-5424

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/03

Date Made Active at EDR: 10/07/03

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/10/03

Elapsed ASTM days: 27

Date of Last EDR Contact: 06/06/05

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)

Telephone: 760-346-7491

Date of Government Version: 06/07/05

Date Made Active at EDR: 06/29/05

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 06/07/05

Elapsed ASTM days: 22

Date of Last EDR Contact: 07/08/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)

Telephone: 760-346-7491

Date of Government Version: 02/26/04

Date Made Active at EDR: 03/24/04

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 02/26/04

Elapsed ASTM days: 27

Date of Last EDR Contact: 06/27/05

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)

Telephone: 951-782-4130

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/05

Date Made Active at EDR: 03/28/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 02/15/05

Elapsed ASTM days: 41

Date of Last EDR Contact: 08/08/05

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)

Telephone: 858-467-2980

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01

Date Made Active at EDR: 05/21/01

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 04/23/01

Elapsed ASTM days: 28

Date of Last EDR Contact: 07/18/05

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services

Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89

Date Made Active at EDR: 08/02/94

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94

Elapsed ASTM days: 6

Date of Last EDR Contact: 05/31/94

CA UST:

UST: Active UST Facilities

Source: SWRCB

Contact: Placer County Environmental Health, (530) 745-2300

Contact: Roseville City Fire Department, (916) 774-582

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 07/11/05

Date Made Active at EDR: 08/11/05

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/12/05

Elapsed ASTM days: 30

Date of Last EDR Contact: 07/12/05

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 05/04/05

Date Made Active at EDR: 07/07/05

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/01/05

Elapsed ASTM days: 36

Date of Last EDR Contact: 06/01/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9

Telephone: 415-972-3368

Date of Government Version: 04/18/05

Date Made Active at EDR: 05/31/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 05/16/05

Elapsed ASTM days: 15

Date of Last EDR Contact: 08/25/05

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: Environmental Protection Agency

Telephone: 415-972-3372

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 06/02/05

Date Made Active at EDR: 07/01/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 06/03/05

Elapsed ASTM days: 28

Date of Last EDR Contact: 08/25/05

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

Source: EPA Region 10

Telephone: 206-553-2857

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 06/14/05

Date Made Active at EDR: 07/15/05

Database Release Frequency: Varies

Date of Data Arrival at EDR: 06/14/05

Elapsed ASTM days: 31

Date of Last EDR Contact: 08/25/05

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency

Telephone: 916-341-5851

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94

Date Made Active at EDR: 09/29/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95

Elapsed ASTM days: 24

Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-341-5851

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90

Date Made Active at EDR: 02/12/91

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91

Elapsed ASTM days: 18

Date of Last EDR Contact: 07/26/01

SWEEPS UST: SWEEPS UST Listing

Source: State Water Resources Control Board

Telephone: N/A

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/94

Date Made Active at EDR: 08/11/05

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/07/05

Elapsed ASTM days: 35

Date of Last EDR Contact: 06/03/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board
Telephone: 916-341-5712
Registered Aboveground Storage Tanks.

Date of Government Version: 02/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/16/05
Date of Next Scheduled EDR Contact: 10/31/05

CLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control
Telephone: 916-327-4498

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 04/18/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-341-5227
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/20/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/20/05
Date of Next Scheduled EDR Contact: 09/19/05

DEED: Deed Restriction Listing

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 08/02/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/05
Date of Next Scheduled EDR Contact: 10/03/05

NFA: No Further Action Determination

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 05/04/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05
Date of Next Scheduled EDR Contact: 08/29/05

EMI: Emissions Inventory Data

Source: California Air Resources Board
Telephone: 916-322-2990

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/03
Database Release Frequency: Varies

Date of Last EDR Contact: 07/19/05
Date of Next Scheduled EDR Contact: 10/17/05

WIP: Well Investigation Program Case List

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/27/05
Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

REF: Unconfirmed Properties Referred to Another Agency

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

Date of Government Version: 05/04/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05
Date of Next Scheduled EDR Contact: 08/29/05

SCH: School Property Evaluation Program

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 05/04/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05
Date of Next Scheduled EDR Contact: 08/29/05

NFE: Properties Needing Further Evaluation

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 05/04/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05
Date of Next Scheduled EDR Contact: 08/29/05

SLIC: Statewide SLIC Cases

Source: State Water Resources Control Board
Contact: Placer County Environmental Health, (530) 745-2300
Contact: Roseville City Fire Department, (916) 774-582

The Spills, Leaks, Investigations, and Cleanups (SLIC) listings includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.

Date of Government Version: 07/11/05
Database Release Frequency: Varies

Date of Last EDR Contact: 07/12/05
Date of Next Scheduled EDR Contact: 10/10/05

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 04/03/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/22/05
Date of Next Scheduled EDR Contact: 11/21/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board San Francisco Bay Region (2)

Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/30/04

Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/11/05

Date of Next Scheduled EDR Contact: 10/10/05

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board Central Coast Region (3)

Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 05/16/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/15/05

Date of Next Scheduled EDR Contact: 11/14/05

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)

Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 11/17/04

Database Release Frequency: Varies

Date of Last EDR Contact: 07/25/05

Date of Next Scheduled EDR Contact: 10/24/05

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board Central Valley Region (5)

Telephone: 916-464-3291

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 04/01/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/08/05

Date of Next Scheduled EDR Contact: 10/03/05

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch

Telephone: 619-241-6583

Date of Government Version: 05/24/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/05

Date of Next Scheduled EDR Contact: 10/03/05

SLIC REG 6L: SLIC Sites

Source: California Regional Water Quality Control Board, Lahontan Region

Telephone: 530-542-5574

Date of Government Version: 09/07/04

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 06/05/05

Date of Next Scheduled EDR Contact: 09/05/05

SLIC REG 7: SLIC List

Source: California Regional Quality Control Board, Colorado River Basin Region

Telephone: 760-346-7491

Date of Government Version: 11/24/04

Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/22/05

Date of Next Scheduled EDR Contact: 11/21/05

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Region Water Quality Control Board Santa Ana Region (8)

Telephone: 951-782-3298

Date of Government Version: 07/01/04

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/05/05

Date of Next Scheduled EDR Contact: 10/03/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board San Diego Region (9)

Telephone: 858-467-2980

Date of Government Version: 06/27/05

Database Release Frequency: Annually

Date of Last EDR Contact: 05/31/05

Date of Next Scheduled EDR Contact: 08/29/05

HAZNET: Facility and Manifest Data

Source: California Environmental Protection Agency

Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/02

Database Release Frequency: Annually

Date of Last EDR Contact: 08/23/05

Date of Next Scheduled EDR Contact: 11/07/05

LOCAL RECORDS

ALAMEDA COUNTY:

Underground Tanks

Source: Alameda County Environmental Health Services

Telephone: 510-567-6700

Date of Government Version: 06/28/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/28/05

Date of Next Scheduled EDR Contact: 10/24/05

Contaminated Sites

Source: Alameda County Environmental Health Services

Telephone: 510-567-6700

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 08/16/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/25/05

Date of Next Scheduled EDR Contact: 10/24/05

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department

Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/13/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/13/05

Date of Next Scheduled EDR Contact: 08/29/05

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health

Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/22/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 11/07/05

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 05/10/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/02/05
Date of Next Scheduled EDR Contact: 09/05/05

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 02/01/05
Database Release Frequency: Varies

Date of Last EDR Contact: 08/18/05
Date of Next Scheduled EDR Contact: 11/14/05

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-524-2236

Date of Government Version: 05/31/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/15/05
Date of Next Scheduled EDR Contact: 11/14/05

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2563

Date of Government Version: 03/28/03
Database Release Frequency: Annually

Date of Last EDR Contact: 08/22/05
Date of Next Scheduled EDR Contact: 11/21/05

City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 06/02/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/15/05
Date of Next Scheduled EDR Contact: 11/14/05

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/05
Database Release Frequency: Varies

Date of Last EDR Contact: 06/13/05
Date of Next Scheduled EDR Contact: 09/12/05

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/28/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/15/05
Date of Next Scheduled EDR Contact: 11/14/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/25/05
Database Release Frequency: Annually

Date of Last EDR Contact: 08/15/05
Date of Next Scheduled EDR Contact: 11/14/05

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/06/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 06/28/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/01/05
Date of Next Scheduled EDR Contact: 10/31/05

NAPA COUNTY:

Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 06/27/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/27/05
Date of Next Scheduled EDR Contact: 09/26/05

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 06/27/05
Database Release Frequency: Annually

Date of Last EDR Contact: 06/27/05
Date of Next Scheduled EDR Contact: 09/26/05

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 06/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/10/05
Date of Next Scheduled EDR Contact: 09/05/05

List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446
Orange County Underground Storage Tank Facilities (UST).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/10/05
Date of Next Scheduled EDR Contact: 09/05/05

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 06/01/05
Database Release Frequency: Annually

Date of Last EDR Contact: 06/10/05
Date of Next Scheduled EDR Contact: 09/05/05

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7312
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 08/10/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/20/05
Date of Next Scheduled EDR Contact: 09/19/05

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 951-358-5055
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/24/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 951-358-5055

Date of Government Version: 05/24/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 04/06/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/26/05
Date of Next Scheduled EDR Contact: 10/31/05

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 07/25/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/05/05
Date of Next Scheduled EDR Contact: 10/31/05

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division

Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/30/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/05/05

Date of Next Scheduled EDR Contact: 09/05/05

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services

Telephone: 619-338-2209

San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00

Database Release Frequency: Varies

Date of Last EDR Contact: 08/22/05

Date of Next Scheduled EDR Contact: 11/21/05

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division

Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/16/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/08/05

Date of Next Scheduled EDR Contact: 10/03/05

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Source: Department Of Public Health San Francisco County

Telephone: 415-252-3920

Date of Government Version: 06/07/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/05/05

Date of Next Scheduled EDR Contact: 09/05/05

Underground Storage Tank Information

Source: Department of Public Health

Telephone: 415-252-3920

Date of Government Version: 06/07/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/05/05

Date of Next Scheduled EDR Contact: 09/05/05

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division

Telephone: 650-363-1921

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/11/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/11/05
Date of Next Scheduled EDR Contact: 10/10/05

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 05/12/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/11/05
Date of Next Scheduled EDR Contact: 10/10/05

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 03/29/05
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/29/05
Date of Next Scheduled EDR Contact: 09/26/05

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 07/06/05
Database Release Frequency: Annually

Date of Last EDR Contact: 06/05/05
Date of Next Scheduled EDR Contact: 09/05/05

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770

Date of Government Version: 06/28/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/27/05
Date of Next Scheduled EDR Contact: 09/12/05

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770

Date of Government Version: 06/28/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/27/05
Date of Next Scheduled EDR Contact: 09/12/05

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 07/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/25/05
Date of Next Scheduled EDR Contact: 10/24/05

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/29/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/03/05

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/04
Database Release Frequency: Annually

Date of Last EDR Contact: 05/23/05
Date of Next Scheduled EDR Contact: 08/22/05

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/17/05
Date of Next Scheduled EDR Contact: 09/12/05

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 07/05/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 07/15/05
Date of Next Scheduled EDR Contact: 10/10/05

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/01/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/17/05
Date of Next Scheduled EDR Contact: 09/12/05

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 07/19/05
Database Release Frequency: Annually

Date of Last EDR Contact: 07/18/05
Date of Next Scheduled EDR Contact: 10/17/05

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BROWNFIELDS DATABASES

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 01/10/05

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 06/13/05

Date of Next Scheduled EDR Contact: 09/12/05

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 05/04/05

Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/01/05

Date of Next Scheduled EDR Contact: 08/29/05

US INST CONTROL: Sites with Institutional Controls

Source: Environmental Protection Agency

Telephone: 703-603-8867

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/05

Database Release Frequency: Varies

Date of Last EDR Contact: 07/05/05

Date of Next Scheduled EDR Contact: 10/03/05

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

9000 INDUSTRIAL ROSEVILLE
9000 INDUSTRIAL AVENUE
ROSEVILLE, CA 95678

TARGET PROPERTY COORDINATES

Latitude (North):	38.793598 - 38° 47' 37.0"
Longitude (West):	121.304497 - 121° 18' 16.2"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	647250.3
UTM Y (Meters):	4295030.5
Elevation:	132 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

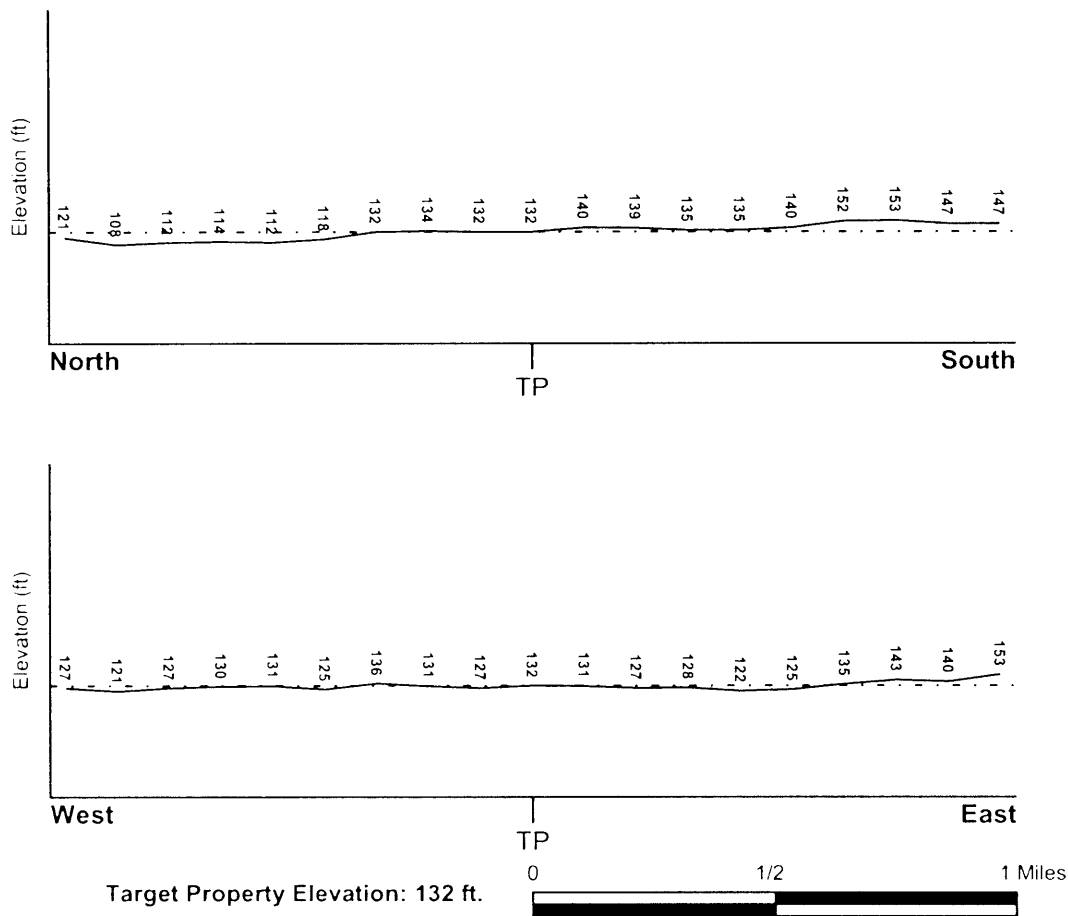
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 38121-G3 ROSEVILLE, CA
General Topographic Gradient: General NE
Source: USGS 7.5 min quad index

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> PLACER, CA	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	0602430006D
Additional Panels in search area:	0602390413C 0602430002D 0602430004D 0602430008D

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> ROSEVILLE	NWI Electronic <u>Data Coverage</u> YES - refer to the Overview Map and Detail Map
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HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW*

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Tertiary
Series:	Pliocene
Code:	Tpc (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: FIDDYMENT

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 21 inches

Depth to Bedrock Max: > 40 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	8 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 5.60
2	8 inches	15 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 5.60
3	15 inches	28 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.06 Min: 0.00	Max: 7.80 Min: 6.10
4	28 inches	40 inches	indurated	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00
5	40 inches	44 inches	weathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam
coarse sandy loam
clay
fine sandy loam

Surficial Soil Types: sandy loam
coarse sandy loam
clay
fine sandy loam

Shallow Soil Types: sandy clay loam
coarse sandy loam

Deeper Soil Types: stratified
coarse sandy loam
indurated

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS3224843	1/2 - 1 Mile WNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 1515488.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

TARGET PROPERTY: 9000 Industrial Roseville
 ADDRESS: 9000 Industrial Avenue
 CITY/STATE/ZIP: Roseville CA 95678
 LAT/LONG: 38.750000 -121.833333

CUSTOMER: URS Corporation
 CONTACT: Tony Minding
 INQUIRY #: 1515488.2s
 DATE: 01/11/2008 09:00:00

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
WNW
1/2 - 1 Mile
Lower

FED USGS USGS3224843

Agency cd:	USGS	Site no:	384758121190801
Site name:	011N006E16M001M		
Latitude:	384758		
Longitude:	1211908	Dec lat:	38.79934467
Dec lon:	-121.31995183	Coor meth:	M
Coor accr:	S	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	06
State:	06	County:	061
Country:	US	Land net:	Not Reported
Location map:	ROSEVILLE	Map scale:	24000
Altitude:	115.00	Altitude method:	M
Altitude accuracy:	2.5	Altitude datum:	NGVD29
Hydrologic:	Lower Sacramento. California. Area = 1720 sq.mi.		
Topographic:	Valley flat		
Site type:	Ground-water other than Spring	Date construction:	19520313
Date inventoried:	Not Reported	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	243	Hole depth:	340
Source of depth data:	driller	Project number:	0479423712
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	1957-07-19
Water quality data end date:	1974-06-25	Water quality data count:	11
Ground water data begin date:	1952-03-13	Ground water data end date:	1952-03-13
Ground water data count:	1		

Ground-water levels, Number of Measurements: 1

	Feet below	Feet to
Date	Surface	Sealevel

1952-03-13 45.00

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 Pci/L	Pct. > 4 Pci/L
95678	19	0	0.00

Federal EPA Radon Zone for PLACER County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95678

Number of sites tested: 9

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.022 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6

Source: Department of Conservation

Telephone: 916-323-1779

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

Memorandum

*Serious drought.
Help Save Water!*

To: JOHN HOLDER
Project Manager

Date: April 22, 2016

File: 03-0H440
PLA 65, PM 8.1
Blue Oaks Blvd.

From:  MARK MELANI
D3 Hazardous Waste

Subject: **Update of Environmental Site Assessment (ESA)**

Caltrans is preparing a right of way relinquishment agreement with the City of Roseville to relinquish a portion of right of way that captures the proposed Tee intersection of Fidelity Way and Blue Oaks Blvd. The October 24, 2005, ESA prepared by URS was reviewed for this relinquishment. Due to the date of the ESA, the Geotracker and Envirostor databases were reviewed to verify whether conditions had changed during the intervening years. Neither database identified any releases within or adjacent to the proposed relinquishment limits and environmental conditions have not changed since the 2005 ESA was prepared. Geotracker and Envirostor database search maps are attached to this memo.

Aerially deposited lead from the use of leaded fuels, may be present adjacent to state highways. District records do not identify that aerially deposited lead soils were placed within the relinquishment area. No other significant hazardous waste/material issues are identified for the proposed relinquishment area. The Caltrans portion of the right of way proposed for relinquishment does not appear to be affected by known hazardous waste or materials releases. The proposed relinquishment to the City of Roseville may proceed with no further review from our office.

If you have any further question or need more information, please call me at (530) 741-4556.



COUNCIL COMMUNICATION

CC #: 7743

File #: 0401-02-02-1

Title: 316 Vernon Office Building - Professional Services Agreement Amendment

Contact: Mike Isom 916-774-5527 misom@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.20.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution approving the 1st amendment to the professional services agreement with Quality Assurance Engineering, Inc., DBA Consolidated Engineering Laboratories ("CEL") to perform required special inspections and materials testing services for the 316 Vernon Office Building project and authorize the City Manager to execute the agreement on the City's behalf.

BACKGROUND

CEL was retained by the City earlier this year to act as the code-required third-party special inspection agency. The role of a third-party special inspection agency is to observe and document specific elements of work performed by the general contractor and sub trades to ensure structural safety of the building, not to actually direct or oversee work performed. The special inspection agency ultimately has no control over potential unforeseen site conditions, construction process and progress, scheduling, or workmanship. Therefore, the original price proposal was a best guess estimate based on experience with other projects of similar nature and scope.

In this particular case, the project experienced inefficiencies on the part of some sub-contractors that required additional CEL inspection time, overtime, and re-inspection of work. The additional cost attributable to sub-contractor inefficiencies will be back-charged to the subcontractors by DPR, which will be reflected in a credit to the construction contract budget. Therefore, the net cost to the City will be substantially less than the \$19,396 increase to the special inspections contract.

To complete the required special inspections and materials testing, an amendment to the professional services agreement with CEL is required, as summarized in the attached scope letter.

The proposed amendment would add \$19,396.26 to the agreement with CEL, resulting in a revised not-to-exceed total of \$80,167.98. The special inspections and testing line item in the 316

Vernon project account remains well under budget, and sufficient funds remain available in the project account.

FISCAL IMPACT

Approval and execution of the 1st amendment to the professional services agreement with CEL for \$19,396.26 will result in a total fiscal impact of \$80,167.98, of which a portion will be credited to the project through back-charges to subcontractors. Sufficient funds are available in the 316 Vernon project account. No General Fund monies are required.

ECONOMIC DEVELOPMENT / JOBS CREATED

Approval of the professional services agreement is not expected to result in significant economic development or job creation. However, the 316 Vernon project is estimated to result in the following economic impact:

244 total jobs associated with construction: 154 direct and 90 through indirect and induced activities.

\$33,294,034 in total annual economic output: \$21,000,000 in direct output and another \$11,894,034 through indirect and induced activities.

ENVIRONMENTAL REVIEW

Development of the 316 Vernon Street Office Building project is identified in the approved City of Roseville Downtown Specific Plan and was previously evaluated at a "project level" in accordance with CEQA in the Downtown Specific Plan (DTSP) final Environmental Impact Report (EIR) (certified April 1, 2009; SCH# 2007102090). Construction and operation of the proposed office building project is found to be within the scope of the project covered by the DTSP EIR. Because the proposed project is consistent with the DTSP and EIR, no new effects would be expected to occur and all applicable mitigation measures from the DTSP EIR will be implemented during the design, construction and operation of the project. Therefore no additional environmental documentation is required.

Respectfully Submitted,

Mike Isom, Development Services Manager

Kevin Payne, Development Services Director



Rob Jensen, City Manager

ATTACHMENTS:**Description**

Resolution No. 16-227

1st Amendment to Professional Services Agreement with CEL

RESOLUTION NO. 16-227

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF ROSEVILLE AND QUALITY ASSURANCE ENGINEERING,
INC., DBA CONSOLIDATED ENGINEERING LABORATORIES, AND AUTHORIZING
THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement for the 316 Vernon Street Office Building Materials Testing and Construction Inspection Services Project, by and between the City of Roseville and Quality Assurance Engineering, Inc., DBA Consolidated Engineering Laboratories, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

Project: 316 Vernon Street Office Building
Materials Testing and Construction Inspection Services

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Quality Assurance Engineering, Inc., d/b/a Consolidated Engineering Laboratories, a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated November 18, 2015 ("Agreement") regarding 316 Vernon Street Office Building Materials Testing and Construction Inspection Services ("Project"); and

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's letter/proposal dated May 18, 2016, which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, CONSULTANT is willing and able to provide such additional services; and

NOW, THEREFORE, the parties agree as follows:

1. CONSULTANT shall provide additional services as described in Exhibit "A" of this First Amendment to Agreement.

2. Paragraph 2 of the Agreement is amended by adding an additional paragraph to read as follows:

“CITY shall pay nineteen thousand, three hundred ninety-six dollars and twenty-six cents (\$19,396.26), in consideration of the additional services as set forth in Exhibit “A” to the First Amendment to Agreement. This brings the total not to exceed contract amount to eighty thousand, one hundred sixty-seven dollars and ninety-eight cents (\$80,167.98).”

3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and CONSULTANT has caused this First Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

QUALITY ASSURANCE ENGINEERING,
INC., D/B/A CONSOLIDATED
ENGINEERING LABORATORIES, a
California corporation

BY: _____
ROB JENSEN
City Manager

BY: _____
its: President/CEO

ATTEST:

and

BY: Charlie Brice

BY: SONIA OROZCO
City Clerk

its: CFO

APPROVED AS TO FORM:

BY: ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: Kevin Payne
KEVIN PAYNE
Development Services Director

EXHIBIT “A”



May 18, 2016

Mr. Geoff Griffin
City of Roseville
c/o TM & Associates
2000 Opportunity Drive #120
Roseville, CA 95678

Via E-Mail: ggriffin@tmassociates.biz

Subject: *Request for Additional Funds (RFAF – 001)*
316 Vernon Street – New Office Building
Roseville, California
CEL #6003596PW
Materials Testing and Construction Inspection Services

Reference: *Original Proposal dated October 27, 2015*

Dear Mr. Griffin:

Consolidated Engineering Laboratories (CEL) has performed a budget update and determined that the original proposal dated October 27, 2015 will be exceeded for the subject project. There was some overtime that affected the budget. There was also an added scope for anchor/dowel inspection. Concrete and welding exceeded the original quantity due to schedule. The overages/added scope are summarized below:

Description	Quantity	Unit Rate	Subtotal	
Precast (Overtime)	17.5	\$108.00	\$ 1,890.00	
Shop, LB (Overtime)	6.5	\$108.00	\$ 702.00	
Stressing (Overtime)	6.5	\$108.00	\$ 702.00	
Non-Shrink Grout (Overtime)	18.0	\$108.00	\$ 1,944.00	
Field Welding (Overtime)	16.0	\$108.00	\$ 1,728.00	
Non-Shrink Grout (Double-time)	0.5	\$144.00	\$ 72.00	
Shop Welding (Shift)	30	\$ 10.00	\$ 300.00	
Reinforcing/Concrete	32	\$ 72.00	\$ 2,304.00	
Concrete Compression Test	50	\$ 12.00	\$ 600.00	
Anchor/Dowel Installation (Added Scope)	24	\$ 72.00	\$ 1,728.00	
Welding	64	\$ 72.00	\$ 4,608.00	
Subtotal:				\$16,578.00
Project Eng. & Mgmt. Fee (7%)			\$ 1,160.46	
Contingency Fee (OT, Unforeseen – 10%)			\$ 1,657.80	
RFAF – 001 Total:				\$19,396.26
Original Contract Amount:				\$60,771.72
GRAND TOTAL:				\$80,167.98



We respectfully request an additional **\$19,396.26** to complete The 316 Vernon Street project. Should you have any questions or require additional information, please do not hesitate to contact me.

Respectfully submitted,
CONSOLIDATED ENGINEERING LABORATORIES

A handwritten signature in dark ink, appearing to read "Daniel Allopenna".

Daniel Allopenna, P.E.
Project Manager / Senior Engineer

A handwritten signature in dark ink, appearing to read "William Cale".

William Cale
Senior Project Manager

DRA:da



COUNCIL COMMUNICATION

CC #: 7787
File #: 0203-05

Title: Telecommunications System - Master Sales & Maintenance Agreement Amendment
Contact: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.21.

RECOMMENDATION TO COUNCIL

Staff recommends Council approve the Master Sales and Maintenance Agreement with Altura Communication Solutions to update the telephone system and adopt the attached resolution authorizing the City Manager to sign said agreement which will be no more than \$175,000.00.

BACKGROUND

Many of the software components in the City's existing telecommunications system have or will soon be passed end-of-life. The software and hardware components are old and in most cases, no longer supported. The City will engage Altura Communication Solutions to update the aged components, virtualize the servers, and upgrade the gateway hardware. This agreement is a Sole Source with Altura due to proprietary and standardized products involved in the upgrade.

FISCAL IMPACT

The total cost for these services will not exceed \$175,000.00. Funding is included in the IT Rehab budget for FY 2015/16.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable. There are no jobs created by this agreement.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Consulting does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Matt Donaldson - IT Program Manager (Network Infrastructure)

Hong Sae, Chief Information Officer

A handwritten signature in blue ink, appearing to be 'M. Donaldson', with a long horizontal stroke extending to the right.

Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-274

Master Sales and Maintenance Agreement

SOW & Quote

Hardware-Software Quote

Support Quote

RESOLUTION NO. 16-274

APPROVING A MASTER SALES AND MAINTENANCE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ALTURA COMMUNICATION SOLUTIONS, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a master sales and maintenance agreement (amended 06/06/16) for the telephone system update, by and between the City of Roseville and Altura Communication Solutions, LLC, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Master Sales and Maintenance Agreement (Amended 06/06/16)

THIS MASTER SALES AND MAINTENANCE AGREEMENT ("Agreement") is made this 1st of March, 2006, ("Effective Date") by and between Altura Communication Solutions, LLC, a Delaware limited liability company ("Altura"), and City of Roseville, a ("Customer"). The parties agree as follows:

- 1. SYSTEM AND MAINTENANCE SERVICES.** This Agreement governs Customer's orders for (i) purchase and installation of telecommunications equipment ("Equipment") and/or licensed software ("Software") (collectively, the "System"), (ii) maintenance services during the Warranty Period (as defined below) ("Warranty Maintenance Services"), (iii) maintenance services after the Warranty Period ("Post-Warranty Maintenance Services"), and/or (iv) other related services, at a single location or multiple locations (the "Premises"). Each order shall be set forth on an order form (the "Order Form") in the form attached to this Agreement as Exhibit A and attached hereto.
- 2. TERM.** The term of this Agreement shall commence on the Effective Date and will end, except as otherwise provided herein, upon expiration of the later of the Warranty Period and any Post-Warranty Maintenance Term (as defined below) hereunder (the "Term").
- 3. AGREEMENT.** This Agreement incorporates the General Terms and Conditions attached hereto and any Exhibit, Schedule and/or Scope of Work executed by the parties and attached hereto. Except as set forth on the front page of this Agreement, all capitalized terms shall have the meanings set forth in the General Terms and Conditions.
- 4. NOTICES.** Notices shall be in writing and will be deemed given when delivered in person, or when sent via facsimile, overnight courier, or when mailed by certified mail (return receipt requested) to the addresses set forth below. The parties shall notify each other of any changes of address.

If to Altura: Altura Communication Solutions, LLC
2890 East White Star Avenue 1335 S. Acacia Ave.
Anaheim, CA 92806 Fullerton, CA 92831
Attention: Gary Dunavan David Key
Facsimile No.: (714) 948-8630 (714) 948-8632

If to Customer: City of Roseville
401 Oak Street
Roseville, CA 95678
Attention:
Facsimile No.:

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date. This Agreement shall not constitute a binding contract unless and until executed by an authorized representative of Altura.

ALTURA COMMUNICATION SOLUTIONS, LLC	CUSTOMER:
BY: <u>Gary Dunavan</u>	BY: <u>W. Craig Robinson</u>
NAME: GARY DUNAVAN	NAME: W. CRAIG ROBINSON
TITLE: DIRECTOR	TITLE: CITY MANAGER
DATE: <u>3/7/2006</u>	DATE: 3/13/06

AMENDED 06/06/16

ALTURA COMMUNICATION SOLUTIONS, LLC	CUSTOMER:
BY: <u>D.L. Key</u>	BY:
NAME: <u>David L. Key</u>	NAME:
TITLE: <u>CHIEF FINANCIAL OFFICER</u>	TITLE:
DATE: <u>6/6/16</u>	DATE:

GENERAL TERMS AND CONDITIONS

5. PRICE AND PAYMENT TERMS.

(a) **Sale; Payment.** The total purchase price of the System excluding taxes (the "Purchase Price") is set forth on the Order Form. Unless otherwise indicated, the Purchase Price includes costs of shipping and installation. If Customer is purchasing a System or part thereof, Customer shall pay (i) 30% of the Purchase Price upon execution of this Agreement, (ii) 60% of the Purchase Price on the date of Delivery or the date Customer notifies Altura of Customer's desire to delay Delivery, and (iii) 10% of the Purchase Price on the date of Acceptance (as defined below).

(b) **Lease; Payment.** If Customer elects to enter into a lease arrangement rather than a direct purchase from Altura, Customer shall enter into a binding agreement (the "Lease") satisfactory to Altura with a leasing company or other financial institution ("Lessor") satisfactory to Altura providing for a lease of the Equipment by Customer from Lessor. Altura shall reasonably cooperate with Customer in arranging for such Lease; however, Altura shall have no liability if such Lease is not obtained, nor shall Altura have any liability under the Lease. Upon execution by Customer of this Agreement, Customer shall deposit with Altura 30% of the Purchase Price as a deposit ("Deposit"). Upon the effective date of the Lease and upon receipt of a purchase order from Lessor for the Equipment, in form satisfactory to Altura, Altura will credit the Deposit to Customer's account with Lessor. Altura shall not be required to commence the shipment or installation of the Equipment until Altura has received the purchase order, a copy of the Lease executed by Customer and Lessor, and the Deposit. The date of Cutover will be extended accordingly in the event of a delay in receiving the purchase order, executed Lease or Deposit. In the event Customer is unable to secure a lease within sixty (60) days of signing this Agreement, or at least sixty (60) days prior to the scheduled installation date if earlier, the applicable order will be canceled and Customer will reimburse Altura for any out-of-pocket costs and expenses incurred by Altura with respect to this Agreement.

(c) **Sales and Use Taxes.** (i) Altura will collect sales and/or use tax from Customer on the total amount of Purchase Price, Service Fee (as defined below) and shipping charges based on the tax laws and tax rates in effect in the state to which the System is shipped or in which the Warranty Maintenance Services and Post-Warranty Maintenance Services (collectively, the "Maintenance Services") are performed, unless: (A) Customer provides a tax exemption or resale certificate for the state(s) to which the System is shipped or in which the Maintenance Services are performed; or (B) Customer demonstrates that no sales or use tax is due on the Service Fee in the locale in which services are performed. (ii) If sales or use taxes are not invoiced or collected, and it is later determined that sales or use taxes apply, Customer agrees to pay such taxes, with any interest or penalties.

(d) **Other Payment Terms.** All charges are due and payable as indicated in this Agreement. Past due amounts bear interest at a rate of 1.5% per month or the maximum permitted by law. "Delivery" is defined as on-site delivery of the main processor at the Premises. "Cutover" occurs when a System is connected to the network, activated and functioning to provide basic service, excepting minor variances in performance of the System that do not materially impair basic service. All stated dates for Delivery, installation and Cutover are approximate and Altura shall not be liable for any loss, damage or expenses arising from delays in Delivery, installation or Cutover. No payment by Customer or receipt by Altura of a lesser amount of the Purchase Price or any other sum hereunder, shall be deemed to be anything other than payment and/or receipt on account of the Purchase Price schedule above, nor shall any endorsement or statement on any check or any letter accompanying such check or payment be deemed an accord and satisfaction. Altura may accept such check or payment without prejudice to Altura's right to recover the balance of the Purchase Price or pursue any other remedy available under this Agreement at law or in equity. Customer shall not be relieved of its payment obligations due to the failure of Lessor or any third party to make timely payments.

6. **ACCEPTANCE.** After Altura installs a System, Altura shall test the System in accordance with the manufacturer's diagnostic and readiness test specifications. The System will be deemed accepted by Customer after it has been Cutover and has operated in accordance with the manufacturer's specifications and the scope of work ("Acceptance"). Customer will, upon Acceptance, promptly execute an In-Service Certificate. If a System is installed in phases, Altura may request a separate written In-Service Certificate for each phase. If Customer has entered into a Lease and Acceptance has occurred, upon request by Altura and/or Lessor, Customer shall execute a Delivery and Acceptance Notice ("D&A Notice"). If Customer fails and/or refuses to execute a D&A Notice, notwithstanding anything to the contrary set forth herein or in the Lease, Customer shall be liable to Altura for the full Purchase Price of the System which shall be due and payable immediately.

7. **ORDERING PROCEDURES.** The purchase of any Equipment, Software and/or Maintenance Services (excluding Modifications as set forth in Section 8 below) is subject to the following procedures:

(a) Upon Customer's request, by purchase order or otherwise, Altura will prepare and remit to Customer an Order Form for each new System or Maintenance Service.
(b) Customer shall notify Altura of its acceptance or rejection of Altura's quote within thirty (30) days of Customer's receipt of the Order Form by signing the Order Form and returning it to Altura. Altura's quote will expire if Customer fails to return the Order Form within the thirty (30) day period. Any additional terms on the executed Order Form shall be construed as proposals for addition to the contract and will not become part of the Agreement unless Altura expressly indicates its assent thereto.

(c) Altura shall acknowledge acceptance of Customer's order by signing and returning the Order Form to Customer with, if applicable, indication that Altura has agreed to be bound by any additional terms proposed by Customer. Altura's failure to return the executed Order Form to Customer shall indicate rejection of the order. All Order Forms executed by both parties are deemed incorporated into this Agreement.

(d) Unless expressly accepted by both parties in writing, no terms on any Customer-issued purchase order or other Customer-issued ordering documentation shall be binding upon Altura or become a part of this Agreement. This Agreement shall govern any Lease, security agreement, Customer-issued purchase order, or other agreement. No additional terms shall be binding unless agreed upon by both parties in writing.

(e) A schedule ("Schedule") and/or scope of work ("Scope of Work") may be attached to the Order Form. Any Schedule and/or Scope of Work attached to an Order Form shall be deemed incorporated into this Agreement provided that both parties mutually agree upon and execute the Schedule and/or Scope of Work.

8. CHANGES, CLAIMS, RETURNS AND CANCELLATIONS.

(a) **Changes.** Upon Customer's request, by purchase order or otherwise, Altura shall perform moves, adds, changes, or deletions to a System ("Modifications") pursuant to an executed Sales Change Notice ("SCN") before Cutover, or a Moves, Adds or Changes Order ("MAC") after Cutover. All executed SCN's and/or MAC's shall be deemed incorporated into this Agreement. Changes to the Equipment will result in added charges to be paid by Customer promptly upon receipt of an invoice for such additional charges. Cumulative delays requested by Customer of more than twenty (20) days may result in increased associated labor and material costs, plus increases instituted by Altura and any applicable equipment shortage and carrying charges.

(b) **Claims.** Altura will not accept Customer claims of shortages, discrepancies or damage to Equipment Altura does not install unless Customer notifies Altura of such claims in writing within fourteen (14) calendar days of Delivery.

(c) **Returns.** Altura will only accept return of Equipment which reflects a Return Merchandise Authorization ("RMA") number, is in its original packaging, and is in

the same condition as delivered, ordinary wear and tear excepted. Altura shall charge a restocking fee for Equipment returns unless the Equipment is defective, delivered in error, or delivered pursuant to a SCN issued by Altura. The parties agree that Altura may reject any return or exchange request that does not strictly comply with Altura's return procedures.

(d) **Cancellations.** If Customer cancels an order for Equipment and/or Software in whole or in part, Customer shall pay Altura (i) all reasonable costs and expenses for Equipment, material and labor incurred in connection with Altura's preparation for or actual performance pursuant to an order, and (ii) as liquidated damages and as a reasonable estimate of Altura's lost profits, and not as a penalty, 20% of the Purchase Price.

9. RISK OF LOSS, TITLE AND SECURITY INTEREST.

(a) **Risk of Loss.** Customer assumes the risk of loss with respect to each piece of Equipment from the date such piece of Equipment is delivered to the Premises. Customer shall maintain insurance for the full insurable value of the System in an amount equal to the unpaid balance of the Purchase Price and shall name Altura as an additional insured under its policy.

(b) **Transfer of Title.** Title shall pass to Customer upon payment in full of the Purchase Price plus taxes. Title to all parts used to repair the Equipment shall remain in Altura until installed and all parts removed and/or replaced in providing the Maintenance Services shall become the property of Altura.

(c) **Security Interest.** Customer grants Altura a purchase money security interest in the Equipment to the extent of any unpaid balance of the Purchase Price and taxes. Customer agrees to execute such documents as Altura may reasonably require to perfect its security interest in the Equipment. Until title passes to Customer, Customer will not create, assume or suffer to exist any security interest, lien or encumbrance upon the Equipment ranking equal to or above Altura's security interest in the Equipment nor will Customer sell, lease dispose of or remove the Equipment from the Premises.

10. CUSTOMER'S RESPONSIBILITIES.

(a) Customer shall (i) permit full access to the Premises for Altura to perform services pursuant to this Agreement including periodic maintenance inspections; (ii) permit Altura to access the System remotely by installing and maintaining a dedicated outside central office telephone line connected to the System; (iii) maintain the Equipment in a clean, ventilated room free of non-communications equipment and material and the temperature and humidity shall be maintained within the manufacturer's specified operating ranges; (iv) provide a lockable door to the equipment room; (v) limit access to equipment room to authorized personnel only; (vi) provide first level fault isolation and, if possible, resolution; and (vii) operate the System strictly in the manner prescribed by Altura and will not move, alter or permit the alteration of any of the Equipment or Software without the prior written consent of Altura. Altura will invoice Customer at its then current time and materials rate for any expenses related to delays resulting from conditions at the Premises which preclude Altura's performance.

(b) Customer represents and warrants that the Premises shall: (i) be in compliance with all applicable federal, state and local laws, rules and regulations; (ii) be safe and non-hazardous; and (iii) not contain, present, or expose Altura technicians to hazardous materials or substances. If Customer breaches this Section 10, Altura may immediately suspend performance until Customer has corrected such condition(s). If Customer does not correct such condition(s), Altura may elect, at its sole discretion, to recommence performance or terminate the Order with respect to such Premises without liability.

(c) If Customer requests an upgrade to an existing system not maintained by Altura under a current agreement, Altura may require, at Customer's expense, that the existing system be brought into compliance with the manufacturer's specifications before installing the upgrade. Altura will invoice Customer at its then current time and materials rate, and Customer agrees to pay Altura, to inspect the existing system and, upon Customer's request, bring the system into compliance with the manufacturer's specifications.

11. LIMITATION OF LIABILITY.

(a) IN NO EVENT SHALL ALTURA, ITS SUPPLIERS OR SUBCONTRACTORS BE LIABLE FOR: (i) ANY INDIRECT, INCIDENTAL, SPECIAL, OR EXEMPLARY DAMAGES; (ii) CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, COMMERCIAL LOSS OF ANY KIND INCLUDING, WITHOUT LIMITATION, LOSS OF BUSINESS, GOODWILL, PROFITS, REVENUE OR SAVINGS, LOSS OF DATA OR MESSAGES, OR (iii) ANY DAMAGES OF ANY KIND RESULTING FROM UNAUTHORIZED USE OF OR INTRUSION INTO THE SYSTEM, INCLUDING TOLL FRAUD. THIS PROVISION APPLIES TO ALL CLAIMS WHETHER BASED UPON BREACH OF WARRANTY, BREACH OF CONTRACT, NEGLIGENCE, STRICT LIABILITY IN TORT OR ANY OTHER LEGAL THEORY, AND REGARDLESS OF WHETHER ALTURA, ITS SUPPLIERS OR ITS SUBCONTRACTORS HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGES.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, ALTURA'S LIABILITY FOR LOSS OR DAMAGES RELATED TO THE SALES AND INSTALLATION OF THE EQUIPMENT SHALL NOT EXCEED THE PRICE PAID FOR THE PARTICULAR ITEM OF EQUIPMENT REGARDLESS OF THE FORM OF ANY CLAIM, WHETHER IN CONTRACT, TORT, NEGLIGENCE OR UNDER THE U.C.C., OR UNDER ANY OTHER THEORY IN LAW OR EQUITY. ALTURA'S SOLE LIABILITY RELATED TO THE PROVISION OF MAINTENANCE SERVICES BY ALTURA HEREUNDER SHALL BE LIMITED TO THE COSTS ASSOCIATED WITH THE REPERFORMANCE OF WORK, REPAIRS, ADJUSTMENTS, OR ANY COMBINATION THEREOF, AND/OR THE COST OF MATERIAL PROVIDED SUCH AS REPLACEMENT PARTS.

ALTURA SHALL HAVE NO LIABILITY RESULTING FROM USE OF THE EQUIPMENT IN CONJUNCTION WITH LIFE SUPPORT DEVICES, MEDICAL DEVICES, NATIONAL DEFENSE, PUBLIC TRANSPORTATION, AVIATION, OR OTHER CRITICAL USES WHICH MAY SUBJECT THE PUBLIC TO HARM.

ALTURA SHALL NOT BE RESPONSIBLE FOR FAILURE TO PROVIDE SERVICE HEREUNDER (i) AT LOCATIONS DEEMED HAZARDOUS TO THE HEALTH OR SAFETY OF ALTURA'S EMPLOYEES OR AGENTS, OR (ii) WHERE SUCH FAILURE RESULTS FROM CAUSES BEYOND THE REASONABLE CONTROL OF ALTURA, INCLUDING, BUT NOT LIMITED TO EVENTS OF FORCE MAJEURE AS SET FORTH HEREIN AND ACTS OR OMISSIONS OF CUSTOMER, SUBCONTRACTORS OR SUPPLIERS. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, ALTURA AND ITS AGENTS SHALL HAVE NO LIABILITY FOR DAMAGES ARISING FROM MANUFACTURING, DESIGN OR INSTALLATION DEFECT OF EQUIPMENT OR UNAUTHORIZED USE OF CUSTOMER'S SYSTEM BY PERSONS OTHER THAN EMPLOYEES OF ALTURA OR ITS AGENTS. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL ALTURA BE LIABLE TO CUSTOMER FOR ANY DAMAGES ARISING FROM OR RELATED TO FAILURE OR INTERRUPTION OF SOFTWARE PRODUCT(S).

(b) Altura shall be liable for any physical damage it causes to the System or its components; such liability is limited to Altura's repair of the System or component, or if the System or component cannot be repaired, replacement with a comparable System or component.

12. SOFTWARE LICENSE.

(a) **General.** All Software licensed hereunder is proprietary and confidential, having been developed by or for Altura or a third party provider. All such software and all copies or modifications thereof are or shall become the property of Altura or its third party provider. Only one right of use of the Software is being licensed herein. Each piece of Software is licensed to Customer solely for Customer's use only with the specific piece of Equipment to which it relates. Customer shall ensure that anyone who uses the Software does so only in compliance with the terms of this Agreement. Customer shall not reverse engineer or decompile any of the Software. Customer shall use such Software only as stated herein, shall not use the Software with any other equipment item and shall not disclose or transfer the Software, or any part of it, to any other party except with the express written permission of Altura, which permission to transfer may be granted by the specific software license furnished with or for the Equipment herein if applicable provided the transferee agrees in writing to be bound by these provisions. This Software protection will be supplemented by the provisions of any software license furnished with or for the Equipment.

(b) **Grant of License.** Customer is granted a Software license directly from Avaya, Inc. ("Avaya") and/or the manufacturer pursuant to the terms of this Agreement and/or the software license agreement attached to this Agreement, the Order Form or delivered with the Equipment. Any such license agreement shall be deemed

incorporated into this Agreement and shall exclusively and independently govern the licensing of such Software; provided, however, Customer acknowledges and agrees: (i) to be bound by the terms of any software license agreement of Avaya and/or any third party provider in connection with Equipment manufactured and/or provided by or through Avaya; (ii) that Avaya shall be a third party beneficiary of the license(s) granted to Customer by or through Avaya; (iii) that Avaya may enforce its rights directly against Customer for any breach thereof; (iv) that Altura or Avaya may cancel any license to Customer for failure to comply with any provision of any software license agreement provided in connection with Equipment manufactured and/or provided by or through Avaya; (v) not to modify any Software provided in connection with Equipment manufactured and/or provided by or through Avaya; and (vi) to cooperate with and to permit Avaya to audit (including via remote access) the system configuration containing the Equipment manufactured and/or provided by or through Avaya in order to verify compliance with the license(s) granted to Customer, provided that such audit shall be conducted at the time of enablement of any separately licensed feature or incremental unit of capacity and at other times selected by Avaya which, except in the event of emergencies or suspected violations, shall not be more than once per calendar year upon at least two (2) business days' notice. In addition to the Software license granted by Avaya, Altura grants Customer a non-exclusive, non-transferable, limited license to use the Software only in the System for its useful life, provided Customer: (i) does not disclose information about the Software to a third party without Altura's prior written consent; (ii) uses the System solely for Customer's internal business purposes; (iii) does not copy any part of the Software without Altura's consent, (iv) does not attempt to develop any source code from the Software; and (v) returns, erases or destroys any Software on any media being recycled or discarded and so certifies to Altura. Subject to Section 22(b) hereof and the payment of a right-to-use fee, Customer may transfer the right to use the Software to an end user who acquires the right to use the System and agrees to be bound by the terms of this license.

(c) **Copies.** If the Software contains documentation that is provided only in electronic form, then Customer is authorized to print only one copy of the documentation per licensed copy of the Software program. If the Software is provided as a program upgrade, then authorization to use the Software from which Customer is being upgraded shall be limited to use in connection with the upgrade, and shall be limited to the total number of Customer's authorized or licensed copies of the Software.

(d) **Restricted Rights.** The Software and related documentation is provided to the United States Government ("Government") with RESTRICTED RIGHTS. Use, duplication, or disclosure by the Government is subject to restrictions as set forth in subparagraph c)(1) (ii) of the Rights in Technical Data and Computer Software clause at DFARS 252.227-7013 or subparagraphs c)(1) and (2) of the Commercial Computer Software- Restricted Rights at 48 CFR 52.227-19, as applicable. Distributor is Altura Communication Solutions, LLC, 2890 E. White Star Ave, Anaheim, CA 92806, or its licensor.

(e) **Export.** Customer agrees not to export or re-export directly or indirectly any Software (including source code), technology, or direct products of Software or technology to any countries or nationals of any countries except in compliance with the U.S. Export Administration Regulations. In conjunction therewith, and in conformity with the United States Export Administration Act and regulations promulgated thereunder, Customer represents and warrants that Customer shall not disclose, export or re-export, directly or indirectly, any Equipment or technical data (or direct products thereof) provided under this Agreement to destinations in Country Groups Q, S, W, Y and Z as modified from time to time by the U.S. Department of Commerce, or that are otherwise controlled under said Act and regulations. Without limiting the foregoing, Customer shall comply with all applicable export control, import control and trade embargo laws, rules and regulations, whether foreign or domestic. Customer shall not resell, export, import, re-export, distribute, transfer or dispose of Equipment or technical data, directly or indirectly, without first obtaining all necessary written consents, permits and authorizations and completing such formalities as may be required by any such laws, rules and regulations. Failure by Customer to comply with such laws, rules and regulations shall constitute a material breach of this Agreement which is incapable of being cured. Customer shall ensure that its employees, agents, partners, customers, and the like also comply with such laws, rules and regulations. Customer shall not do anything which would cause Altura, or its suppliers or licensors to be in breach of such laws, rules and regulations, and shall protect, indemnify and hold harmless Altura and its suppliers and licensors from any fines, damages, costs, losses, liabilities, penalties and expenses incurred by Altura or its affiliates, suppliers or licensors as a result of the errors, mistakes, failures or omissions of Customer, or any third party under agreement with Customer, including without limitation any failure by Customer to comply with these terms and conditions.

(f) **Breach of License.** Customer acknowledges that the Software is proprietary and confidential, and is the property of Altura or a third party licensor. Notwithstanding any other provision of this Agreement, Customer's failure to comply with the terms of this Section 12 shall be deemed a material breach of this Agreement. Accordingly, Altura shall be entitled to immediately terminate this Agreement and all of Customer's rights and privileges to the Software, and to obtain injunctive and other relief as necessary to protect Altura from any potential damage resulting from such breach.

13. LIMITED WARRANTY.

(a) Altura warrants that (i) the Equipment it installs will be free from defects in materials and workmanship and will operate in accordance with manufacturer's specifications for one (1) year after Cutover (the "Equipment Warranty Period"); and (ii) the Software provided with the Equipment will conform in all material respects to the applicable software specifications for ninety (90) days from Cutover (the "Software Warranty Period," together with the Equipment Warranty Period, the "Warranty Period"); provided, however, that if Cutover is delayed by more than thirty (30) days due to Customer's acts or omissions, the Warranty Period shall be reduced by such number of days in excess of thirty (30) calendar days. Notwithstanding the foregoing, with respect to Equipment and/or Software used in an upgrade to an existing System or Equipment and/or Software installed after Cutover arising out of the performance of Maintenance Services or authorized Modifications, the Warranty Period for such Equipment and/or Software shall terminate upon the later of the expiration of the applicable Warranty Period for the existing Equipment and/or Software and ninety (90) days after installation.

(b) Exclusions.

(i) The warranty provided herein applies only to Equipment and Software sold or leased pursuant to the terms of this Agreement and does not apply to other Equipment or Software, including, without limitation, rented Equipment or Equipment that is the subject of a shared maintenance arrangement.

(ii) Customer's SOLE AND EXCLUSIVE REMEDY for breach of any warranty is limited to the remedies in Section 14 below. Altura's liability terminates at the end of the applicable Warranty Period or the Post-Warranty Maintenance Term, if applicable, including liability for any manufacturing defects that Customer did not discover within the Warranty Period. If, however, it is determined that such remedy fails of its essential purpose, then Altura's entire liability is limited to Altura's payment of Customer's actual damages in an amount not to exceed the portion of the Purchase Price allocable to the Equipment related to the claim, less a reasonable amount for its use. Except as set forth above, Maintenance Services provided during the Warranty Period will not extend or restart the Warranty Period.

(iii) Altura does not warrant that the Equipment will run uninterrupted or error-free.

(iv) The foregoing warranty shall be void if the System has been subject to: (A) damage caused by Force Majeure conditions; (B) Customer's failure to follow operational, maintenance, or environmental requirements described in the manufacturer's manuals or product bulletins, or Altura manuals and other documentation; (C) Customer's or third party's additions, alterations, modifications, enhancements, repairs or disassembly without Altura's written consent; (D) Customer's or third party's mishandling, abuse, misuse, negligence or damage; (E) relocation without Altura's written consent (other than telephone instruments relocated in accordance with the manufacturer's specifications); (F) Customer's failure to promptly advise Altura of a malfunction which delay exacerbates the malfunction; (G) operation beyond the System's design range or improper testing; (H) failures or changes required by the local exchange company interexchange carrier, the power company or the transmission providers; and/or (I) malfunctions of third party equipment including batteries and auxiliary equipment and equipment owned by the public telephone network.

(v) The above limited warranty does not extend to, and Altura does not warrant, products or Equipment normally consumed in operation or which have a normal life shorter than twelve (12) months. With respect to such products or Equipment, Altura conveys to Customer the warranty, if any, of Altura's supplier, to the extent that such warranty can be conveyed.

(vi) Although the Equipment is designed to be reasonably secure, Altura makes no express or implied warranty that Equipment is immune from or, will prevent fraudulent intrusion, unauthorized use or disclosure or loss of proprietary information. When enabled, certain Software features, including silent monitoring features, could be used improperly in violation of privacy laws. Altura prohibits the use of Software in any improper manner or for any illegal use. Notwithstanding anything

contained in this Agreement to the contrary, Altura shall not be liable for any improper or unlawful use of such features and Customer shall indemnify, defend and hold Altura harmless from any losses, claims, liabilities or damages to the extent due to any improper or illegal use of the System or any of its components by or for Customer.

(vii) **THE WARRANTIES PROVIDED BY THIS SECTION 13 ARE IN LIEU OF ALL OTHER EXPRESS WARRANTIES AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND NON- INFRINGEMENT. ALTURA DISCLAIMS ANY WARRANTY TO PREVENT UNAUTHORIZED USE OF OR INTRUSION INTO THE SYSTEM INCLUDING TOLL FRAUD.**

14. WARRANTY MAINTENANCE SERVICES AND POST-WARRANTY MAINTENANCE SERVICES.

(a) **Level of Service.** Subject to the terms of this Agreement, during the Term, Altura shall maintain the System in good operating condition in accordance with generally accepted telephone industry standards. Altura shall provide Customer with Standard Services, as set forth in subsection (b) of this Section 14 ("Standard Services"). In addition, Customer may elect enhanced optional coverage ("Optional Coverage"), as set forth in subsection (c) of this Section 14 by so indicating on the Order Form. During the Warranty Period, Altura shall provide Standard Services at no extra charge to Customer. If Customer elects to receive Post-Warranty Maintenance Services, Altura shall provide and Customer agrees to pay for Standard Services at the rate set forth on the Order Form during the period of time selected (the "Post-Warranty Maintenance Term"). If Customer elects to receive Optional Coverage, Altura shall provide and Customer agrees to pay for such Optional Coverage at the rate set forth on the Order Form.

(b) **Standard Services.** For a major System malfunction resulting in total System failure, failure of a console or application processor, or failure of 10% or more of a System's trunks or stations ("Major System Malfunction"), Altura will endeavor to respond to service requests remotely or on-site within four (4) business hours of receipt of notice from Customer, between 8 a.m. and 5 p.m. local time, Monday through Friday including Altura Observed Holidays (as defined below). All other malfunctions are classified as non-emergency. Altura will endeavor to respond to non-emergency service requests within one business day of receipt of notice from Customer, except when the request is made on or the day before a weekend day or an Altura Observed Holiday, in which case Altura will respond by the next business day. At Customer's request, Altura will use commercially reasonable efforts to perform emergency and non-emergency services outside normal working hours subject to manpower availability at Altura's then current rates. In performing the Maintenance Services, provided that the malfunction can be reproduced or verified, Altura will, at its option and expense, repair a System at the Premises, or accept return of System components for repair or replacement provided that maintenance of Software shall be limited to the database of the System and shall not include maintaining generic or operating software included in the Software other than normal reloading. Repair and replacement parts may be new or reconditioned to be the functional equivalent of new. Altura Observed Holidays shall mean New Year's Day, Good Friday, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, the day after Thanksgiving Day, Christmas Eve Day, Christmas and New Year's Eve Day, and shall not be considered business days. Customer agrees to execute Altura's form of Field Service Report for all Maintenance Services provided hereunder.

(c) **Optional Coverage.** Customer may elect to receive one or more of the following Optional Coverages by so indicating on the Order Form: (i) Standard Services but provided twenty-four (24) hours per day, seven days per week including Altura Observed Holidays ("24x7 Coverage"); and/or (ii) Standard Services but provided with a two (2) hour response time for Major System Malfunctions ("2 Hour Coverage"); or (iii) Standard Services but provided twenty-four (24) hours per day, seven days per week including Altura Observed Holidays for the Warranty Period with a two (2) hour response time for Major System Malfunctions for the Warranty Period and Post-Warranty Maintenance Term ("Value Plus Maintenance"). Payment for any Optional Coverage shall be due together with the Purchase Price and any Service Fee, as applicable.

(d) **Additional Services.** Notwithstanding the foregoing, the following services ("Additional Services") shall not constitute Standard Services and, subject to availability will be provided at Altura's then current rates: (i) furnishing expendables and supplies (platens, ribbons, thermal print elements, tape cartridges, batteries, etc.); (ii) repairs not attributable to normal wear and tear; (iii) non-emergency services (including maintenance inspections) outside of normal working hours; (iv) services provided outside a fifty (50) mile radius of the local service center; (v) Modifications and upgrades; (vi) electrical work external to the System; (vii) service which is impractical for Altura to render because of Equipment alterations or its connection to other devices, or because of alterations to operating systems; (viii) systems engineering services, programming, and operations procedures of any sort; and (ix) upon thirty (30) days prior written notice, relocation, removal, rearrangement and/or similar services within a fifty (50) mile radius of the local service center. Payment for Additional Services shall be due and payable upon receipt of invoice from Altura. Customer waives its right to claim that Maintenance Services requested hereunder were requested and/or approved by an unauthorized employee or agent.

(e) If Customer orders an upgrade to an existing system, then "System" shall mean "the existing system as upgraded by the System" for purposes of this Agreement.

15. POST-WARRANTY MAINTENANCE TERM; SERVICE FEE.

(a) Altura shall provide Post-Warranty Maintenance Services on Equipment for one (1) year from the day after the Warranty Period expires or no Post-Warranty Maintenance Services or another term, as indicated on the Order Form (such one (1) year term or other term to be referred to as the "Initial Term"). Maintenance parts are furnished on an exchange basis. The replaced parts become the property of Altura.

(b) At the end of the Initial Term, unless otherwise agreed, the Post-Warranty Maintenance Term shall automatically renew in successive annual periods at Altura's then current rate unless Customer or Altura declines such renewal in writing at least forty-five (45) days before the end of the Initial Term.

(c) The fee for Post-Warranty Maintenance Services is set forth on the Order Form ("Service Fee"). Customer may elect to be billed for such Post-Warranty Maintenance Services on a quarterly, semiannual or annual basis, in advance, as Customer indicates on the Order Form. After the Initial Term, Altura may adjust charges for Maintenance Services upon ten (10) days prior written notice, provided such adjustment does not exceed Altura's then standard rates for servicing like Equipment. Payment for Post-Warranty Maintenance Services shall be due and payable in advance, no later than the commencement of the first billing cycle and prior to commencement of each billing cycle thereafter. For customers electing a multi-year Post-Warranty Maintenance Term as set forth on the Order Form, charges for these services during the Initial Term will not increase more than the cumulative increase in the Consumer Price Index or 5% per annum, whichever is greater.

(d) If Customer has elected a Post-Warranty Maintenance Term of one (1) year or less, such Post-Warranty Maintenance Term may be terminated by Customer upon ninety (90) days prior written notice to Altura without charge. If Customer has elected a Post-Warranty Maintenance Term greater than one (1) year, such Post-Warranty Maintenance Term may be terminated by Customer upon ninety (90) days prior written notice to Altura; provided, however that all Service Fees payable or to become payable during the Post-Warranty Maintenance Term shall be accelerated and Customer shall pay Altura such accelerated amount within thirty (30) days of termination.

(e) After termination of the Post-Warranty Maintenance Term, Altura shall provide Maintenance Services to Customer pursuant to the terms and conditions of a separate agreement providing for maintenance on a time and materials basis.

16. MAINTENANCE SERVICES EXCLUSIONS.

(a) **Maintenance Services exclude repairs for:** (i) damage caused by Force Majeure conditions; (ii) Customer's failure to follow operational, maintenance, or environmental requirements described in the manufacturer's manuals or product bulletins, or Altura manuals and other documentation; (iii) Customer's or third party's additions, alterations, modifications, enhancements or repairs to, or disassembly of, the System without Altura's written consent; (iv) Customer's or third party's mishandling, abuse, misuse, negligence or damage to the System; (v) relocation of the System without Altura's written consent (other than telephone instruments relocated in accordance with the manufacturer's specifications); (vi) Customer's failure to promptly advise Altura of a malfunction which delay exacerbates the malfunction; (vii) operation beyond the System's design range or improper testing; (viii) failures or changes required by the local exchange company, interexchange carrier, the power company or other transmission providers; and/or (ix) malfunctions of third party equipment including batteries and auxiliary equipment and equipment owned by the public telephone network.

(b) **Post Warranty Maintenance Services excludes repairs and replacement of third party personal computers, application processor hardware and**

operating software that have been manufactured discontinued by the manufacturer. In the event of a failure, Altura will provide maintenance repairs on a best effort basis, with any new hardware or operating software billed at the Customers contracted rates.

(c) **Altura reserves the right to void the Warranty, cancel its service obligations for a System after the Warranty Period and accelerate payment of all Service Fees due or to become due under the Post-Warranty Maintenance Term if Customer installs or has installed gray market products, performs or permits a third party to perform Modifications without the prior written approval of Altura.**

17. **INDEMNIFICATION.** During the Warranty Period and any Post-Warranty Maintenance Term, each party shall indemnify the other for any third party claim alleging bodily injury, including death, or damage to tangible property to the extent such injury or damage is caused by the negligence of the indemnifying party, provided that such claim is promptly reported in writing and reasonable assistance is provided. The indemnifying party may, at its election, defend and control any such suit or proceeding.

18. **CONFIDENTIAL INFORMATION.** The parties agree: (i) not to disclose the Confidential Information (as defined below) of the other party, its agents and licensors, to third parties (excluding a party's agents or representatives); (ii) not to use the Confidential Information except in furtherance of the purposes of this Agreement; (iii) that the Confidential Information of a party is and shall remain the property of the disclosing party; and (iv) to return or destroy, at the request of the disclosing party, the other party's Confidential Information upon termination of this Agreement. Confidential Information includes information in any form regarding the business or operations of a party including, without limitation, the terms of this Agreement; provided, however that Confidential Information shall not include information that: (A) is or subsequently becomes publicly available without the receiving party's breach of any obligation owed to the disclosing party; (B) became known to the receiving party prior to the disclosing party's disclosure of such information to the receiving party; (C) became known to the receiving party from a source other than the disclosing party and other than by the breach of an obligation of confidentiality owed to the disclosing party; or (D) is independently developed by the receiving party. Nothing herein shall prevent disclosures that are required by law.

19. **DEFAULT.** Either party shall be entitled to seek adequate assurance of performance and thereafter terminate this Agreement and/or any outstanding Order Form and pursue its remedies in law or equity, except as otherwise limited by this Agreement, in the event that: (i) the other party fails to make any payment when due and fails to cure the nonpayment within ten (10) days of written notice; (ii) the other party commits a material breach of this Agreement (other than a payment breach) and fails to cure that breach within thirty (30) days of written notice describing the breach; (iii) if Customer refuses to permit Altura to perform its obligations under this Agreement, or purports to terminate or cancel this Agreement or any Order Form; (iv) a party files bankruptcy or fails to discharge an involuntary petition within sixty (60) days; or (v) a party ceases doing business or commences dissolution or liquidation. The aggrieved party may suspend performance of its obligations during the cure period for any breach described above. Upon termination of this Agreement resulting from Customer's failure to pay and/or material breach, Altura shall have the right to accelerate all Service Fees payable or to become payable hereunder and Customer shall pay Altura such accelerated amount within ten (10) days of termination.

20. **FORCE MAJEURE.** Altura's non-performance or delay shall be excused to the extent the failure or delay in performance is the result of events beyond Altura's reasonable control, including but not limited to, acts of God (e.g., lightning, earthquake, etc.), power failures, surges, or fluctuations, air conditioning failures, malfunction of external trunk or cable lines, labor disputes, shortages of supplies, riots, war, fire, epidemics, government regulation, court action, Customer's acts or omissions, or transportation difficulties.

21. **DISPUTE RESOLUTION.** In the event of a dispute arising out of this Agreement, the parties agree to negotiate in good faith to discuss and attempt to resolve the issues which are the subject of the dispute. ~~If such discussions fail to resolve the dispute, (i) disputes that are likely to affect or involve intellectual property rights shall be handled by a court of competent jurisdiction located in Orange County, California; (ii) disputes that involve payment hereunder may be handled, at Altura's sole discretion, either by a court of competent jurisdiction or by arbitration pursuant to this Section 21; and (iii) all other disputes shall be submitted to binding arbitration for final resolution. The arbitration shall be conducted in accordance with the Commercial Arbitration Rules of the American Arbitration Association ("AAA") and shall be held in Orange County, California. There shall be one arbitrator, and such arbitrator shall be chosen by mutual agreement of the parties in accordance with AAA rules. The findings of the arbitrator shall be final and binding on the parties and may be entered by either party in a court of competent jurisdiction located in Orange County, California for purposes of enforcement.~~ In the event that legal resolution is required, venue shall be in Orange County, California.

22. **MISCELLANEOUS.** (a) **Subcontractors.** Altura may subcontract services under this Agreement. (b) **Assignment.** Customer shall not assign this Agreement or any Order Form, or transfer the System or any part thereof, without Altura's prior written consent. Any assignment of any rights, duties or obligations under this Agreement without Altura's consent will be deemed null and void. (c) **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and permitted assigns. (d) **Waiver.** Waiver by either party of any default will not operate as a waiver of any subsequent default. (e) **Enforcement.** The non-prevailing party in any dispute will be liable for the prevailing party's costs or expenses of enforcing this Agreement, including reasonable attorneys' and collection fees. (f) **Severability.** If any court finds any provision of this Agreement to be void, unlawful or unenforceable under any applicable statute or other controlling law, the remainder of this Agreement shall continue in full force and effect. (g) **Credit Approval.** Customer will provide Altura with credit information as requested, and Altura's obligations under this Agreement are subject to credit approval. (h) ~~Statute of Limitations. Except for tax issues in Sections (e), neither party may bring a cause of action arising from this Agreement more than two (2) years after the cause of action has accrued.~~ (i) **Governing Law.** This Agreement shall be governed by the laws of the State of California without regard to the conflicts of laws principles thereof. (j) **Statute of Frauds.** The parties may rely on a facsimile transmission of the other party's authorized signature to bind the other party and satisfy any applicable Statute of Frauds. (k) **Execution.** This Agreement may be executed contemporaneously in one or more counterparts, each of which shall be deemed an original, but which together shall constitute one instrument. (l) **Non-Solicitation.** Neither Customer nor its affiliates shall hire, employ or solicit with an offer to hire or employ any employees or agents of Altura, during the term of this Agreement and for one (1) year after termination. (m) **Independent Contractor.** Altura and Customer are independent contractors with respect to all rights and obligations under this Agreement. (n) **Entire Agreement.** This Agreement represents the entire agreement between the parties regarding the subject matter hereof and supersedes all prior written and oral representations. (o) **Amendments.** No amendment to this Agreement shall be effective unless it is in writing and signed by the parties. No usage of trade or course of dealing by or between the parties shall be deemed to constitute any modification or amendment of the terms of this Agreement. (p) **Document Precedence.** In the event of any conflict between this Agreement, any Order Form, Schedule or Scope of Work, unless otherwise indicated therein, with respect to each Order, the order of precedence shall be (i) the Order Form, (ii) the Schedules, (iii) the Scope of Work, and (iv) the Agreement.



Proposal for: Voice Systems Refresh & Virtualization – Labor Only

City of Roseville

Site: City of Roseville
401 OAK STREET
Roseville, California 95678
February 1, 2016

Dear Mr. Donaldson,

Altura Communication Solutions (Altura) is pleased to present City of Roseville the enclosed telecommunications system proposal. After reviewing the information that follows, we trust you will come to know Altura as the unified communications provider best suited to meet all of your telecommunications needs.

Altura, with offices nationwide, is one of Avaya's largest authorized Platinum Business Partners and a leading provider of communications applications, equipment and services for voice and data networking solutions. For nearly two decades, enterprises throughout North America have trusted Altura to design, deploy and manage their communications networks. Altura's vast experience in the industry, top rated service, strategic partnerships and full suite of network services is a significant advantage to customers. We provide solutions to over 6,000 customer sites in government, education, healthcare and financial markets.

Your designated Point of Contact for answering any questions regarding this proposal is:

Bill Anderson

Account Manager

(925) 264-5306

banderson@alturacs.com

This proposal to City of Roseville is subject to mutually agreeable Terms and Conditions. Altura proposals contained herein are non-binding. All pricing is for discussion purposes only and subject to change. Final price quote is subject to verification of requirements and configuration.

Altura Communication Solutions

1335 South Acacia Ave.
Fullerton CA, 92831



Exhibit A – Order Form

Quote For MASTER SALES AND MAINTENANCE AGREEMENT ("Agreement")
dated March 15, 2006 by and between Altura Communication Solutions, LLC and **City of
Roseville** ('Customer')

PREMISES (INSTALLED AT):

City of Roseville
Site: City of Roseville
401 OAK STREET
Roseville, California 95678
Randy Beckman
(916) 774-5402

SERVICES PERFORMED FOR:

BillTo: City of Roseville -
City of Roseville
Site: City of Roseville
401 OAK STREET
Roseville, California 95678
Randy Beckman
(916) 774-5402

PRICING & DATES

Purchase Price * \$65,870.00
Support Paid Up-Front See Separate Schedule
TOTAL \$65,870.00
Support to be billed See Separate Schedule

Contract Presented February 1, 2016
Delivery * TBD
Installation Start * TBD
Cutover * TBD
In Service * TBD

** Including installation, but excluding parts, support and taxes*

** Estimated*

ATTACHMENTS

- Coverpage
- Exhibit A, Exhibit B and Schedule 1
- Scope of Work

Upon execution by both parties, this Order Form shall be incorporated into the Agreement.

Altura Communication Solutions, LLC

City of Roseville

By

By

Name Altura Contract Administration

Name

Title Director of Contract Administration

Title

Date

Date

Schedule 1 – Quote & Exhibit B

This quote is only good for 45 days, effective: 2/1/2016.

TX DIR # DIR-SDD-1492

Vendor	Description		Sale Price
Altura	Install Labor		\$6,000.00
Altura	Professional Services		\$39,071.00
Subcontracted	Labor / Materials		\$20,799.00
	Installation Total		\$65,870.00
	TOTAL Installation		\$65,870.00
	*Parts & First Year Support is to be purchased at the same time on a different contract		

		<i>All Pricing Excluding Taxes</i>
Labor Upon Acceptance		\$65,870.00

Upon execution by both parties, this Schedule shall be incorporated into the Agreement.

Altura Communication Solutions, LLC

City of Roseville

By

By

Name Altura Contract Administration

Name

Title Director of Contract Administration

Title

Date

Date

Altura Communication Solutions

1335 South Acacia Ave.
Fullerton CA, 92831



Scope of Work

for
CITY OF ROSEVILLE

Altura will upgrade and virtualize the existing Avaya Communication Manager (CM), add Avaya System Manager (SMGR) and (2) Session Manager (SM) on customer provided virtual servers and upgrade the AVST CallXpress server to a virtual environment for the City of Roseville, California, hereafter referred to as the Customer. Also the AVST will be converted from QSIG to SIP. Altura will install 2 remote S8300E Media Servers in existing Gateways and upgrade the LSP software first at the staging at a Roseville location. Altura will perform the actual remote S8300E LSP server install and deployment.

In this scope of work Altura will be converting the ACD reporting tool from Intellicenter to CMS. The CMS will be loaded onto a customer provided VMware server. Altura will do the implementation and subcontract to Avaya for provisioning. Altura will subcontract to Open Text to upgrade the RightFax.

Prerequisites:

- The Customer is responsible for VMware support and assistance with loading Avaya software into the VMware environment.
- The Customer will need to provide vSphere Client access for all Avaya components in the VMware environment.
- The virtual server requirements for each component are as follows:
 - AVST CallXpress in VMware (Each Server requires Microsoft Windows Server 2008r2 or Microsoft Windows Server 2012r2)
 - Release: 8.6
 - Capacity (Users): 40K (Voicemail)
 - Virtual CPU: 4 (Intel Xeon E5504 Dedicated per Server)
 - Virtual Memory: 4 GB Minimum (8 GB Recommended for Speech)
 - Virtual Storage: 80 GB for C partition, 300 GB for D Partition per server
 - Minimum CPU Speed (GHz): 2.0 GHz
 - Avaya Communication Manager (CM) with Software Duplication (2 Instances)
 - Release: 7
 - Capacity (Users): 35K
 - Virtual CPU: 3
 - Virtual Memory: 5 GB

- Virtual Storage: 30 GB
 - Minimum CPU Speed (GHz): 2.9 GHz (36K Users), 2.4 GHz (30K Users)
- Avaya System Manager (SMGR) Server (1 Instance)
 - Release: 7
 - Capacity (Users): 250K and 50 Administrators Simultaneously
 - Virtual CPU: 4
 - Virtual Memory: 9 GB (6.3)
 - Virtual Storage: 70 GB
 - Minimum CPU Speed (GHz): 2.4 GHz
- Avaya Session Manager (SM) Server (2 Instances)
 - Release: 7
 - Capacity (Users): 3.5K 7K 10K
 - Virtual CPU: 4 8 12
 - Virtual Memory: 7GB 10GB 12GB
 - Virtual Storage: 150GB
 - Minimum CPU Speed (GHz): 2.4 GHz
- All new server(s) will be pre-installed into racks with power prior to arrival.
- Customer provided servers should have the latest Windows Server updates applied prior to start of the upgrade.
- All data network configurations and access will be completed per documentation to insure applications can communicate to all necessary devices and services over the customer Data / Voice network prior to arrival.
- All network configurations and connections will be completed to insure all AVST CallXpress Servers, customer Exchange Servers and PBX can communicate over the customer data and voice network.
- All required permissions for the AVST CallXpress Servers to access the customer Exchange servers will be in place prior to arrival.
- All required software and licensing will be onsite prior to engagement.
- If needed numbering plans will be updated to support final configuration prior to onsite arrival.
- Customer and Branch will be responsible for making any required database changes in the Customers PBXs.
- Customer will work with Altura to establish a VPN connection for the management of the new system prior to system cutover.
- All work to PBX systems will be completed and all number plans updated to support final configuration prior to onsite arrival.
- Customer will provide access to the Internet while Altura is on site.

Altura Communication Solutions Professional Services Will:

For the Communication Manager (CM) in VMware

- Conduct up to 4 hours of remote fact finding meetings with customer and local Altura Branch and assist in completion of the required workbook(s).
- Assist customer in loading CM software (.OVA file) into VMware Environment and bring servers into service.
- Install Avaya current patches
- Obtain and load licenses from Avaya PLDS process.
- Verify connectivity between all CM servers.
- Provide 4 hours post-upgrade support following cutover

For System/Session Manager (SMGR/SM) Servers

- Conduct up to 4 hours of remote fact finding meetings with customer and local Altura Branch and assist in completion of the required workbook(s).
- Assist customer in loading SMGR/SM software (.OVA file) into VMware Environment and bring servers into service.
- Install Avaya current patches.
- Obtain and load licenses from Avaya PLDS process.
- Administer system and turn up System Manager functions.
- Administer system and turn up Session Manager functions.
- Test functionality with customer to gain acceptance of basic features.
- Confirm connectivity between Avaya Communication Manager Media Server, and Avaya System/Session Manager.
- Administer system and work with the customer and local branch to cutover the system into a production environment.
- Verify remote access to Altura Communication Solutions.
- Conduct up to 4 hours of System Administrative Overview of the installed system for up to 3 customer designated employees. This administrative overview will include how to access the system, administer moves, adds and changes, and perform high-level system maintenance.
- Provide input to the Altura Project Manager who will create documentation of the installed system.
- SIP trunking is not required at this time. Roseville would like to leverage SIP stations.
- There will be two instances of Session Manager and one instance of System Manager.

For AVST Messaging System (AVST)

- Remotely conduct up to four hours of fact finding call(s) to determine specifics regarding the solutions to be installed. This will be a remote phone call(s) with the customer. This will provide the necessary information to complete the workbook.
- Assist customer in loading AVST software into VMware Environment and bring servers into service.
- Backup up the existing CallXpress system to network drive or external storage.
- Verify proper system operation prior to upgrade.
- Install CallXpress application on new operating system.

- Install all applicable updates and or patches for CallXpress.
- Migrate customer database for CallXpress from backup.
- Verify customer database.
- Add second call server to system (if necessary)
- Configure SIP integration
- Verify Call Answering.
- Verify Message Notification.
- Verify Message Retrieval.
- Verify Transfers
- Setup backup to customer defined network location.
- Back up CallXpress system.
- Provide customer documentation of any changes made during upgrade process.

RightFax upgrade

Altura will work with AVST and RightFax to deploy an upgrade to the RightFax software and move it over to a customer provided virtual server and leverage SIP for integration to the Session Manager. The MFPs are optional and not included in this quote.

For All Systems

- Work with the customer to cutover the installed system into their production environment.
- Provide completion of installation and submission to The Customer of signed Functionality Testing (including Outstanding Items). Any Outstanding Items will be worked to completion.
- Provide Day 1 support.

In order to achieve a successful installation, Altura Communication Solutions has the following expectations.

The Customer will:

- Provide a Single Point of Contact (SPOC) who has a thorough understanding of the business requirements and technical environment and can make decisions on the customer's behalf.
- Complete all planning forms by the date requested.
- Coordinate with customer's telephony and network vendors to resolve any problems and to reach agreement on testing dates and times.
- Complete all necessary hardware, software, and technical requirements and, if provided, return the signed checklist at least 3 days prior to an engineer's arrival.
- Insure all racking is in place, power is in place and all environmental conditions are met in installation area.

- Insure that any customer required network requirements are completed prior to installation start date.
- Have a resource available during System Cut / Functionality Testing.
- Ensure that any network problems are referred to Customer's network service provider or IT group and resolved. Work with Altura to reach agreement on verification of problem resolution testing.

Altura Communication Solutions local branch will:

- Provide a Project Manager to serve as implementation point of contact, establish project timeline, milestones and manage project status.
- Install all new servers into racks, load software and make servers ready for integration programming.
- Insure existing systems are at the appropriate software, hardware and firmware release levels to support applications.
- Pre-register all system servers with Avaya and provide branch technician with SEIDs to configure SAL Gateway for Avaya alarming and remote access.
- Final registration of system servers with Avaya.
- Insure licensing is available as purchased.
- Have a resource available during Functionality Testing.

CMS Scope of Work

Altura Communication Solutions Professional Services will implement an Avaya Call Management System (CMS) and integrate to the customer provided VMware Avaya Communication Manager system for City of Roseville, hereafter referred to as the Customer.

Prerequisites:

- All VMware server(s) will be pre-installed into racks with power prior to arrival.
- All network configurations and connections will be completed to insure all Servers and PBX's can communicate over the customer data and voice network.
- All required software will be onsite prior to arrival.
- Customer will work with Altura to establish a VPN connection for the management of the new system prior to system cutover.
- Altura will be provided with the delivery location and mode of acceptance for all equipment deliveries for this engagement. This includes scheduling, access and storage of all equipment and manner of delivery (flatbed, lift gate, loading dock). Customer is encouraged to participate in the inventory of all equipment deliveries. All equipment must be stored in a secured and environmentally controlled environment, until required for use. All equipment delivered and inventoried by Altura and Customer, become the property and are under the control of Customer.

Altura Communication Professional Services will:

For CMS

- Load Operating System, CMS Software and bring servers into service.
- Remotely conduct up to 4 hour fact finding calls to determine specifics regarding the solutions to be installed. This will be remote phone calls with the customer and required Altura resources. This will provide the necessary information to complete the workbook.
- Install Avaya current patches.
- Obtain and load licenses from Avaya PLDS.
- Assist Avaya in the provisioning process.
- Based on the planning forms returned - Altura will Develop System Configuration including number of Supervisors and agents—Integrate Communication Manager to CMS server.
- Provide current CMS supervisor software and load onto Supervisor corporate PC (Up to 5) If more than 5 is needed than Altura can either provide stated software to customer contact who can then have CMS supervisor software installed on any and/or all customer PC (s) or Altura can install on all customer PCs for the additional price quoted.
- Provide current CMS Agent and Client Desktop software and load onto Agent corporate PC (Up to 5) If more than 5 is needed than Altura can either provide stated software to customer contact who can then have CMS Agent and Client Desktop software installed on any and/or all customer PC (s) or Altura can install on all customer PCs for the additional price quoted.
- Verify remote access to Altura Communication Solutions.
- Schedule (5) hours of CMS Supervisor training (Up to 5 Supervisors)
- **Training of supervisors will need to be done in shifts. Customer will be responsible for determining when those shifts will occur within a (1) day period for supervisors. Customer will be responsible for providing this information to Altura. This training will need to be accomplished before the actual cut over date.**
- Assist in connecting CMS to customer provided Wall Boards. ****Note**** CMS does not support serial connections.
- Provide up to 8 hours of day one post cut support.

For All Systems

- Work with the customer to cutover the installed system into their production environment.
- Provide input to the Altura Project Manager who will create documentation of the installed CMS system.
- Provide completion of installation and submission to The Customer of signed Functionality Testing (including Outstanding Items). Any Outstanding Items will be worked to completion.

In order to achieve a successful installation, Altura Communication Solutions Professional Services has the following expectations.

The Customer will:

- Provide a Single Point of Contact (SPOC) who has a thorough understanding of the business requirements and technical environment and can make decisions on the customer's behalf.
- Complete all planning forms by the date requested.
- Coordinate with customer's telephony and network vendors to resolve any problems and to reach agreement on testing dates and times.
- Complete all necessary hardware, software, and technical requirements and, if provided, return the signed checklist at least 3 days prior to an engineer's arrival.
- Insure all racking is in place, power is in place and all environmental conditions are met in installation area.
- Insure that any customer required network requirements are completed prior to installation start date.
- Provide appropriate facilities for training (Room, Projector, handouts, etc.).
- Have a resource available during System Cut / Functionality Testing.
- Ensure that any network problems are referred to Customer's network service provider or IT group and resolved. Work with Altura to reach agreement on verification of problem resolution testing.

Altura Communication Solutions local branch will:

- Provide a Project Manager to serve as implementation point of contact, establish project timeline, milestones and manage project status.
- Insure existing systems are at the appropriate software, hardware and firmware release levels to support applications.
- Coordinate CMS provisioning by Avaya **(2) weeks** prior to the delivery of CMS services and training.
- Insure licensing is available as purchased.

Have a resource available during Functionality Testing

Project proposed start & completion dates:

- TBD

Delays caused by the customer not meeting deadlines or providing facilities, racks, power and other requirements on time will be subject to additional charges at a rate of \$ 2,000 per day.

Pricing assumes that all work will be done in consecutive days during normal working hours. If the project will be split, or work is to be performed on non-consecutive days, or after normal working hours, additional charges will apply.

NOTE: For all additional work that falls out of the scope noted herein, the following hourly rates will apply for Altura Professional Services.

Normal Daily Rate (8:00 AM – 5:00 PM):	\$175.00 per hr.
Evenings and Saturdays:	\$262.50 per hr.
Sundays and Holidays:	\$350.00 per hr.

1. This proposal and pricing are valid for 90 days from the date of delivery to the business partner/customer (hereinafter referred to as you or your) unless extended in writing by Altura Communication Solutions.
2. Altura Communication Solutions has relied on information provided by you to prepare this proposal and pricing. Any changes to the understanding of the work, scope or other substantive nature of the proposal and pricing may result in a change order or a new, additional Scope of Work (SOW). Work Altura Communication Solutions performs associated with the remediation of software or hardware problems that are caused by manufacturer, not related to the services provided by Altura Communication Solutions may be subject to additional billing and submitted on a change order.
3. Unless otherwise stated in the proposal and pricing, it is assumed that all products and services will be delivered during normal daily business day hours (e.g. 8 a.m. to 5 p.m.), excluding holidays and non-business days, based on customer work site local time. Additional charges will apply for services delivered outside of normal daily business hours or on weekends, holidays, or non-business days.
4. Scheduling. When this proposal is formally accepted, a project start date and targeted project completion date are finalized, and the project will be assigned to a resource and delivery scheduled. Once the project is assigned and scheduled, a Altura Communication Solutions consultant will provide a detailed Statement of Work for you to approve. Please also provide us with an initial project point person(s) that our project team can contact for information and planning once resources have been assigned.
5. Any and all ideas, concepts, solutions, derivative solutions, work product, creative contribution and the like generated by Altura Communication Solutions, its employees, and its agents are the sole property of Altura Communication Solutions and its affiliates and may not be used, borrowed, disclosed, or reverse engineered without the express prior written signed consent of a Altura Communication Solutions officer. Violation by you of this section will result in financial and equitable damages, which will be no less than five years of forecasted gross revenue as determined by Altura Communication Solutions.
6. Any written indication of job completion acceptance, including an e-mail or a signed project completion approval letter or failure by you to write any concerns within five calendar days after we declare the job finished indicates the customer's acceptance of the ongoing maintenance and support of the application and/or service. Additional Altura Communication Solutions support will be provided on a then applicable Time and Materials basis for those services which may include a new Scope of Work.
7. Altura Communication Solutions is not liable for any damages, financial or otherwise, including lost business that may occur as a result of programming performed, applications installed or services provided, attempted, contemplated or discussed.
8. Each party agrees that they shall not directly, indirectly or otherwise solicit to employ, discuss potential employment, employ, or contract the services of any person who is employed by the other party, its affiliates, agents or contractors. This non-solicitation is in force for the term of two (2) years following the expiration, cancellation or termination of this Agreement. Violation by you of this section will result in financial and

equitable damages to be no less than two years of forecasted gross revenue impact as determined by Altura Communication Solutions.

9. This Agreement contains the entire understanding between and among the parties and supersedes any prior understandings and agreements among them respecting the subject matter of this Agreement. There are no other requirements on Altura Communication Solutions, express or implied, than what is specifically stated within this document.

Customer Project Contact & Information (Required)

*Name _____

Phone _____ * Email _____

* Project start date _____

* Project completion date _____

ACCEPTANCE

Acceptance of this proposal is indicated by faxing an executed copy of this *entire* document to local Altura branch's number.

Altura Communication Solutions, LLC

CITY OF ROSEVILLE

By _____

Name Altura Operations Administration

Title Area Director of Operations

By _____

Name _____

Title _____



Proposal for: Voice Systems Refresh & Virtualization – Parts Only

City of Roseville

Site: City of Roseville
401 OAK STREET
Roseville, California 95678
December 15, 2015

Dear Mr. Donaldson,

Altura Communication Solutions (Altura) is pleased to present City of Roseville the enclosed telecommunications system proposal. After reviewing the information that follows, we trust you will come to know Altura as the unified communications provider best suited to meet all of your telecommunications needs.

Altura, with offices nationwide, is one of Avaya's largest authorized Platinum Business Partners and a leading provider of communications applications, equipment and services for voice and data networking solutions. For nearly two decades, enterprises throughout North America have trusted Altura to design, deploy and manage their communications networks. Altura's vast experience in the industry, top rated service, strategic partnerships and full suite of network services is a significant advantage to customers. We provide solutions to over 6,000 customer sites in government, education, healthcare and financial markets.

Your designated Point of Contact for answering any questions regarding this proposal is:

Bill Anderson

Account Manager

(925) 264-5306

banderson@alturacs.com

This proposal to City of Roseville is subject to mutually agreeable Terms and Conditions. Altura proposals contained herein are non-binding. All pricing is for discussion purposes only and subject to change. Final price quote is subject to verification of requirements and configuration.

Altura Communication Solutions

1335 South Acacia Ave.
Fullerton CA, 92831



Exhibit A – Order Form

Quote For MASTER SALES AND MAINTENANCE AGREEMENT ("Agreement")
dated March 15, 2006 by and between Altura Communication Solutions, LLC and **City of
Roseville** ('Customer')

PREMISES (INSTALLED AT):

City of Roseville
Site: City of Roseville
401 OAK STREET
Roseville, California 95678
Randy Beckman
(916) 774-5402

SERVICES PERFORMED FOR:

BillTo: City of Roseville -
City of Roseville
Site: City of Roseville
401 OAK STREET
Roseville, California 95678
Randy Beckman
(916) 774-5402

PRICING & DATES

Purchase Price * \$78,597.94
Support Paid Up-Front See Separate Schedule
TOTAL \$78,597.94
Support to be billed See Separate Schedule

Contract Presented February 1, 2016
Delivery * TBD
Installation Start * TBD
Cutover * TBD
In Service * TBD

** Including shipping if applicable, but excluding taxes*

** Estimated*

ATTACHMENTS

- Coverpage
- Exhibit A, Exhibit B and Schedule 1
- Parts Details

Upon execution by both parties, this Order Form shall be incorporated into the Agreement.

Altura Communication Solutions, LLC

City of Roseville

By

By

Name Altura Contract Administration

Name

Title Director of Contract Administration

Title

Date

Date

Schedule 1 – Quote & Exhibit B

This quote is only good for 45 days, effective: **2/1/2016**.

TX DIR # DIR-SDD-149

Vendor	Description		Sale Price
Avaya	Hardware		\$61,724.81
Avaya	Licenses		
	Avaya Solutions		\$61,724.81
Altura	Solution		\$2,020.59
AVST	Solution		\$14,787.00
Freight	Solution		\$65.54
	Other Solutions		\$16,873.13
	Solutions Total		\$78,597.94
	TOTAL Solution and Installation		\$78,597.94
	*Labor & First Year Support is to be purchased at the same time on a different contract		

	<i>All Pricing Excluding Taxes</i>
Equipment Upon Delivery	\$78,597.94

Upon execution by both parties, this Schedule shall be incorporated into the Agreement.

Altura Communication Solutions, LLC

City of Roseville

By

By

Name Altura Contract Administration

Name

Title Director of Contract Administration

Title

Date

Date

Parts Details

Part #	Description	QTY	Location	Unit Sale	Sale Price
227273	SAL POLICY SRVR LIC R1.5 DWNLD	1	A Oak Street	\$0.00	\$0.00
231820	AVAYA AURATM RFA TO PLDS CONVERSION	1	A Oak Street	\$0.00	\$0.00
259401	MEDIA ENCRYPTION R6+/MBT	1	A Oak Street	\$0.00	\$0.00
270366	CC R7 ELITE UPG PER AGT	50	A Oak Street	\$126.99	\$6,349.50
274555	CC ELITE VIRTUAL CM PLTFORM SYS TRK	1	A Oak Street	\$0.00	\$0.00
307098	DS R2 SAL2.3 GATEWAY SFTW VIRTUAL	1	A Oak Street	\$0.00	\$0.00
308257	ASBCE R6 VIRTUAL PLTFRM NEW SYS TRACK	1	A Oak Street	\$0.00	\$0.00
340153	AVLIVE VIDEO RIGHT TO DISCOUNT	81	A Oak Street	\$0.00	\$0.00
380002	AURA R7 SM VE VAPP LIC	1	A Oak Street	\$0.00	\$0.00
380004	AURA R7 SM SYSTEM LIC	2	A Oak Street	\$1,050.00	\$2,100.00
380228	AURA SMGR R7 VE VAPP LICENSE	1	A Oak Street	\$0.00	\$0.00
380348	AURA R7 CM VIRTUAL PLATFORM SOL UPG TRK	1	A Oak Street	\$0.00	\$0.00
380349	AURA R7 CM VE VAPP SYS LIC	1	A Oak Street	\$0.00	\$0.00
380360	AURA R7 CM DUP VE VAPP SYS LIC	1	A Oak Street	\$0.00	\$0.00
380402	AURA R7 CORE UPG/UPL UA LIC	1900	A Oak Street	\$13.19	\$25,061.00
380413	CORE R7 ASBCE R7 STD /E	584	A Oak Street	\$0.00	\$0.00
380414	CORE R7 ASBCE R7 ADV /E	292	A Oak Street	\$0.00	\$0.00
380415	CORE R7 ASBCE R7 STD HA /E	584	A Oak Street	\$0.00	\$0.00
380416	CORE R7 ASBCE R7 ADV HA /E	292	A Oak Street	\$0.00	\$0.00
380417	CORE R7 MSG SEAT BASIC R6 /E	1900	A Oak Street	\$0.00	\$0.00
380418	CORE R7 AMM R2 BASIC USR /E	1900	A Oak Street	\$0.00	\$0.00
380419	CORE R7 COMMUNICATOR IPAD R2/E	1900	A Oak Street	\$0.00	\$0.00
380420	CORE R7 COMMUNICATOR WINR2 /E	1900	A Oak Street	\$0.00	\$0.00
380421	CORE R7 1X MBL SIP CLIENT R5 /E	1900	A Oak Street	\$0.00	\$0.00
380422	CORE R7 AES UNIFIED DESKTOP R7 /E	1900	A Oak Street	\$0.00	\$0.00
380423	CORE R7 INTG MGMT ADMIN R6 /E	1	A Oak Street	\$0.00	\$0.00
380424	CORE R7 EC500 SM R9 /E	1900	A Oak Street	\$0.00	\$0.00
380425	CORE R7 ONE-X CES R6 /E	1900	A Oak Street	\$0.00	\$0.00
380426	CORE R7 ONE-XC VIDEO R6 /E	1900	A Oak Street	\$0.00	\$0.00
380428	CORE R7 SYSTEM MANAGER R7 /E	1	A Oak Street	\$0.00	\$0.00
380429	CORE R7 PRESENCE SERVICES R7 /E	1900	A Oak Street	\$0.00	\$0.00
380430	CORE R7 EDP R3 USER /E	1900	A Oak Street	\$0.00	\$0.00
380432	CORE R7 CMM R7 /E	1900	A Oak Street	\$0.00	\$0.00
380434	CORE R7 1XC MAC OS R2 /E	1900	A Oak Street	\$0.00	\$0.00
380435	CORE R7 ONE-X COMM R6 /E	1900	A Oak Street	\$0.00	\$0.00
380436	CORE R7 COMM FOR MS LYNC R6 /E	1900	A Oak Street	\$0.00	\$0.00
380920	SMGR R7 VIRTUAL PLATFORM UPG SYS TRK	1	A Oak Street	\$0.00	\$0.00
700510787	AURA SESSION MGR R7.0 DVD	1	A Oak Street	\$35.00	\$35.00
700510883	AURA SMGR R7.0 DVD	1	A Oak Street	\$45.00	\$45.00
265012	CMS ODBC JDBC SUBSCRIP	1	A Oak Street	\$0.00	\$0.00

272750	SAL R2 STDALN GATEWAY APP VAPP LIC	1	A Oak Street	\$0.00	\$0.00
381691	CMS R18 NEW AGT LIC 1-100	50	A Oak Street	\$474.96	\$23,748.00
381829	CMS R18 SUPV NEW 5 FREE	5	A Oak Street	\$0.00	\$0.00
381832	CMS R18 INITIAL ACD	1	A Oak Street	\$0.00	\$0.00
381837	CMS R18 VE VAPP FOR LINUX	1	A Oak Street	\$0.00	\$0.00
381838	CMS R18 VIRTUAL PLATFRM NEW SYS TRK	1	A Oak Street	\$0.00	\$0.00
380002	AURA R7 SM VE VAPP LIC	1	B Mahaney-ESS	\$0.00	\$0.00
380349	AURA R7 CM VE VAPP SYS LIC	1	B Mahaney-ESS	\$0.00	\$0.00
700510787	AURA SESSION MGR R7.0 DVD	1	B Mahaney-ESS	\$35.00	\$35.00
380349	AURA R7 CM VE VAPP SYS LIC	1	F Police Dept	\$0.00	\$0.00
381276	APP VRTL PLTFRM R7 SNGL CPU EMBD ENABLE	1	F Police Dept	\$150.00	\$150.00
700510424	AV APP VRTL PLTFRM R7 MEDIA KIT	1	F Police Dept	\$90.00	\$90.00
700510626	AURA UTILITY SERVICES R7.0 DVD	1	F Police Dept	\$35.00	\$35.00
700511105	AURA CM R7.0 SFTW DVD	1	F Police Dept	\$35.00	\$35.00
700511106	AURA SDM CLIENT R7.0 DVD	1	F Police Dept	\$40.00	\$40.00
700508955	S8300E SERVER - NON GSA	1	F Police Dept	\$1,880.66	\$1,880.66
380349	AURA R7 CM VE VAPP SYS LIC	1	J Electric	\$0.00	\$0.00
381276	APP VRTL PLTFRM R7 SNGL CPU EMBD ENABLE	1	J Electric	\$150.00	\$150.00
700510424	AV APP VRTL PLTFRM R7 MEDIA KIT	1	J Electric	\$90.00	\$90.00
700508955	S8300E SERVER - NON GSA	1	J Electric	\$1,880.66	\$1,880.66
AVAYA PARTS TOTAL					\$61,724.81
.FREIGHT	Freight	1	Oak Street	\$65.54	\$65.54
Sentinel Server	Altura Server for Sentinel Monitoring	1	Oak Street	\$2,020.59	\$2,020.59
1028-04018-00	AVST Avaya Communication Manager SIP (Includes SIP trunk for CM/SM, and SIP station for SM integration)	1	Oak Street	\$735.00	\$735.00
1028-04000-00	AVST SIP Port (All SIP integrations) - Per Port	60	Oak Street	\$142.50	\$8,550.00
1090-98121-00	AVST Dongle Return - Credit Pending	1	Oak Street	\$0.00	\$0.00
2000-10303-00	AVST RightFax 10.6 FoIP Enable an Existing Channel (Add FoIP capabilities to an existing channel.	10	Oak Street	\$550.00	\$5,500.00
1028-03700-01	AVST RightFax 10.6 Support Covered Upgrade - Business Server	1	Oak Street	\$0.00	\$0.00
OTHER PARTS TOTAL					\$16,873.13



Proposal for: Voice Systems Refresh Year One Support City of Roseville

Site: City of Roseville
401 OAK STREET
Roseville, California 95678
August 31, 2015

Dear Mr. Donaldson,

Altura Communication Solutions (Altura) is pleased to present City of Roseville the enclosed telecommunications system proposal. After reviewing the information that follows, we trust you will come to know Altura as the unified communications provider best suited to meet all of your telecommunications needs.

Altura, with offices nationwide, is one of Avaya's largest authorized Platinum Business Partners and a leading provider of communications applications, equipment and services for voice and data networking solutions. For nearly two decades, enterprises throughout North America have trusted Altura to design, deploy and manage their communications networks. Altura's vast experience in the industry, top rated service, strategic partnerships and full suite of network services is a significant advantage to customers. We provide solutions to over 6,000 customer sites in government, education, healthcare and financial markets.

Your designated Point of Contact for answering any questions regarding this proposal is:

Bill Anderson
Account Manager
(925) 264-5306
banderson@alturacs.com

This proposal to City of Roseville is subject to mutually agreeable Terms and Conditions. Altura proposals contained herein are non-binding. All pricing is for discussion purposes only and subject to change. Final price quote is subject to verification of requirements and configuration.



Altura Communication Solutions

1335 South Acacia Ave.
Fullerton CA, 92831



Exhibit A – Order Form

Quote For MASTER SALES AND MAINTENANCE AGREEMENT ("Agreement") dated March 15, 2016 by and between Altura Communication Solutions, LLC and **City of Roseville ('Customer')**

PREMISES (INSTALLED AT):

City of Roseville
Site: City of Roseville
401 OAK STREET
Roseville, California 95678
Randy Beckman
(916) 774-5402

SERVICES PERFORMED FOR:

BillTo: City of Roseville -
City of Roseville
Site: City of Roseville
401 OAK STREET
Roseville, California 95678
Randy Beckman
(916) 774-5402

PRICING & DATES

Support Paid Up-Front **\$26,163.36**

Contract Presented February 1, 2016

Delivery * TBD

Installation Start * TBD

Cutover * TBD

In Service * TBD

** Estimated*

ATTACHMENTS

- Coverpage
- Exhibit A, Exhibit B and Schedule 1
- Support Details

Upon execution by both parties, this Order Form shall be incorporated into the Agreement.

Altura Communication Solutions, LLC

City of Roseville

By

By

Name Altura Contract Administration

Name

Title Director of Contract Administration

Title

Date

Date

Schedule 1 – Quote & Exhibit B

This quote is only good for 45 days, effective: **2/1/2016**.

Vendor	Description	Sale Price
Altura	Advantage PP	\$12,541.47
Avaya	Avaya Support PP	\$13,621.89
	YEAR ONE SUPPORT Paid Up-Front	\$26,163.36

<i>All Pricing Excluding Taxes</i>	
Upon Commencement of Agreement	\$26,163.36

Upon execution by both parties, this Schedule shall be incorporated into the Agreement.

Altura Communication Solutions, LLC

City of Roseville

By

By

Name Altura Contract Administration

Name

Title Director of Contract Administration

Title

Date

Date

Support Details

Part #	Description	Term	QTY	Location	Unit Sale	Sale Price
257126J	AVAYA SA PREF C/D SM R6 SIP CONNECTION 1YPP	12 months	72 A	Oak Street	\$0.21	\$181.44
283669	AVAYA SA ESS CMS R17 INITIAL ACD 1YPP	12 months	1 A	Oak Street	\$0.00	\$0.00
289001	AVAYA UPG ADV AURA CORE R6 (A21) 1YPP	12 months	1900 A	Oak Street	\$0.10	\$2,280.00
241868J	AVAYA SA PREF C/D CCR6 ELITE AGT101-250 1YPP	12 months	50 A	Oak Street	\$4.75	\$2,850.00
251839	AVAYA UPG ADV CMS R17 AGT 1-100 1YPP	12 months	50 A	Oak Street	\$2.73	\$1,638.00
288995J	AVAYA SA PREF C/D AURA CORE R6 (A21) 1YPP	12 months	1900 A	Oak Street	\$0.12	\$2,736.00
249286	AVAYA UPG ADV CCR6 ELITE AGT 101-250 1YPP	12 months	50 A	Oak Street	\$2.73	\$1,638.00
234399	AVAYA SA ESS CMS R17 SUPERVISOR 1YPP	12 months	5 A	Oak Street	\$4.25	\$255.00
234323	AVAYA SA ESS CMS R17 AGT 1-100 1YPP	12 months	50 A	Oak Street	\$1.49	\$894.00
251456	AVAYA UPG ADV SM R6 SIP CONNECTION 1YPP	12 months	72 A	Oak Street	\$0.08	\$69.03
				Avaya Support PP		\$12,541.47
Sentinel	Altura Sentinel Service	12 months	1900	Oak Street	\$2.67	\$5,073.00
2010-00040-C	AVST RightFax Incremental Support				\$216.67	\$650.01
	1 Avaya CM OVA file loaded in VMware ALTURA LABOR 8X5 PP	12 months	3 Servers	All Locations	\$3,168.00	\$3,168.00
	2 Avaya SAL Gateway OVA file loaded in VMware ALTURA LABOR 8X5 PP	12 months	1 Servers	All Locations	\$1,056.00	\$1,056.00
	4 Avaya SMGR/SM - Dual ALTURA LABOR 8X5 HWNBD PP	12 months	1 Instances	All Locations	\$1,562.88	\$1,562.88
	5 Avaya Utility Server OVA file loaded in VMware ALTURA LABOR 8X5 PP	12 months	1 Servers	All Locations	\$1,056.00	\$1,056.00
	6 Avaya WebLM Server OVA file loaded in VMware ALTURA LABOR 8X5 PP	12 months	1 Servers	All Locations	\$1,056.00	\$1,056.00
				Altura Advantage PP		\$13,621.89
					Total	\$26,163.36

AN = Annual Payment

PP = Prepaid Payment

Maintenance Start Date

Due Upon Commencement of Manufacturer Support Contract

Support Agreement Overview

The support agreement for the refresh and virtualization project includes Avaya Software Support and Upgrades for the Avaya Communication Manager, Avaya Session Manager, Avaya System Manager, Avaya Session Border Controllers, Avaya CMS, Avaya Elite Agents and Avaya CMS Supervisors. This coverage gives the city the assurance that Altura will have access to Avaya Tier 4 support on software issues. It also gives the city upgrade coverage on all Avaya applications.

The other element of support is the Altura Support Advantage which gives the City of Roseville the ability to call into Altura for all solutions proposed. Altura will triage, trouble shoot and take the issue through resolution. Coverage includes remote monitoring and support for Web LM, Utility Server, SAL, SIP licenses, Session Manager, System Manager and the CM OVA file.

There is an existing maintenance agreement in place for the current applications that runs through the end of 2015. This agreement is for the new applications being added. We will make the existing agreement coterminous with this agreement for 1/1/16.



COUNCIL COMMUNICATION

CC #: 7766

File #: 1002

Title: Harding to Royer Bike Trail Segment 3 Project - Agreement for Sale of Real Property
Contact: Cathy Gosalvez 916-746-1300 cgosalvez@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.22.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council:

1. Approve the Purchase and Sales Agreement for the purchase of real property from Kevin McCurry and Cheryl McCurry in the amount of \$74,320.00 for 9,196 s.f. of fee acquisition and 590 s.f. of temporary construction easement;
2. Adopt the attached resolution authorizing the City Manager to sign the agreement on behalf of the City.

BACKGROUND

The Harding Boulevard to Royer Park Bikeway is identified in the Bicycle Master Plan as a priority project. This Class I bikeway is located along the north side of Dry Creek and will connect the Miner's Ravine Bike Trail to Royer Park. Project construction has been phased into three segments due to funding and right-of-way acquisitions.

Segment 1 provided a Class 1 Bikeway connection from Miner's Ravine Trail at Harding Boulevard to East Street. This segment also included the construction of the Dry Creek Bridge, located immediately to the west of the Harding Boulevard Bridge. Construction of this segment was completed in November 2008.

Segment 2 continued the Class 1 Bikeway from East Street to Folsom Road, providing an important connection between the Miners Ravine Bike Trail and the downtown area. Construction of Segment 2 was completed in November 2010.

Segment 3 will provide a Class 1 Bikeway connection from Folsom Road to the bike trail that was constructed last summer at the rear of relocated Fire Station No. 1 on Lincoln Street. Construction of this segment requires the purchase of additional right-of-way from three property owners. The right-of-way acquisition from two property owners was approved by Council at their June 1, 2016 meeting. This final property acquisition is from Dr. and Mrs. McCurry.

The City of Roseville obtained the services of Sierra West Valuation to prepare the appraisal reports that determined the "Fair Market Value" for the acquisitions. The City also obtained the services of Interwest Consulting Group to negotiate the acquisition agreements on the City's behalf with the McCurrys. The required acquisition from the McCurrys consists of 9,196 square feet in fee and 590 square feet of temporary construction easement. The acquisition amount for the in fee property and temporary construction easement from the McCurrys is \$74,320.00.

Project construction is planned to occur in summer 2017.

FISCAL IMPACT

The project is being funded with Transportation Development Act (TDA) funds and Congestion Mitigation and Air Quality (CMAQ) funds. Sufficient funds exist in the approved budget to acquire the needed right-of-way and easements. No General Fund will be used.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on the Federal guideline of one job created for every \$92,000.00 in government spending, the execution of the Agreement will create approximately four fifths of a job.

ENVIRONMENTAL REVIEW

CEQA compliance for this trail project was achieved in 2004 with certification of the Harding Boulevard to Royer Park Bikeway Project Final EIR (State Clearinghouse No. 2000122078). No further CEQA action is required to implement the project.

Respectfully Submitted,

Cathy Gosalvez, Assistant Engineer

Rhon Herndon, Public Works Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-242

Harding to Royer Seg 3 Purch Agmt McCurry

RESOLUTION NO. 16-242

APPROVING AN AGREEMENT FOR SALE OF REAL PROPERTY, BY AND BETWEEN
THE CITY OF ROSEVILLE AND KEVIN MCCURRY AND CHERYL MCCURRY, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, an agreement for sale of real property regarding the Harding to Royer Bike Trail Segment 3 Project, by and between the City of Roseville Kevin McCurry and Cheryl McCurry, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

AGREEMENT FOR SALE OF REAL PROPERTY

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the **CITY OF ROSEVILLE, a municipal corporation**, as grantee ("CITY") and **KEVIN S. MCCURRY AND CHERYL S. MCCURRY, Trustees U/D/T dated December 22, 2006 f/b/o the McCurry Family**, as grantor ("GRANTOR"),

W I T N E S S E T H:

WHEREAS, GRANTOR is the owner of certain real property identified as Assessor Parcel Number 013-101-021 located in the City of Roseville, County of Placer (the "Property"); and

WHEREAS, CITY desires to acquire a portion of such property in fee simple interest as described in the attached legal description marked Exhibit "A-1", and depicted on the attached plat map marked Exhibit "B-1", which is attached hereto and incorporated herein by reference for the purpose of constructing the Harding Boulevard to Royer Park Bikeway Project ("the Project"); and

WHEREAS, to facilitate construction of the Project, CITY desires to acquire a temporary construction easement as described in the attached legal description marked Exhibit "A-2" and depicted on the attached plat map marked Exhibit "B-2", which is attached hereto and incorporated herein by reference; and

WHEREAS, GRANTOR agrees to sell and CITY agrees to buy the fee simple interest and the temporary construction easement (collectively "the Subject Property"), pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Purchase Price. GRANTOR agrees to sell, and CITY agrees to buy, the Subject Property for the sum of Seventy-Four Thousand Three Hundred Twenty Dollars (\$74,320.00) ("Purchase Price"), which the parties agree includes compensation for any and all improvements located within the Subject Property and any severance damages, loss of goodwill damages, relocation assistance payments, costs, or attorney fees, except as provided herein.

2. Conveyance. GRANTOR has executed, or will execute prior to the Close of Escrow, as defined herein, the Grant Deed and the Temporary Construction Easement in the format satisfactory to the City Attorney of CITY (collectively "Deeds"), conveying the Subject Property to CITY.

3. Escrow. CITY has opened an escrow account for this transaction with Fidelity National Title Company, 1375 Exposition Blvd, Suite 240, Sacramento, CA 95815, and Attention: Paul Avila ("the Title Company") under Escrow #11-5010867-PA as described in the Escrow Instructions attached hereto as Exhibit "C-1". Prior to the Close of Escrow, GRANTOR shall deliver the Deeds to the Title Company. Prior to the Close of Escrow, CITY shall deposit with the Title Company the Purchase Price for the account of GRANTOR, conditioned upon the Subject Property vesting in CITY free and clear of all liens, leases, encumbrances, assessments, easements, bonds,

judgments and debts secured by Deeds of Trust or mortgages except as indicated in the Escrow Instructions. If for any reason escrow fails to close as set forth herein, including termination of this Agreement, the Title Company shall return all funds and documents to the party that submitted such funds or documents.

4. Title Approval. CITY's disapproval of any exception shown in the title reports are set forth in Exhibit "C-1", the Escrow Instructions. GRANTOR shall notify City within fifteen (15) working days of the Effective Date of this Agreement if it elects not to remove or is unable to remove any disapproved exception. CITY shall have five (5) working days after notification of such action either (i) to terminate this Agreement or (ii) to waive its disapproval of such exception and agree to purchase the Subject Property subject to the disapproved exception. If CITY fails to notify GRANTOR, in writing, within five (5) working days of its election pursuant to this paragraph, CITY shall be deemed to have elected to terminate this Agreement. In the event of termination of this Agreement, the parties shall have no obligations hereunder. Any exception which CITY has approved hereunder, either by CITY's approval, CITY's failure to disapprove such exception, or by CITY's waiver of disapproval, shall be deemed a "Permitted Exception".

5. Discharge of Obligations. The Title Company may expend any and all money payable to GRANTOR under this Agreement to discharge any obligations (except those identified in the Escrow Instructions as being taken subject to) which are liens upon the Subject Property, including but not limited to, those arising from judgments, assessments, delinquent taxes (other than for the fiscal year referred to in the Escrow Instructions), or debts secured by deeds of trust or mortgages or to defray any other incidental costs other than those specified in the escrow instructions to be borne by CITY. Any money made payable pursuant to a deed of trust shall be made payable to the beneficiary entitled to the money pursuant to the deed of trust; provided, however, that the beneficiary shall first furnish GRANTOR and the Title Company with a good and sufficient receipt showing the money to be credited against the indebtedness secured by the deed of trust.

6. Allocation of Taxes and Assessments. Taxes for the fiscal year in which the escrow closes shall be cleared and paid for in the manner required by Section 5086 of the Revenue and Taxation Code. As a deduction from the amount shown in Section 1, above, the City shall be authorized to pay any delinquent taxes due in any fiscal year, except the fiscal year in which this escrow closes, together with penalties and interest thereon. If Grantor has prepaid any taxes which are cancelled pursuant to Section 5086 as to the Subject Property, Grantor may seek any refunds to which it is entitled from such taxing agencies. If the Subject Property is subject to any assessments which are not subject to cancellation under Revenue and Taxation Code section 5086, such assessments shall be prorated as of the date of apportionment. Grantor shall pay all taxes and assessments outstanding up to the date of apportionment, if any, as to the Subject Property.

7. Escrow Costs. CITY shall pay all escrow fees, recording fees and title insurance charges incurred in this transaction.

8. Date of Possession. The right of possession and use of the Subject Property by the CITY, including the right to remove and dispose of improvements, shall commence upon close of escrow, and the amount shown in Paragraph 1 of this Agreement includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

9. Title and Escrow Closing. Title to the Subject Property shall pass immediately upon Close of Escrow. Escrow shall close no later than sixty (60) days after the Effective Date of this Agreement (the "Close of Escrow").

10. Escrow Instructions. A copy of this Agreement shall be delivered to the Title Company by CITY and shall have Escrow Instructions attached. The issuance of any additional escrow instructions shall be the sole responsibility of CITY, but must be signed by Grantor to be valid and enforceable and approved by the City Attorney.

11. Time. Time is of the essence of this Agreement.

12. No Existing Tenancy. GRANTOR shall deliver possession of the Subject Property to CITY on the Closing Date free of all tenants and shall indemnify and hold CITY harmless from the claims of any tenants claiming a right to possession arising before the Closing Date. If a tenant remains in possession on the Closing Date, CITY may terminate this Agreement without liability on CITY's part.

13. Project. GRANTOR understands that the acquisition of the Subject Property is in connection with the construction, operation and maintenance by CITY of the Project, and that the payment of the money provided by this Agreement constitutes the entire consideration for the sale. GRANTOR hereby waives and releases CITY from any obligation, claim or damage on account of the grant of the Subject Property to CITY or on account of the location or construction of the Project.

14. Hazardous Substances. Neither GRANTOR, nor to the best of GRANTOR's knowledge, any third party, has engaged in the generation, use, manufacture, storage, treatment, transportation, or disposal of any "hazardous substance" on the Subject Property. In addition, neither GRANTOR, nor to the best of GRANTOR's knowledge, any third party has received any form of notice of violation of any "applicable environmental law" with respect to the Subject Property, including any groundwater.

For purposes of this Agreement, the term "hazardous substance" means either any petroleum product or any substance, chemical, or waste that is listed as hazardous, toxic or dangerous under any applicable environmental law.

For purposes of this Agreement, the term "applicable environmental law" means the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 USC §9601 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 USC 6901 et seq.; the federal Water Pollution Control Act, 33 USC §1251 et seq.; the Clean Air Act, 42 USC §7401 et seq.; the Hazardous Materials Transportation Act, 49 USC §1471 et seq.; the Toxic Substances Control Act, 15 USC §§2601-2629; and the Safe Drinking Water Act, 42 USC §300f-300j; as each has been amended from time to time; or any similar state and local laws or ordinances or regulations implementing such statutes.

15. Flood Control Act. GRANTOR discloses that the Subject Property is located in a "flood zone," as set forth on F.E.M.A. or H.U.D. "Special Flood Zone Area Maps."

16. Special Studies Zone Act. GRANTOR discloses that the Subject Property is not situated in a Special Study Zone as designated under the Alquist-Priolo Special Studies Zone Act,

Sections 2621-2630, inclusive, of the California Public Resources Code, or otherwise in an area of the high geologic hazard ("Geologic Zone").

17. Testing. If applicable, CITY may at all reasonable times enter upon the Subject Property and conduct tests, take soil or water samples or soil borings to determine if hazardous substances exist. If, such testing detects the existence of a hazardous substance, CITY may, at its sole option, rescind and terminate this Agreement and cancel the escrow. Provided, however, that CITY shall exercise said option not later than sixty (60) days after the Effective Date of this Agreement or the Close of Escrow whichever occurs first.

18. Construction Work by CITY. CITY shall perform, at no expense to GRANTOR, the construction work identified on the plans titled "Harding Boulevard to Royer Park Bikeway Project". A copy of the plans can be viewed at the CITY'S Permit Center located at 311 Vernon Street, Roseville, CA 95678. CITY and its authorized agents or contractors are hereby granted permission to enter onto GRANTOR'S remainder property to perform such construction work.

19. GRANTOR's Warranties.

GRANTOR hereby represents and warrants to CITY:

A. Contracts:

That there are no service contracts or other contractual obligations (except which GRANTOR has disclosed to CITY) upon which GRANTOR is obligated pertaining to the Subject Property, except those which can be terminated upon not more than thirty (30) days' notice.

B. Documents Delivered:

That all documents delivered to GRANTOR by CITY pursuant to the terms of this Agreement are complete.

C. Special Assessments or Condemnation:

That there are not presently pending any special assessments or condemnation actions against the Subject Property, or any part thereof, nor has GRANTOR received any notice of any special assessments or condemnation actions being contemplated except as otherwise listed on the Escrow Instructions.

D. Leasing Commissions:

That there is no outstanding leasing commission's payable for any lease as to the Subject Property and there are no obligations to pay any leasing commission for any renewal of the tenancy of any of the tenants or for any new lease negotiated prior to Close of Escrow.

E. Title:

1) Encumbrances:

Except for those specifically listed in the Preliminary Title Report dated July 22, 2015 and stated as Permitted Exceptions in the Escrow Instructions, to GRANTOR's best knowledge, the Subject Property is free

and clear of all liens, encumbrances, claims, rights, demands, easements, leases, agreements, covenants, conditions, and restrictions of any kind.

2) Encroachments:

Except for those specifically detailed on the attached Exhibits "B-1" and "B-2", plat maps, to GRANTOR's best knowledge, there are no encroachments on the Subject Property from adjoining property, and the Subject Property does not encroach on any adjoining property, easements, or streets.

F. Litigation:

That GRANTOR is not involved in or aware of any pending or threatened litigation which does or will affect the Subject Property. There are no actions or proceedings pending or threatened against GRANTOR before any court or administrative agency in any way connected with or relating to the Subject Property, or affecting GRANTOR's ability to fulfill all of its obligations under this Agreement.

G. Indemnification:

That GRANTOR shall indemnify and hold CITY harmless from any liability, loss or claim for damages, including reasonable costs and attorneys' fees, arising from any lease as to the Subject Property accruing prior to the Close of Escrow; arising out of any theft, damage, or injury to any tenants on the Subject Property or their personal property, and occurring prior to Close of Escrow; or arising out of the breach by GRANTOR of the covenants or any warranties or the falsity of any of the representations set forth in this Agreement.

H. Survival:

That GRANTOR's representations, warranties and covenants contained in this paragraph shall survive Close of Escrow and the recordation of the Deeds.

I. Authority:

That GRANTOR has full power and authority to execute and deliver this Agreement and to consummate the transactions contemplated by this Agreement.

J. Lease Back Rights:

That GRANTOR waives any notice or right of first refusal pursuant to Code of Civil Procedure section 1245.245 and any lease-back rights under Code of Civil Procedure section 1263.615.

K. Brokers:

That no person or entity can properly claim a right to a commission, finder's fee, or other compensation with respect to the transaction contemplated by this Agreement. If any broker or finder makes any claim for a commission or finder's fee, GRANTOR shall indemnify, defend and hold CITY harmless from all liabilities, expenses, losses, damages or claims (including reasonable attorneys' fees) arising out of such broker's or finder's claims.

L. Advice of Professionals:

GRANTOR has had the opportunity to be advised by their own legal counsel and professionals in connection with this Agreement, and has obtained, and relies upon, such advice as GRANTOR deems appropriate.

20. Integrated Agreement. This is an integrated Agreement, and it contains all of the terms, considerations, understandings and promises of the parties. It shall be read as a whole. This Agreement may be amended, modified, changed or rescinded only by an instrument in writing, executed by the parties, except as provided herein.

21. Severability. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired so long as the economic or legal substance of the transactions contemplated hereby is not affected in any manner adverse to either party. Upon such determination that any term or provision is illegal or incapable of being enforced, the parties hereto shall negotiate in good faith to modify this Agreement so as to effect the original intent of the parties as closely as possible in an acceptable manner to the end that transactions contemplated hereby are fulfilled to the greatest extent possible.

22. Attorney's Fees. In any action brought by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees.

23. Venue/Governing Law. Any action arising out of this Agreement shall be brought in Placer County, California regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

24. Binding Agreement. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the parties.

25. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter of it. The parties agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each and every part of it.

26. Notice. Any notices to parties required by this Agreement shall be delivered or mailed, U.S. first class, postage prepaid, addressed as follows:

CITY OF ROSEVILLE

Rhon Herndon, P.E.
Public Works Director
311 Vernon Street
Roseville, CA 95678

GRANTOR

Dr. Kevin S. McCurry and Cheryl S. McCurry
145 North Conner Street, Suite 2
Sheridan, WY 82801

Either party may amend its address for notice by notifying the other party in writing.

27. Special Provisions. The Special Provisions attached hereto as Exhibit "D" are hereby incorporated, and made a part of this Agreement by this reference. In the event of any conflict or inconsistency between the Agreement and the Special Provisions, the terms of the Special Provisions shall prevail.

28. Further Assurances. Each party to this Agreement agrees to execute, acknowledge and deliver such further instruments as may be necessary or desirable to accomplish the intent and purpose of this Agreement.

29. Effective Date. This Agreement shall be effective upon full execution by all parties (the “Effective Date”).

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has caused this Agreement to be executed in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 20____, and GRANTOR has caused this Agreement to be duly executed.

GRANTEE:
CITY OF ROSEVILLE,
a municipal corporation

GRANTOR:
KEVIN S. MCCURRY AND CHERYL S.
MCCURRY, Trustees U/D/T dated
December 22, 2006 f/b/o the McCurry Family

BY: _____
ROB JENSEN
City Manager

BY: _____
Print Name: Kevin McCurry

ATTEST:

BY: _____
Print Name: Cheryl McCurry

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

BY: _____
ROBERT R. SCHMITT
City Attorney

JULIE CLINE
Right-of-Way Agent

APPROVED AS TO SUBSTANCE:

BY: _____
RHON HERNDON, P.E.
Public Works Director

Exhibits

- | | |
|------|--|
| A-1: | Legal Description of Fee Simple Interest |
| B-1: | Plat of Fee Simple Interest |
| A-2: | Legal Description of Temporary Construction Easement |
| B-2: | Plat of Temporary Construction Easement |
| C-1: | Escrow Instructions |
| D: | Special Provisions |

Exhibit "A-1"
Fee Simple Legal Description

January 27, 2016

Exhibit "A"
Legal Description

All that real property situate in the City of Roseville, County of Placer, State of California, described as follows:

A portion of that parcel of land described in Grant Deed to Kevin McCurry from Inspiration Books Incorporated, Dorothy J. Unist and Joseph S. Unist recorded in Document 96-014059 Official Records, Placer County, California.

BEGINNING AT A POINT on the southwesterly line of said parcel described in Grant Deed to Kevin McCurry, from which the most westerly corner of said parcel bears North 44°42'33" West for a distance of 135.93 feet; thence along a non-tangent curve to the right concave southerly having a radius of 164.00 feet, an arc length of 21.61 feet through a central angle of 7°32'54" and a chord bearing N47°40'06"E a distance of 21.59 feet; thence North 51°26'33" East for a distance of 21.36 feet to the beginning of a tangent curve to the left concave northwesterly having a radius of 146.00 feet; thence northeasterly along said curve an arc length of 15.63 feet through a central angle of 6°08'00"; thence North 45°18'33" East for a distance of 37.07 feet; thence North 15°32'44" East for a distance of 67.96 feet to the Southwesterly line of a street known as Folsom Road; thence along said Southwesterly line South 43°05'27" East for a distance of 92.58 feet to the most easterly corner of said parcel; thence along the southeasterly line of said parcel South 49°43'31" West for a distance of 152.33 feet to the most southerly corner of said parcel; thence along the southwesterly line of said parcel North 44°42'33" West for a distance of 51.08 feet to the **POINT OF BEGINNING**.

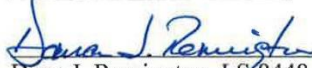
Containing 9,196 sq. ft. (0.211 acres) more or less.

The basis of bearings for this description is the California State Plane Coordinate System of 1983 (CCS83), Zone 2.

Attached hereto is a plat labeled "Exhibit B" and by this reference made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

END OF DESCRIPTION.

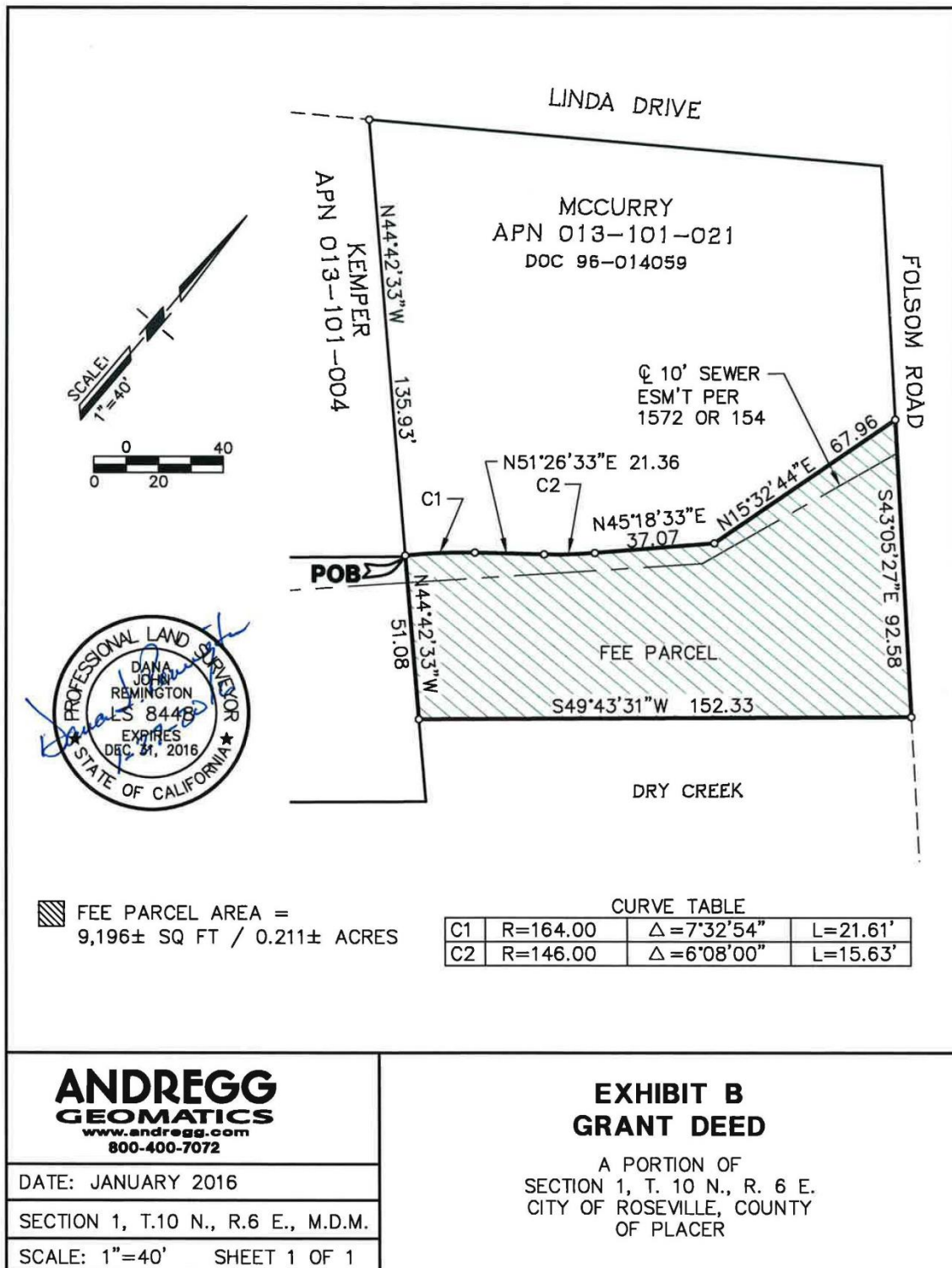
 1-27-2016
Dana J. Remington, LS 8448 Date

For and on behalf of ANDREGG Geomatics.

APN 013-101-021



Exhibit "B-1"
Fee Simple Plat Map



ANDREGG
GEOMATICS
www.andregg.com
800-400-7072

DATE: JANUARY 2016

SECTION 1, T.10 N., R.6 E., M.D.M.

SCALE: 1"=40' SHEET 1 OF 1

EXHIBIT B
GRANT DEED

A PORTION OF
SECTION 1, T. 10 N., R. 6 E.
CITY OF ROSEVILLE, COUNTY
OF PLACER

Exhibit "A-2"
TCE Legal Description

January 27, 2016

Exhibit "A"
Temporary Construction Easement

All that real property situate in the Section 1, Township 10 North, Range 6 East, City of Roseville, County of Placer, State of California, described as follows:

A portion of that parcel of land described in Grant Deed to Kevin McCurry from Inspiration Books Incorporated, Dorothy J. Unist and Joseph S. Unist recorded in Document 96-014059 Official Records, Placer County, California.

BEGINNING AT A POINT on the southwesterly line of said parcel described in Grant Deed to Kevin McCurry, from which the most westerly corner of said parcel bears North 44°42'33" West for a distance of 130.93 feet; thence along a non-tangent curve to the right concave southeasterly having a radius of 169.00 feet, an arc length of 22.14 feet through a central angle of 7°30'26" and a chord bearing North 47°41'20" East a distance of 22.13 feet; thence North 51°26'33" East for a distance of 21.36 feet to the beginning of a tangent curve to the left concave northwesterly having a radius of 141.00 feet; thence northeasterly along said curve an arc length of 15.09 feet through a central angle of 6°08'00" and a chord bearing North 48°22'33" East for a distance of 15.09 feet; thence North 45°18'33" East for a distance of 35.74 feet; thence North 15°32'44" East for a distance of 22.36 feet; thence South 74°27'16" East for a distance of 5.00 feet; thence South 15°32'44" West for a distance of 23.69 feet; thence South 45°18'33" West for a distance of 37.07 feet to the beginning of a tangent curve to the right concave northwesterly having a radius of 146.00 feet; thence southwesterly along said curve an arc length of 15.63 feet through a central angle of 6°08'00" and a chord bearing South 48°22'33" West for a distance of 15.62 feet; thence South 51°26'33" West for a distance of 21.36 feet to the beginning of a tangent curve to the left concave southeasterly having a radius of 164.00 feet; thence southwesterly along said curve an arc length of 21.61 feet through a central angle of 7°32'54" and a chord bearing South 47°40'06" West for a distance of 21.59 feet to a point on the southwesterly line of said parcel; thence along the southwesterly line of said parcel North 44°42'33" West for a distance of 5.00 feet to the **POINT OF BEGINNING**.

Containing 590 sq. ft. (0.014 acres) more or less.

The basis of bearings for this description is the California State Plane Coordinate System of 1983 (CCS83), Zone 2.

APN 013-101-021

Exhibit "A-2"
Page 2 of 2

Attached hereto is a plat labeled "Exhibit B" and by this reference made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

END OF DESCRIPTION.

 1-27-2016
Dana J. Remington, LS 8448 Date



For and on behalf of ANDREGG GEOMATICS.

APN 013-101-021

Exhibit "B-2"
TCE Plat Map

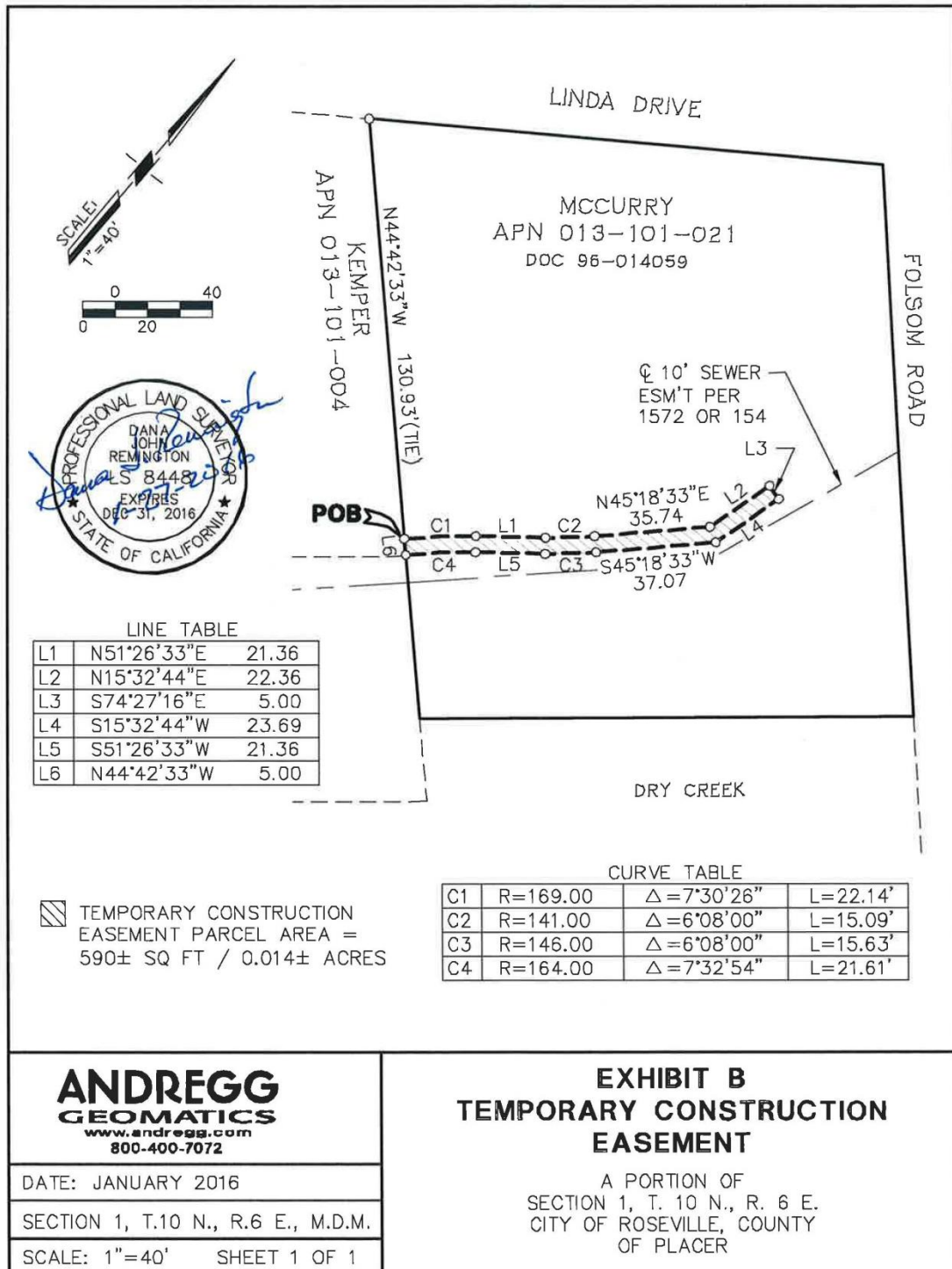


Exhibit "C-1"
Escrow Instructions

EXHIBIT "C-1"
ESCROW INSTRUCTIONS

Insert Date:

Fidelity National Title Company

Project: City of Roseville –

Harding Boulevard to Royer Park Bikeway Project

Parcel No.: 013-101-021

Owner: Kevin S. McCurry and Cheryl S. McCurry

Escrow No.: 11-5010867-PA

This escrow will be closed in connection with the City of Roseville, Harding Boulevard to Royer Park Bikeway Project. The following items have been checked to indicate the method in which this escrow identified by the above parcel number and escrow number is to be closed.

The sale price of this transaction is \$74,320.00.

_____ Enclosed is a warrant in the sum of \$ _____.

_____ Enclosed is the Grant Deed (granting a Fee Simple Interest) with attached certificate of acceptance, and a copy of the Agreement for Purchase.

_____ Enclosed is a Temporary Construction Easement. This document will not be recorded.

_____ Taxes will be prorated and canceled as of close of escrow and any taxes due shall be paid to the County Tax collector from this escrow.

_____ No tax cancellation or proration will be necessary.

_____ Policy of title insurance shall be issued in the amount of \$39,313.00 (land value only).

Proceeds from this transaction are to be sent to Grantor as follows:

Dr. Kevin S. McCurry and Cheryl S. McCurry
145 North Conner Street, Suite 2
Sheridan, WY 82801

You are authorized to record any documents, disburse any funds, and close this escrow when you are able to issue a title policy naming the City of Roseville as Grantee, free and clear of all liens, and encumbrances except the following as shown in your preliminary title report number 11-5010867-PA, dated July 22, 2015.

As to Grant Deed:

<i>Exceptions Taken Subject To:</i> 1-5, 10, 11	<i>Exceptions To Be Cleared:</i> 6-9
--	---

Exhibit "C-1"
Page 2 of 2

Project: Harding Boulevard to Royer Park Bikeway Project
Parcel No.: 013-101-021
Owner: Kevin S. McCurry and Cheryl S. McCurry
Escrow No.: 11-5010867-PA

As to Easement Deed*:

<i>Exceptions Taken Subject To:</i> 1-11	<i>Exceptions To Be Cleared:</i> None
---	--

*Temporary Construction Easement will not be recorded.

Purchaser will pay for all costs of escrow and title insurance policy. The original policy together with two copies of the title insurance, all recorded documents, and your billing, should be sent to the following person at the close of escrow:

Cathy Gosalves
Public Works – Engineering
City of Roseville
311 Vernon Street
Roseville, CA 95678

INSTRUCTIONS FROM SELLERS: In addition to the foregoing, you are hereby authorized to record and/or deliver the attached document to the City of Roseville upon receipt of a warrant in the amount of \$_____, less any demands for liens, judgments, delinquent taxes and/or utilities, delinquent child support and/or alimony, or encumbrances. You are also authorized to obtain any required reconveyance (if fee being acquired) or subordination (if easement be in acquired) from the following Mortgagee:

Lender: _____

Loan No.: _____

Address: _____

Telephone: _____

**GRANTOR: KEVIN S. MCCURRY
AND CHERYL S. MCCURRY**

CITY OF ROSEVILLE:

By: KEVIN S. MCCURRY

By (*Sign*) _____

Date: _____

Print Name _____

By: CHERYL S. MCCURRY

Date: _____

Date: _____

Exhibit "D"
Special Provisions

Grantor Construction Work

It is mutually agreed and understood the Purchase Price recited in Section 1 of this Agreement includes \$6,440.00 in compensation to GRANTOR for an ornamental fence.

Based on the results of a hydraulic analysis commissioned by the CITY, GRANTOR is permitted to erect an ornamental fence in an area designated as a 100 year floodplain. The fence shall be placed within the boundary of GRANTOR'S remainder property, no closer than three feet from the edge of the trail pavement. The fence must be an open picket fence that does not obstruct water flow. A building permit will not be required by CITY if fence is six feet in height or under. GRANTOR is responsible for constructing and maintaining fence.



COUNCIL COMMUNICATION

CC #: 7772
File #: 0800-02

Title: Antelope Creek Flood Control Project - Reimbursement Agreement
Contact: Devin Whittington 916-774-5783 dwhittington@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.23.

RECOMMENDATION TO COUNCIL

Adopt a resolution to approve the attached reimbursement agreement for the amount of \$ 47,765.00 with the Placer County Flood and Water Conservation District, for work performed by a City Contactor to protect the integrity of the Closed Roseville Sanitary Landfill, located adjacent to Antelope Creek, and authorize the City Manager to execute it.

BACKGROUND

At their February 11, 2013 meeting, the Placer County Flood Control and Water Conservation District (Flood Control District) Board of Directors adopted the November 2011 Dry Creek Watershed Flood Control Plan Update. The Plan Update identifies capital improvement projects for flood control and to mitigate increases in the one-percent annual chance storm, or "100-year storm event" peak flow, attributed to new development, within the Dry Creek Watershed.

The Plan Update included the Antelope Creek Flood Control Project, which is located entirely within the City of Roseville, adjacent to westbound Interstate 80, and north of Atlantic Street. The Project consists of the construction of two weirs, spanning the main channel, to allow passage of low flows while detaining higher flows. Due to funding constraints within the Dry Creek Watershed development fee program, the project has been divided into two phases:

- Phase 1 includes the downstream weir, located approximately 200 feet upstream from the UP Railroad Bridge adjacent to Atlantic Street. Estimated cost: \$1,682,000.00.
- Phase 2 includes the upstream weir, which would replace the City's existing bicycle path and culvert crossing. Estimated cost: \$3,562,000.00

Once constructed, the entire Project has the potential to reduce 100-year storm peak flows, as measured at the Vernon Street Bridge, of approximately 825 cubic feet per second. The estimated cost for both phases of the Project is \$5,244,000.00

During the Project's design, the operation of the two proposed weirs during flood flows within Antelope Creek was analyzed, including an analysis of impacts to property owners within the Project area. Most of the increases in water surface elevation, caused by the proposed weirs, affect park and open space parcels owned by the City.

The construction of the Phase 2 weir will impact the closed Roseville Sanitary Landfill, adjacent to Antelope Creek. The City has a third party engineering firm, CH2MHILL, monitoring any ground disturbance activities that could impact the integrity of the landfill cap that could cause water infiltration into the closed landfill.

FISCAL IMPACT

The work will be performed for the amount of \$47,765.00 and funded through the Solid Waste Fund and reimbursed by the Placer County Flood Control and Water Conservation District.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

On November 22, 2013, the Placer County Flood Control and Water Conservation District (District), acting as Lead Agency, published a Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Antelope Creek Flood Control Project (SCH# 2013112064). The Flood Control District considered and incorporated comments on the Draft IS/MND and published a Final IS/MND in January 2014. Subsequently, the scope of the project was altered to include additional areas of impact, and so an Addendum to the IS/MND was prepared (dated September 2015).

Respectfully Submitted,

Devin Whittington, Refuse Utility Manager

Richard Plecker, Environmental Utilities Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-246

RESOLUTION NO. 16-246

APPROVING A REIMBURSEMENT AGREEMENT BY AND BETWEEN THE PLACER COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a reimbursement agreement regarding the Antelope Creek Flood Control Project, by and between the Placer County Flood Control and Water Conservation District and the City of Roseville, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

REIMBURSEMENT AGREEMENT

This REIMBURSEMENT AGREEMENT ("Agreement") is made this ___ day of _____, 2016 by and between the Placer County Flood Control and Water Conservation District ("DISTRICT") and the City of Roseville, a municipal corporation ("CITY").

RECITALS

WHEREAS, DISTRICT is a statutorily created public entity authorized to oversee and address flood control, drainage, and stormwater management issues arising with developmental growth occurring in Placer County.

WHEREAS, DISTRICT's primary mission is to protect lives and property from the effects of flooding through comprehensive, integrated planning, consistent standards, management programs, and capital improvements.

WHEREAS, DISTRICT has begun the Antelope Creek Flood Control Protection-Phase B project (the PROJECT) to effectuate its primary mission in Placer County.

WHEREAS, the PROJECT includes demolishing an existing culvert and replacing it with new flood control structures which include a primary weir and a secondary weir located within Sections 25 and 36, Township 11 North, Range 6 East, Mount Diablo Meridian, Latitude 38.76284°, Longitude – 121.26109°, in the City of Roseville, Placer County, California. [See Exhibit A for location of weirs.]

WHEREAS, CITY requests as a condition of CITY's approval for DISTRICT to proceed with the PROJECT to be reimbursed for costs incurred by the CITY to monitor the PROJECT, which would include costs for providing the CITY's Environmental Utilities Department with professional engineering services required by the CITY's landfill closure permit with the State Water Resources Control Board and other associated tasks undertaken by the CITY related to the Project. The estimated cost for reimbursement to the CITY is Forty Seven Thousand and Seven Hundred and Sixty Five Dollars (\$47,765).

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. Reimbursement Amount. It is the intent of the parties, that the DISTRICT shall reimburse the CITY the actual cost to CITY for monitoring the PROJECT. It is further the intent of the parties that the CITY will monitor the Project in the most efficient and economical manner possible. The parties estimate the actual cost to the City will not exceed Forty Seven Thousand and Seven Hundred and Sixty Five Dollars (\$47,765). However, the parties recognize

that if the actual cost to the CITY exceeds (or will exceed) \$47,765, the CITY will provide notice within 15 days to the DISTRICT of the new estimated reimbursement amount. Upon receipt of the new estimated reimbursement, the DISTRICT shall provide notice to the CITY as to whether the DISTRICT will proceed with or terminate the Project. If the DISTRICT intends to terminate the Project due to the new estimated reimbursement amount, the CITY's Public Works Director and the DISTRICT Director will meet in person to discuss alternatives to termination of the Project. If no alternative to termination of the Project is mutually acceptable to both parties, then the DISTRICT may terminate this Agreement. If the DISTRICT terminates the Agreement, the DISTRICT shall pay, and CITY shall accept, CITY's actual costs up to the date of termination as the full and final reimbursement amount. The actual amount of such reimbursement shall be subject to DISTRICT's review and written approval. Upon request by DISTRICT, CITY shall provide copies of all records and documentation supporting CITY's claim for reimbursement.

2. Sources for Reimbursement. Nothing in this Agreement shall be construed to create an obligation of, or be attributable to, DISTRICT's general or special funds, or any other funds in the hands of DISTRICT or its accounts now and in the future, except as otherwise expressly provided herein. DISTRICT's obligation hereunder to provide reimbursement is limited to the following sources of funds, to the extent funds are available therefrom and not otherwise committed for reimbursement by the DISTRICT to others:

- a. The Antelope Creek Flood Control Project fund.

3. Timing of Reimbursement and Interest. The DISTRICT will pay the CITY the amount then available in the Antelope Creek Flood Control Project fund Impact for reimbursement up to, but not in excess of, the approved reimbursement amount for the PROJECT. The CITY will bill the DISTRICT on a monthly basis and the DISTRICT will pay the CITY's bill within 30 days of receipt of the bill. If the amount is not paid in full, the DISTRICT will pay the CITY on a monthly basis the amount then available for reimbursement in the Antelope Creek Flood Control Project fund. The DISTRICT shall pay interest on unpaid reimbursement amounts in the amount of one percent (1.00%) commencing as of the full completion of the Project and acceptance thereof by the CITY.

a. **Emergency Use of Funds.** CITY agrees that funds within the Antelope Creek Flood Control Project fund will not be "available" for reimbursement under this Agreement if the DISTRICT determines, in its sole and exclusive discretion, that such funds must be expended for other infrastructure improvements for any one of the following limited purposes:

- (i) The improvements are essential in order to preserve or protect an immediate risk to public health and safety;

(ii) The improvements are required as a result of a Federal or State mandate;

(iii) The improvements are required in order to meet State or Federal regulatory requirements; or

(iv) The improvements are required as a result of, or is needed to alleviate the effects of, an act of God or other disaster.

4. **No Assignment of Reimbursements and Credits.** CITY may not assign its rights and obligations under this Agreement without the written consent of the DISTRICT, as evidenced by a commercially reasonable assignment and assumption agreement acceptable in form and content to the DISTRICT.

5. **Entire Agreement.** This Agreement represents the entire agreement of the parties relating to the subjects covered by this Agreement. No oral or written statement, representation, or agreement not included within this Agreement shall be of any force or effect whatsoever, and shall be deemed to have been superseded by the terms hereof.

6. **Notices.** Any notice required or elected to be given hereunder shall be given by placing the notice in the United States mail, postage prepaid, and addressed in accordance with the provisions of this Subsection. Notice shall, unless the text of this Agreement otherwise provides, be deemed to have been given on the date that the notice was placed in the mail in accordance herewith. Notice to the parties shall be given to the single address set forth below.

CITY OF ROSEVILLE
Richard Plecker
Environmental Utilities Director
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

DISTRICT
Ken Grehm
Executive Director
Placer County Flood Control & Water
Conservation District
3091 County Center Drive, Suite 220
Auburn, CA 95603

7. **Effective Date.** This Agreement shall become effective upon its execution by all parties.

8. **Enforced Delay, Extension of Times of Performance.** In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in default where delays or default are due to war, insurrection, strikes, walkouts, riots, floods, drought, rain, earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or

regulations, new or supplementary environmental regulation, litigation, or similar bases for excused performance. If written notice of such delay is given to CITY within thirty (30) days of the commencement of such delay, an extension of time for such cause shall be granted for the period of the enforced delay, or longer as may be mutually agreed upon.

9. Jurisdiction and Venue. This Agreement shall be governed by the laws of the State of California. Initial venue for any action shall be Placer County, California. Each party waives any federal court removal and/or original jurisdiction rights it may have.

10. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

11. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

12. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under authority of Resolution No. _____, adopted by the Council of the City of Roseville on the _____ day of _____, 20____, and DISTRICT has caused this Agreement to be executed.

DISTRICT:

PLACER COUNTY FLOOD CONTROL
& WATER CONSERVATION DISTRICT,
a public entity

By:

Ken Grehm, Executive Director

CITY:

CITY OF ROSEVILLE,
a municipal corporation

By:

Rob Jensen
City Manager

ATTEST:

BY:

Sonia Orozco
City Clerk

APPROVED AS TO SUBSTANCE:

CITY OF ROSEVILLE

Richard Plecker
Environmental Utilities Director

APPROVED AS TO FORM:

CITY Attorney

Robert R. Schmitt
City Attorney

APPROVED AS TO FORM:

DISTRICT Counsel

Brett D. Holt
District Counsel



COUNCIL COMMUNICATION

CC #: 7745
File #: 0704-02

Title: Agricultural Land Lease Agreement
Contact: Brian Castelluccio 916-746-1755 bcastelluccio@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.24.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager to execute the attached Agricultural Land Lease Agreement between the City of Roseville and Auburn Ravine Ranch, Inc., and B and B Livestock for farming and grazing the Al Johnson Wildlife Refuge.

BACKGROUND

Reason Farms is located east of Brewer Road, south of Sunset Boulevard West, and north of Phillip Road in southwestern Placer County (see Exhibit A2 - *Location Map*). The property was purchased for the purpose of constructing a retention basin capable of mitigating the City's cumulative increase in storm water runoff within the Pleasant Grove Creek watershed. Over the last 11 years, the 1700 acre site had been leased and utilized for grazing and dry farming. The portion of the overall property that is the subject of this agreement is depicted in (Exhibit A3). The lease area is comprised of approximately 1,120 acres north and south of Pleasant Grove Creek.

On October 13, 2015, the Open Space Division released an RFP requesting proposals to continue agricultural and grazing at the Reason Farms portion of the Al Johnson Wildlife Refuge. The City's primary objective is to execute an agricultural and grazing lease for the period of five years with an entity interested in farming the property consistent with as many of the City's property management goals as possible.

At a minimum the following management goals must be addressed in a detailed farming proposal:

- All existing fields within the identified lease areas shall be disked, at a minimum, once a year;
- Farming practices shall include appropriate measures to prevent soil erosion, air quality impacts, and water quality impacts. Preferably all leased areas shall be planted with a crop each year;
- The City expects that the lease area will be "dry farmed" during the winter months.
- The City expects grazing activities to be integrated with dry farming rotations. If grazing is proposed, the farming proposal shall document any plans for fencing construction or repair as may be necessary to ensure cattle do not have uncontrolled access to riparian areas along Pleasant Grove Creek. Again, it should be mentioned that all costs associated with improvements will be the responsibility of the lessee.

The City is also interested in achieving the following Management Goal:

- Continued maintenance of the property – the City is interested in entertaining proposals that include provisions for maintaining creek crossings, access roads, fire breaks, and invasive weed management.

The City will regularly inspect the property to ensure the area is being maintained with the objectives set forth above.

Auburn Ravine Ranch, Inc. and B and B Livestock were the only party to respond to the RFP.

Additionally they continue to meet the City's management goals as mentioned above and continue to be a good partner with the City of Roseville.

FISCAL IMPACT

Under the five year lease agreement with Auburn Ravine Ranch and B and B Livestock, the City will have no payments and will receive continuation of the farming/grazing field rotation as well as continued maintenance of the property. No impact on the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

This is a local contractor that hires local workers.

ENVIRONMENTAL REVIEW

The proposed project involves minor alteration in the condition of the land, water, and or vegetation which will not remove healthy, mature scenic trees. This activity is categorically exempt from CEQA as a Class 4 Exemption (State CEQA Guidelines Section 15304). No further CEQA action is required.

Respectfully Submitted,

Brian Castelluccio, Open Space Superintendent

Dion Louthan, Parks, Recreation & Libraries Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-229

Agricultural Land Lease

Exhibits A and B Agricultural Land Lease

RESOLUTION NO. 16-229

APPROVING AN AGRICULTURAL LAND LEASE AGREEMENT BY AND BETWEEN
THE CITY OF ROSEVILLE AND AUBURN RAVINE RANCH, INC. AND B AND B
LIVESTOCK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF
OF THE CITY OF ROSEVILLE

WHEREAS, an agricultural land lease agreement, by and between the City of Roseville
and Auburn Ravine Ranch, Inc., and B and B Livestock, has been reviewed by the City Council;
and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that
said agreement is hereby approved and that the City Manager is authorized to execute it on
behalf of the City of Roseville; and

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of
_____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED,
RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

AGRICULTURAL LAND LEASE AGREEMENT

THIS AGRICULTURAL LAND LEASE (this "Lease") is made and entered into as of _____, 2016, by and between the City of Roseville, a municipal corporation ("Lessor"), and Auburn Ravine Ranch, Inc., a California corporation and B and B Livestock, a California general partnership (collectively "Lessee").

RECITALS

WHEREAS, Lessor is the owner of Reason Farms consisting of approximately one thousand one hundred and twenty (1,120) acres of fallow land located within the County of Placer;

WHEREAS, Lessor desires to actively farm Reason Farms in the production of dry land crops and the grazing of cattle;

WHEREAS, the farming of dry land crops and the grazing of cattle at the Reason Farms property will likely contribute to agricultural productivity for the region;

WHEREAS, increasing agricultural productivity for the term of this Lease will assist in minimizing unavoidable impacts identified in the 2004 West Roseville Specific Plan Final EIR as a consequence of the continuing conversion of said agricultural land to developed uses.

NOW THEREFORE, Lessor and Lessee hereby agree as follows:

ARTICLE I—BASIC LEASE INFORMATION

1.1 Defined Terms. In addition to those terms which are defined elsewhere in this Lease, the following terms shall have the following meanings:

- (a) LESSOR: City of Roseville, a municipal corporation
- (b) LESSOR'S ADDRESS: 311 Vernon Street, Roseville, CA 95678
- (c) LESSEE: Auburn Ravine Ranch, Inc., a California Corporation and B and B Livestock, a California general partnership
- (d) LESSEE'S ADDRESS: Attn: Bert Lefty
1364 South Dowd Road
Lincoln, CA 95648
- (e) LESSOR'S PROPERTY: Approximately one thousand one hundred and twenty (1,120) acres of land, commonly referred to as Reason Farms, identified and described in Exhibit A attached hereto and incorporated herein by this reference (excepting Pleasant Grove Creek and the adjacent riparian zones/habitats identified in Exhibit A3), all of which is owned by Lessor and located at 6660 Phillip Road in the County of Placer, State of California ("the Land"). The Land includes the partially vegetated agricultural fields presently thereon, and all Improvements thereon as of the Commencement Date.
- (f) PERMITTED USE: The Land, excepting Pleasant Grove Creek and the adjacent riparian zones/habitats identified in Exhibit A3, may only be used by Lessee for the exclusive purpose of active farming in the production of dry land crops on a three (3) year rotational basis including, but not limited to, the planting of pasturage, forage mix, oats, wheat and safflower in winter months with annual discing. Cattle grazing is also permitted on the Land, excepting Pleasant Grove Creek and the adjacent riparian zones/habitats identified in Exhibit A3, as a management tool in the harvesting of forage crops to be planted on the Land in accordance with this Lease, all of which is more particularly described in Lessee's October 27, 2015 proposal attached hereto as Exhibit B, and incorporated herein by reference, and in this Lease. Residential occupancy is expressly prohibited.
- (g) TERM: Sixty (60) months, beginning on the Commencement Date and expiring on the Expiration Date, with the right of cancellation and termination in both Lessor and Lessee as hereinafter set forth.

Provided Lessee is not in default of the Lease, Lessee shall be granted an additional five (5) year term from the Expiration Date of the initial term (the "Option") provided the circumstances set forth in Section 2.1 occur.

- (h) COMMENCEMENT DATE: January 1, 2016.
- (i) EXPIRATION DATE: December 31, 2020.
- (j) CONSIDERATION:
 - (1) Compensation: In lieu of paying rent, Lessee shall perform all maintenance and farming activities specified in this Lease at no cost to Lessor.
- (k) IMPROVEMENTS: Those improvements currently located on the Land and listed in Exhibit C attached hereto.
- (l) SECURITY DEPOSIT: Deposit waived.

1.2 Exhibits. The following exhibits are attached to this Lease and are made part of this Lease:

- Exhibit A: Legal Description of Land Subject to Lease, including Exhibits A1 through A3
- Exhibit B: Lessee's Proposal dated October 27, 2015
- Exhibit C: List of Improvements

ARTICLE II—AGREEMENT AND USE

2.1 Lease. Lessor hereby demises and leases to Lessee the Land, and Lessee shall lease the Land from Lessor, according to the terms and conditions of this Lease. The duration of this Lease will be the Term. The Term will commence on the Commencement Date, and will expire on the Expiration Date. Provided Lessee is not in default of the Lease, the Option will commence on the Expiration Date, if exercised by Lessee in writing no later than June 30, 2020, and Lessor and Lessee agree upon Consideration within one (1) month following Lessee's exercise of the Option.

2.2 Use. Lessee shall use the Land, excepting Pleasant Grove Creek and the adjacent riparian zones/habitats identified in Exhibit A3, only for the Permitted Use. At all times herein, Lessee shall keep all cattle and all farming equipment away from Pleasant Grove Creek and the adjacent riparian zones/habitats located on the Land and identified in Exhibit A3. Notwithstanding the foregoing, Lessee may use the existing creek crossing provided such use is exercised in a manner that will not result in changes to or impact on the adjacent riparian zones/habitats or bridge structure.

Lessee shall not allow the Land to be used for residential occupancy under any circumstance. Lessee shall not allow the Land to be used for any unlawful purposes. Lessee shall advise the Lessor of any material changes to the Land. Lessee shall not commit waste and will not create any nuisance or interfere with, annoy or disturb any other Lessee of Lessor's adjoining property, which includes, but is not limited to, that property commonly referred to as the Warnick property. Lessee shall not erect signs or other improvements on the Land without the approval of Lessor, which approval may be withheld in the sole discretion of Lessor, unless such signs are

required by state or federal law, in which case such approval shall not be unreasonably withheld or delayed.

Lessee shall keep and maintain the improvements and any fences, irrigation or other farming facilities on the Land in good repair, and shall keep the Land free from all trash, debris, and waste. Lessee shall comply with pest control and land uses that may be required by the proper authorities. Lessee is permitted to farm the Land organically, however, compliance with any organic farming mandates, including but not limited to setbacks, shall not relieve Lessee from discing and planting all leased areas on the Land. Lessee shall cultivate, harvest, fertilize, graze and otherwise farm the property in accordance with the requirements of this Lease and in accordance with the best course of accepted husbandry practiced in the geographical vicinity of the Land.

Lessee shall complete discing referenced in Exhibit B by December 31st of each calendar year of the Term of this Lease, and Lessee further agrees to plant dry crops within the winter months as specified in Exhibit B.

Lessor will provide Lessee with access to the Land twenty-four (24) hours per day, seven (7) days a week, three hundred and sixty-five (365) days a year, subject to the limitations forth in this Lease, including but not limited to Section 2.5 and Article VI, below. Notwithstanding anything to the contrary contained in this Lease, if, in the exercise of any rights hereunder, Lessee shall cause damage to the Lessor's Land, or any improvements located on Lessor's Land, Lessee shall, within ten (10) days after receipt of a statement from Lessor evidencing the amount of such damage, pay Lessor the costs to repair such damage.

2.3 Delivery of Possession. Lessor will deliver possession of the Land to Lessee on the Commencement Date, "AS-IS" in its present condition. Lessee acknowledges that neither Lessor nor its agents or employees have made any representations or warranties as to the suitability or fitness of the Land for the conduct of Lessee's business or as to the physical condition of the Land, nor has Lessor or its agents or employees agreed to undertake any alterations or construct any improvements to the Land.

Lessor makes no warranty of the soil and water, or suitability for growing the dry crops Lessee is authorized to grow under this Lease. Lessor makes no warranty as the supply of water for growing crops and/or grazing. Notwithstanding the foregoing, Lessee is permitted to pump a total of seven hundred (700) acre feet of groundwater per year from existing wells on the Land during the Term of this Lease for the exclusive purpose of the provision of drinking water for the cattle that will graze the Land. Lessee shall meter any groundwater use at its sole cost and expense, and shall provide a record and accounting of such metered groundwater usage to Lessor on a quarterly basis.

2.4 Governmental Approvals. Lessee shall, at its sole cost and expense before the Commencement Date, apply for and obtain all licenses, permits, approvals, required by any local, state or federal governmental authorities relating to Lessee's Permitted Use of the Land pursuant to this Lease and the operation of Lessee's business consistent with such Permitted Use (collectively, the "Governmental Approvals"). Lessor shall cooperate with Lessee to obtain all necessary Governmental Approvals, if any, provided, Lessor shall not be required to expend any money in

such cooperation. Lessee understands and agrees that Lessee's right to use the Land is contingent upon Lessee obtaining and continually maintaining in full force and effect all required Governmental Approvals. In the event any Governmental Approvals issued to Lessee are canceled, expire, lapse, or are otherwise withdrawn or terminated by governmental authority so that Lessee will be unable to use the Land for its intended purposes, this Lease shall automatically terminate.

2.5 Access, Inspection and Records. Lessee shall be provided access to the Land, through the Main Gate located at 6660 Phillip Road in the County of Placer, State of California, as more particularly shown in Exhibit A2 (the "Access Drive"). In accessing the Land, Lessee shall not interfere with Lessor's operations, if any, and Lessee shall not in any manner block access to the Main Gate or to any other facilities on Lessor's Land or Lessor's other property. Lessor shall have the right upon ten (10) days' prior written notice to Lessee, to relocate the Access Drive to another location on the Land, as long as Lessee's access to and use of the Land is not materially affected. Lessor may from time to time, on twenty-four (24) hours' prior notice to Lessee, impose such reasonable restrictions on the time and means of access to the Land as Lessor deems necessary for security and/or environmental precautions. Lessor shall provide Lessee with two (2) keys to the Main Gate. Lessee agrees that it will not change locks on any gates to Lessor's Property or the Land, or install additional locks on such gates. Lessee further agrees that it will not duplicate any keys of Lessor.

Lessor reserves the right to enter the Land, at any time, to inspect the same for any purpose. At all reasonable times, Lessee shall permit Lessor and Lessor's officials, employees, agents, consultants and assigns to enter the Land for any purpose, including, but not limited to, environmental testing, assessment and/or consultation regarding Lessor's existing and/or future uses of the Land; to use the roads established on the Land now or in the future, for the purposes of inspection and/or compliance with the terms of this Lease, the exercise of all rights under this Lease, the posting of any notices, and for all other lawful purposes.

Lessee shall make and keep all pertinent records of all operations and conduct under this Lease and shall make all records available to Lessor and Lessor's agents and assigns at all reasonable times for inspection, and as further set forth in Section 3.1, below.

2.6 Lease Subject to Existing Rights of Owner/Lessor. This Lease is subject to:

(a) All existing easements, servitudes, licenses and existing rights of way for canals, ditches, levees, roads, highways and telegraph, telephone and electric power lines, railroads, pipelines, and other purposes, whether recorded or not.

(b) The rights of other lessees, if any, under any existing or future oil, gas and mineral lease or leases from Lessor affecting the entire or any portion of the Land, whether recorded or not. All rights in all minerals, oil, gas and other hydrocarbons located on or under the leased premises are reserved to Lessor and are excepted from the Land covered by the terms of this Lease. Lessee expressly grants to Lessor and to any and all lessees of these oil, gas and mineral rights, and to Lessor's agents and licensees, a right of entry and a right of way for ingress and egress in and to, over and on the leased Land during the Term of this Lease for the exploration, drilling and mining of minerals, oil, gas and other hydrocarbons.

ARTICLE III—CONSIDERATION AND TAXES

3.1 Consideration. In lieu of paying rent, Lessee shall perform all maintenance and farming activities specified in this Lease at no cost to Lessor.

3.2 Utilities. Lessee shall, at its sole cost and expense, arrange for electricity, water, gas, and other utilities necessary for Lessee's operations to be provided to the land directly from such providers. Lessee shall be billed directly for the use of such services, and shall promptly pay all utility and other charges accruing or payable in connection with Lessee's use of the Land during the Term when due.

3.3 Taxes.

(a) Lessor shall pay all real property taxes.

(b) Lessee shall pay all taxes or assessments which may be levied or charged to Lessor as a result of Lessee's Permitted Use or occupancy of the Land, including but not limited to, income tax; and upon this transaction or any document to which Lessee is a party creating or transferring an interest or an estate in the Land, as well as employment tax and social security tax, if applicable. Lessee shall additionally promptly pay when due all personal property taxes on Lessee's Improvements, if any, and personal property and any other taxes payable by Lessee.

(c) Lessee understands that its interest created by this Lease may be subject to a possessory interest tax pursuant to California Revenue and Taxation Code Sections 107 and 107.6 that impose an ad valorem property tax on possessory interests created in tax exempt property. The parties estimate that such tax, if assessed, would be approximately one thousand dollars (\$1,000.00) per year. If such an ad valorem property tax is assessed at any time during this Lease, the parties agree that Lessee shall pay up to one thousand dollars (\$1,000.00) per year of the tax, and that such tax payment shall not reduce any sum due to Lessor hereunder. The parties reserve the right to renegotiate the provisions of this section should such a tax be assessed at an amount significantly different than the estimated amount of one thousand dollars (\$1,000.00) per year.

3.4 Limitation on Liability. Lessor will not be in default under this Lease or be liable to Lessee or any other person, for direct or consequential damages, or otherwise, for any failure to supply any electricity, water, gas, security or other utilities, or for surges or interruptions of electricity, or other such services or utilities.

ARTICLE IV—INSURANCE

4.1 Insurance.

LESSEE agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE

LIMITS OF LIABILITY

Commercial General Liability

\$2,000,000 each occurrence

\$4,000,000 aggregate

(a) Form: LESSEE shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

(b) Additional Insureds: LESSEE shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage. Such insurance shall specifically cover the contractual liability of LESSEE. The additional insured coverage under the LESSEE's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

(c) Cancellation/Modification: LESSEE shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

(d) Umbrella/Excess Insurance: The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

(e) Subcontractors: LESSEE agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work.

Furthermore, LESSEE shall require its subcontractors to agree to be bound to LESSEE and CITY in the same manner and to the same extent as LESSEE is bound to CITY under this Agreement. Additionally, LESSEE shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

(f) Self-Insured Retentions: All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

(g) Liability/Remedies: Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve LESSEE of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

ARTICLE V—INDEMNIFICATION, WAIVER, AND RELEASE

5.1 Lessee's Indemnification. From and after execution of this Lease, Lessee assumes all risks of its own operations, and Lessee and its agents and independent contractors shall indemnify and hold Lessor, its officials, employees, agents and contractors harmless from and against, any and all demands, claims, causes of action, fines, penalties, damages (including consequential damages), liabilities, judgments, and expenses (including, without limitation, reasonable attorneys' fees) which arise out of or relate to: (1) the use or occupancy or manner of use or occupancy of the Land by Lessee or any person claiming under Lessee; (2) violations relating to use restrictions; (3) any activity, work, or thing done or permitted by Lessee in or about the Land; (4) any breach by Lessee or its employees, agents, contractors or invitees of this Lease; and (5) any injury, loss or damage to the person, property or business of Lessee, its employees, agents, or contractors or any invitees entering upon the Land under the express or implied invitation of Lessee. If any action or proceeding is brought against Lessor or its employees or agents by reason of any such claim for which Lessee has indemnified Lessor, Lessee, upon written notice from Lessor, will defend the same at Lessee's expense with counsel reasonably satisfactory to Lessor. Lessee's obligations under this Section shall survive the expiration or other termination of this Lease.

If the Land or the Improvements are destroyed or damaged by any cause to such an extent or degree that Lessee suffers shut down of service or loss of revenue or property, Lessor shall not be responsible in any way for loss of such revenue or property. If Lessee cannot or chooses not to restore service within thirty (30) days, either party may, at its option and without liability, terminate this Lease upon notice to the other party.

5.2 Waiver and Release. Lessee, as a material part of the consideration to Lessor for this Lease, by this section waives and releases all claims against Lessor, its officials, employees, agents and contractors with respect to all matters for which Lessor has disclaimed liability pursuant to the provisions of this Lease. With respect to third-party claims against the Lessee, Lessee waives any and all rights to any type of express or implied indemnity against Lessor, its officials, employees, agents and contractors.

ARTICLE VI—TERMINATION

6.1 Termination. This Lease shall be subject to cancellation or termination by Lessor, for any reason whatsoever, upon ninety (90) days' written notice to Lessee prior to the date that termination shall become effective.

This Lease shall be subject to cancellation or termination by Lessee, for any reason whatsoever, upon ninety (90) days' written notice to Lessor prior to the date when termination shall become effective. If the existing crop(s) on the Land cannot and is (are) not harvested before said cancellation or termination is effective, then said existing crop shall thereupon become the property of Lessor to dispose of as it deems appropriate.

6.2 Surrender. Upon expiration or earlier termination of this Lease, Lessee shall surrender the Land to Lessor. Within fifteen (15) days following the expiration or termination of this Lease, Lessee shall remove all of its equipment or trade fixtures constructed or installed

pursuant to this Lease. Lessee shall also restore the Land to its original condition as of the Commencement Date, reasonable wear and tear excepted. If within fifteen (15) days after the expiration or termination of this Lease, Lessee has not removed its Improvements or property and not restored the Land as required herein, Lessor may do so and Lessee shall reimburse Lessor for all expenses or costs for such removal and restoration. Lessee's obligations under this Section shall survive the expiration or other termination of this Lease.

6.3 Holdover. Lessee shall have no right to remain in possession of all or any part of the Land after the expiration of the Term. If Lessee remains in possession of all or any part of the Land after the expiration of the Term: (a) such tenancy will be deemed to be a tenancy at will; (b) such tenancy will not constitute a renewal or extension of this Lease for any further term; (c) such tenancy shall be terminated by Lessor upon prior written notice to Lessee on the earliest date permitted by law; and (d) Lessee shall be liable to Lessor for any and all losses and damages suffered or incurred by Lessor as a result of Lessee's failure to vacate the Land upon expiration of the term of this Lease.

ARTICLE VII—MAINTENANCE; REQUIREMENTS OF LAW

7.1 Maintenance. Lessee shall at all times throughout the Term, at its sole cost and expense, maintain and repair the Land, the Improvements, and all trade fixtures and personal property of Lessee located thereon. Lessee shall not call upon Lessor to make any improvements or repairs on the Land of any nature whatsoever and agrees to keep the same in good order and condition at Lessee's own cost and expense.

7.2 Compliance with Laws. For the purposes of this Section 7.2, "Applicable Laws" means all laws, statutes, ordinances and governmental rules, regulations, or requirements now in force or in force after the Commencement Date, the requirements of any board of fire underwriters or other similar body constituted now or after the Commencement Date, and any direction or permanent occupancy certificate issued pursuant to any law by any public officer or officers, as well as the provisions of all recorded documents affecting the Land. At its sole cost and expense, Lessee will promptly comply with Applicable Laws insofar as they relate to (a) Lessee's use, occupancy, or alteration of the Land; (b) the condition of the Land resulting from Lessee's use, occupancy, or alteration of the Land; or (c) alterations to the Land required as a result of Lessee's status under Applicable Laws.

7.3 Hazardous Materials

(a) Lessee will not permit, use or conduct operations on or at the Land or manufacture, store, sell, use, dispose of, release, or discharge or permit the manufacture, storage, sale, use, disposal, release, or discharge of Hazardous Materials in any manner which violates Environmental Law or which causes there to be any liability under Environmental Law. Lessee will be solely responsible for and will defend, indemnify and hold Lessor its officials, employees, agents and contractors harmless from and against any and all liability, claims, suits, actions, proceedings, damages, costs, and expenses, including, without limitation, attorneys' fees and costs, imposed upon or incurred by Lessor arising out of or in connection with a breach of the provisions of this Section or Lessee's introduction of Hazardous Materials to the Land. Lessee's obligations under this Section will survive the expiration or prior termination of this Lease.

(b) Lessee will promptly notify Lessor of (i) any and all enforcement, cleanup, remedial, removal, or other governmental or enforcement cleanup or other governmental or regulatory actions instituted, completed or threatened pursuant to any Environmental Laws relating to any Hazardous Materials affecting any part of the Land; and (ii) all claims made or threatened by any third party against Lessee, or any part of the Improvements relating to damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Materials on or about the Land or any part of the Land.

(c) Lessor may, from time to time during the Term, conduct such environmental assessments or tasks as Lessor deems necessary, provided that Lessor will give Lessee reasonable prior notice of its entry on the Land for such purposes and will cooperate in minimizing any disruption of Lessee's use of the Land as a result of such activity.

(d) For purposes of this Lease, "Hazardous Materials" means any explosives, radioactive materials, hazardous wastes, or hazardous substances, including, without limitation, substances defined as "hazardous substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §§ 9601-9657; the Hazardous Materials Transportation Act of 1975, 49 U.S.C. §§ 1801-1812; the Resource Conservation and Recovery Act of 1976, 42 U.S.C. §§ 6901-6987; any materials or substances listed in California Code of Regulations, Title 22, Section 66261.126, Appendix X, or those which meet the toxicity, reactivity, corrosivity or flammability criteria of Article 11 of the above Code, as well as any other substances which pose a hazard to health or environment; any herbicides, pesticides or fertilizers which are not shipped, stored, handled, mixed, applied, cleaned up or disposed of in strict compliance with the manufacturer's instructions, and in strict compliance with the applicable regulations established by and federal, state, county or local agency; and material now contained or that may be added to the list of chemicals known to the state to cause cancer or reproductive toxicity, which is further contained in the State of California Health and Welfare Agency Safe Drinking Water and Toxic Enforcement Act of 1986; any material identified as a hazardous substance, hazardous material and/or infectious waste as defined in sections 25110, *et seq.* and 25117.5 or 25500 *et seq.* of the Health and Safety Code or any other federal, state, or local statute, law, ordinance, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning hazardous materials, waste, or substances now or at any time hereafter in effect (collectively, "Environmental Law").

ARTICLE 8—DEFAULT

8.1 Events of Default. The following events are referred to, collectively, as "Events of Default" or, individually, as an "Event of Default":

(a) Lessee defaults in the schedule of performance set forth in Exhibit B and such default continues for ten (10) days after written notice from Lessor; and if after such written notice, Lessee has not cured such breach, an Event of Default will be considered to have occurred without further notice;

(b) Lessee vacates or abandons the Premises;

(c) Lessee violates the use provisions and use restrictions identified in Section

2.2 of this Lease, including but not limited to, provisions of this Lease governing Lessee's permitted use of groundwater on the Land, Lessee's obligations to keep all cattle and all farming equipment away from Pleasant Grove Creek and the adjacent riparian zones/habitats, and use restrictions prohibiting Lessee from using or permitting the Land to be used for residential occupancy under any circumstance;

(d) This Lease or the Land or any part of the Land are taken upon execution or by other process of law directed against Lessee, or are taken upon or subject to any attachment by any creditor of Lessee or claimant against Lessee, and said attachment is not discharged or disposed of within fifteen (15) days after its levy;

(e) Voluntary or involuntary proceedings under any bankruptcy or insolvency or for reorganization or arrangement under the bankruptcy laws of the United States or insolvency act of any state or for the dissolution of Lessee are instituted against Lessee, or a receiver or trustee is appointed for all or substantially all of the property of Lessee, and such proceeding is not dismissed or such receivership or trusteeship vacated within sixty (60) days after such institution or appointment;

(f) Lessee purports to assign this Lease, or sublet all or a portion of the Land, in violation of the terms hereof;

(g) Lessee fails to carry or maintain the policies of insurance and limits of coverage required by Article IV of this Lease and/or fails to provide Lessor with all required certificates of insurance, endorsements and/or renewals when due under the terms of this Lease;

(h) Any recordation in violation of Section 9.19 below;

(i) Lessee breaches any of the other agreements, terms, covenants or conditions which this Lease requires Lessee to perform, or breaches any of the other agreements, terms, covenants or conditions restriction Lessee's use, and such breach continues for a period of ten (10) days after written notice from Lessor to Lessee or, if such breach cannot be cured reasonably within such ten (10) day period, if Lessee fails to diligently commence to cure such breach within ten (10) days after written notice from Lessor and to complete such cure within a reasonable time thereafter.

8.2 Replacement of Statutory Notice Requirements. When this Lease requires service of a notice, that notice shall replace rather than supplement any equivalent or similar statutory notice, including any notices required by California Code of Civil Procedure Section 11 61 or any similar or successor statute. When a statute requires service of notice in a particular manner, service of that notice (or a similar notice required by this Lease) in the manner required by Section 9.7, below, shall replace and satisfy the statutory service of notice procedures, including those required by California Code of Civil Procedure Section 11 62 or any similar or successor statute.

8.3 Lessor's Remedies. If any one or more Events of Default set forth in this Section 8 occurs, Lessor has the right, at its election:

(a) To terminate this Lease, in which case Lessee's right to possession of the Land will cease and this Lease will be terminated as if the expiration of the Term fixed in such

notice were the end of the Term. If this Lease is terminated, Lessor will be entitled to recover from Lessee any amount necessary to compensate Lessor for all the detriment proximately caused by Lessee's failure to perform its obligations under this Lease or that in the ordinary course of things would be likely to result from that failure.

(b) To reenter and take possession of the Land, expel Lessee and remove the effects of Lessee, using such force for such purposes as may be necessary, without being liable for prosecution.

(c) To cure any event of default and to charge Lessee for the cost of effecting such cure, including without limitation reasonable attorneys' fees, costs and interest provided that Lessor will have no obligation to cure any such event of default of Lessee.

8.4 Remedies Cumulative. Lessor's rights hereunder shall be in addition to, and not in lieu of, every other right or remedy provided for herein or now or hereafter existing at law or in equity by statute or otherwise, including, but not limited to injunctive relief, specific performance and damages. The exercise or beginning of exercise by Lessor of any one or more rights or remedies, provided herein or now or hereafter existing at law or in equity by statute or otherwise, shall not preclude the simultaneous or later exercise by Lessor of any or all other rights or remedies provided for in this Lease or now or hereafter existing at law or in equity or by statute or otherwise. All such rights and remedies shall be considered cumulative and nonexclusive.

ARTICLE 9—GENERAL

9.1 Quiet Eniovmnt. As long as Lessee performs all covenants and obligations contained in this Lease, Lessor warrants quiet enjoyment of the Land by Lessee; provided that Lessor, its agents or representatives, and any other person authorized by Lessor, may enter upon the Land for the purpose of inspecting the Land in accordance with the provisions of this Lease including, but not limited to, Section 2.5, above. Any entry onto or inspection of the Land shall not constitute eviction of Lessee in whole or in part.

9.2 Relocation Payment. Lessee acknowledges the following: Lessee commenced occupancy of the Land after Lessor acquired title to it, Lessor acquired the premises for a public project, Lessee may be required to vacate the Land to allow for construction of the public project and Lessee is not entitled to receive any payments under either the state or the federal Uniform Relocation Assistance Act (Government Code section 7260, *et seq.*; 42 U.S.C. section 4601, *et seq.*) which payments do not include payments contemplated in Section 6.1, above, if any. Consistent with the foregoing, under no circumstance is Lessee permitted to use the Land, or permit use of the Land, for residential occupancy purposes. Violation of the residential occupancy use restriction shall result in Lessee's reimbursement of any relocation benefit payments payable by Lessor and indemnification of Lessor arising out of such breach, consistent with the provisions of this Lease.

9.3 Condemnation. In the event of a condemnation or other taking by any governmental agency of all or a portion of the Land necessary for Lessee's operation of its business thereon, this Lease will terminate on the date the condemning authority takes possession of the Land. Any such condemnation award shall be paid to Lessor, except that Lessee will have the right to assert a separate claim for moving expenses, business interruption, and leasehold

improvements paid for by Lessee.

9.4 Liens. Lessee will keep the Land free and clear of all mechanics' liens and other liens on account of work done for Lessee or persons claiming under Lessee.

9.5 Assignment and Subletting. Lessee shall not assign or sublet its interest in this Lease or the Land without the prior written approval of Lessor, which approval may be withheld in Lessor's sole and absolute discretion but in no event shall the Land be subleased or assigned for residential occupancy purposes. This Lease shall otherwise inure to the benefit of and be binding upon the successors and assigns of the parties.

9.6 Limitation on Liability. Lessee specifically agrees to look solely to Lessor's interest in the Land for the recovery of any judgments from Lessor. It is agreed that Lessor (and its officials, employees and agents) will not be personally liable for any such judgments.

9.7 Notices. All notices and other communications required or permitted under this Lease shall be in writing and shall be given (a) by United States first class mail, postage prepaid, registered or certified, return receipt requested; (b) by hand delivery (including by means of a professional messenger service); or (c) by delivery from a nationally recognized overnight delivery service that routinely issues receipts, which notice shall be addressed to the party to whom such notice is being given, at their address set forth in Section 1.1, above. Any such notice or other communication shall be deemed to be effective when actually received or rejected. Either party may by similar notice given change the address to which future notices or other communications shall be sent.

9.8 Lessor's Name. Lessee is prohibited from using Lessor's name, logo, mark or any other identifying symbol as a business reference, in advertising or sales promotion, or in any publicity matter without Lessor's prior written consent.

9.9 Effect of Sale. A sale, conveyance or assignment of Lessor's interest in the Land will operate to release Lessor from liability from and after the effective date of such sale, conveyance or assignment upon all of the covenants, terms and conditions of this Lease, express or implied, except those liabilities which arose prior to such effective date, and, after the effective date of such sale, conveyance or assignment, Lessee will look solely to Lessor's successor-in-interest in and to this Lease. This Lease will not be affected by any such sale, conveyance or assignment, and Lessee will attorn to Lessor's successor-in-interest to this Lease, so long as such successor-in-interest assumes Lessor's obligations under this Lease from and after such effective date. Any such transfer or transfers of title or conveyances shall not disturb Lessee's rights under this Lease so long as Lessee is not in default under this Lease.

9.10 Subordination. This Lease and Lessee's rights under this Lease are subject and subordinate to any ground or underlying lease, mortgage, indenture, deed of trust or other lien encumbrance (each a "Superior Lien"), together with any renewals, extensions, modifications, consolidations and replacements of any such Superior Lien, now or after the Commencement Date affecting or placed, charged or enforced against the Land, or any portion thereof or any interest of Lessor in them or Lessor's interest in this Lease and the leasehold estate created by this Lease

(except to the extent any such instrument will expressly provide that this Lease is superior to such instrument). This provision will be self-operative and no further instrument of subordination will be required in order to effect it. Notwithstanding the foregoing, Lessee will execute, acknowledge and deliver to Lessor, within twenty (20) days after written demand by Lessor, such documents as may be reasonably requested by Lessor or the holder of any Superior Lien to confirm or effect any such subordination.

9.11 Estoppel Certificates. From time to time, within ten (10) days after receipt of written request by Lessor, Lessee will execute, acknowledge and deliver to Lessor a certificate certifying (a) that this Lease is unmodified and in full force and effect or, if there have been modifications, that this Lease is in full force and effect, as modified, and stating the date and nature of each modification; (b) that no written notice of any default has been delivered to Lessor which default has not been cured, except as to defaults specified in said certificate; (c) there is no Event of Default under this Lease, except for defaults specified in said certificate; and (d) such other matters as may be reasonably requested by Lessor. Any such certificate may be relied upon by any prospective purchaser or existing or prospective mortgagee or beneficiary under any deed of trust of the Land. Lessee's failure to deliver such a certificate within such time will be conclusive evidence of the matters set forth in it.

9.12 Time of the Essence. Time is of the essence for each and every provision of this Lease.

9.13 No Waiver. The waiver by either Lessor or Lessee of any agreement, condition, or provision contained in this Lease will not be deemed to be a waiver of any subsequent breach of the same or any other agreement, condition, or provision contained in this Lease.

9.14 Attorneys' Fees Upon Default. In the event any action or proceeding brought by either party to enforce this lease or any provision thereof, or to recover the possession thereof, the prevailing party shall be entitled to reasonable attorneys' fees in addition to costs and necessary disbursements.

9.15 Brokers. Lessor and Lessee respectively represent and warrant to each other that neither of them has consulted or negotiated with any broker or finder with regard to the Land, with the exception of Lessor's consultation with Tom Neely. Lessor and Lessee shall each indemnify the other against and hold the other harmless from any claims for fees or commissions from anyone, including Tom Neely, with whom either of them has consulted or negotiated with regard to the Land.

9.16 Authority. Lessee and the party executing this Lease on behalf of Lessee represent to Lessor that such party is authorized to do so by requisite action of the Council, officers, board of directors, or partners, as the case may be, and agree, upon request, to deliver to Lessor a resolution or similar document to that effect.

9.17 Governing Law. This Lease will be governed by and construed pursuant to the laws of the State of California in which the Land is located.

9.18 Captions. The captions of the various Articles and Sections of this Lease are for convenience only and do not necessarily define, limit, describe or construe the contents of such

Articles or Sections.

9.19 Recordation. Lessor will record this Lease with the Placer County Clerk-Recorder.

9.20 Severability. If any provision of this Lease proves to be illegal, invalid or unenforceable, the remainder of this Lease will not be affected by such finding, and in lieu of each provision of this Lease that is illegal, invalid or unenforceable, a provision will be added as a part of this Lease as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

9.21 Obligations; Joint and Several. The obligations and liabilities of Lessee hereunder shall be the joint and several obligations and liabilities of each of such entities, and such entities shall keep Lessor informed in writing which one (and only one) of such entities shall have the ongoing power and authority to act as (and bind) Lessee with respect to each right of Lessee hereunder and each decision, authorization, approval and order to be made by Lessee hereunder. Lessee warrants and represents that the undersigned has the authority to bind Lessee to the terms set forth herein.

9.22 Entire Agreement; Amendment. This Lease contains the entire agreement between Lessor and Lessee. No amendment, alteration, modification of, or addition to the Lease will be valid or binding unless expressed in writing and signed by Lessor and Lessee.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation (Lessor) has authorized the execution of this Agricultural Land Lease Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2016, and Lessee has caused this Agricultural Land Lease Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation:

Auburn Ravine Ranch, Inc., a California corporation:

By: _____
ROB JENSEN
City Manager

Auburn Ravine Ranch, Inc.
By: *Bonnie B. Ferreira / Pres*

and

By: *Auburn Ravine Ranch Inc. By [Signature] V.P.*

And:

B and B Livestock, a California general partnership:

ATTEST:

By: _____
SONIA OROZCO
City Clerk

By: B and B Livestock by B. B. Livestock Partner

and

By: _____

APPROVED AS TO FORM:

By: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

By: Dion Louthan
DION LOUTHAN
Parks, Recreation and Libraries Director

EXHIBIT A
LEGAL DESCRIPTION OF LAND SUBJECT TO LEASE

- Exhibit A1 Written Legal Description of Land Subject to Lease Excepting Conversation Easement (Northern Finger), Wetlands Area, Pleasant Grove Creek and Adjacent Riparian Zones/Habitats
- Exhibit A2 Aerial Photograph with Record of Survey Bearings
- Exhibit A3 Detailed Aerial Photograph of Wetlands, Pleasant Grove Creek and Adjacent Riparian Zones/Habitats Expressly Excepted from Lease

EXHIBIT "A-1"
LEGAL DESCRIPTION
PROPERTY DESCRIPTION
PAGE 1 OF 4

All that certain real property situate in the County of Placer, State of California, described as follows:

Parcel One:

The Northwest quarter and the West half of the Northeast quarter of Section 15, Township 11 North, Range 5 East, M.D.B. & M.

Excepting therefrom the most Westerly 20 feet as conveyed to Earl F. Schellous by Deed recorded January 24, 1936, in Book 305, Official Records, Page 166, Placer County Records.

APN 17-100-02-000

Parcel Two:

The West half of the West half of the West half of Section 14, Township 11 North, Range 5 East, M.D.B. & M.

The East half of the East half of Section 15, Township 11 North, Range 5 East, M.D.B. & M.

APN 17-100-04-000

Parcel Three:

A portion of the South half of Section 9, Township 11 North, Range 5 East, M.D.B. & M., and of the North half of Section 16, Township 11 North, Range 5 East, M.D.B. & M., all of which is described as follows:

Beginning at the Northeast corner of Section 16, Township 11 North, Range 5 East, M.D.B. & M.; thence South 00°03' West 2640.0 feet along the East side of Section 16; thence South 89°52' West 3976 feet; thence North 00°20'30" West 1324.9 feet; thence South 89°50' West 1318.0 feet to the West line of Section 16; thence North along the West line of Sections 16 and 9 North 00°09' East 1781.5 feet to the center of creek bed; thence following the meanders of the creek bed South 67°44' East 354.9 feet; thence North 87°09' East 600 feet; thence North 80°39' East 399.8 feet; thence North 70°13'30" East 600 feet; thence North 76°43' East 117.6 feet; thence North 65°03' East 270 feet; thence North 60°30' East 477.5 feet; thence North 72°03' East 400 feet; thence North 78°53' East 284.9 feet; thence North 87°43' East 410 feet; thence North

EXHIBIT "A-1"
LEGAL DESCRIPTION
PROPERTY DESCRIPTION
PAGE 2 OF 4

87°56' East 250.5 feet; thence South 55°48' East 646.6 feet; thence South 85°25' East 125.3 feet; thence South 65°38' East 480.3 feet; thence South 79°57' East 225 feet to the East line of Section 9, Township 11 North, Range 5 East; thence South 00°03' West 575.0 feet to the point of beginning.

Excepting therefrom that portion thereof which lies West of the County Road as established by Grant to the County of Placer dated March 2, 1923, and recorded in Book 202 of Deeds, Page 192, Placer County Records, wherein the centerline of said road is described as follows:

Beginning at a point South 89°53' West 3021 feet from the quarter corner of the East line of Section 16, Township 11 North, Range 5 East; thence North 00°03' East 3443.0 feet to the center of creek.

APN 17-090-17-000 & 17-010-21-000

Parcel Four:

That portion of the Southeast quarter of Section 9, Township 11 North, Range 5 East, M.D.B. & M., lying within the parcel of land described as:

Commencing at the Southeast corner of Section 5, Township 11 North, Range 5 East, M.D.B. & M.; thence North 89°43'30" East 1867.7 feet along the North line of said Section 9; thence South 00°15'30" East 2649 feet; thence North 89°29'30" East 524.4 feet; thence North 73°59' East 68.6 feet; thence North 89°58' East 2834.5 feet to the East line of Section 9; thence South 00°03' West 2112.9 feet along the East line of Section 9 to centerline of creek bed; thence following meanders of the creek bed North 79°57' West 225 feet; thence North 65°38' West 480.3 feet; thence North 85°25' West 125.3 feet; thence North 55°48' West 646.6 feet; thence South 87°56' West 250.5 feet; thence South 87°43' West 410 feet; thence South 78°53' West 284.9 feet; thence South 72°03' West 400 feet; thence South 60°30' West 477.5 feet; thence South 65°03' West 270 feet; thence South 76°43' West 117.6 feet; thence South 70°13'30" West 600 feet; thence South 80°39' West 399.8 feet; thence South 87°09' West 600 feet; thence North 67°44' West 354.9 feet to a point wherein the West line of Section 9 intersects the centerline of said creek bed; thence North along the West line of Section 9 to the true point of beginning.

Excepting therefrom any portion of said Southeast quarter lying within the following described parcels:

EXHIBIT "A-1"
LEGAL DESCRIPTION
PROPERTY DESCRIPTION
PAGE 3 OF 4

(a) Beginning at a point which is South 89°58' West 1493.58 feet from a point which is North 00°03' East 2027.90 feet from the Southeast corner of said Section 9 and running thence South 00°03' West 847.81 feet; thence North 71°12' West 82.2 feet; thence South 87°43' West 410 feet; thence South 78°53' West 284.9 feet; thence South 73°03' West 400 feet; thence South 60°30' West 437 feet; thence North 00°03' East 1230 feet; thence North 89°58' East 1527.42 feet to the point of beginning.

(b) Beginning at an iron pin 1 inch in diameter and driven flush with the surface of the ground and from which the Southeast corner of Section 5, Township 11 North, Range 5 East, M.D.B. & M., bears North 41°31' West a distance of 3492.6 feet and running thence from the point of beginning South 00°03' East 648.3 feet; thence North 89°52' East 1074.1 feet to a point on the West bank of a small creek; thence meandering West bank of small creek the following courses and distances: North 20°58' East 96.4 feet; thence North 35°18' East 247 feet; thence North 56°33' East 161 feet; thence North 68°17' East 179.5 feet; thence North 43°27' East 91.3 feet; thence North 27°08' East 138 feet; thence North 71°13' East 68.2 feet; thence leaving West bank of small creek North 25 feet; thence South 89°52' West 1614 feet; thence South 73°30' West 69 feet; thence South 89° West 83.5 feet to the point of beginning.

APN 17-010-18-000

Parcel Five:

The Southwest quarter of Section 10 and the West 20 feet of the Northwest quarter of Section 15, all in Township 11 North, Range 5 East, M.D.B. & M.

APN 17-020-11-000 & 17-100-01-000

Parcel Six:

The Southeast quarter of Section 10, Township 11 North, Range 5 East, M.D.B. & M.

Excepting therefrom fifty percent (50%) of all oil, gas, minerals and other hydrocarbon substances as reserved by Angelo J. Leles in Deed October 31, 1975, in Book 1679 at Page 243, Official Records.

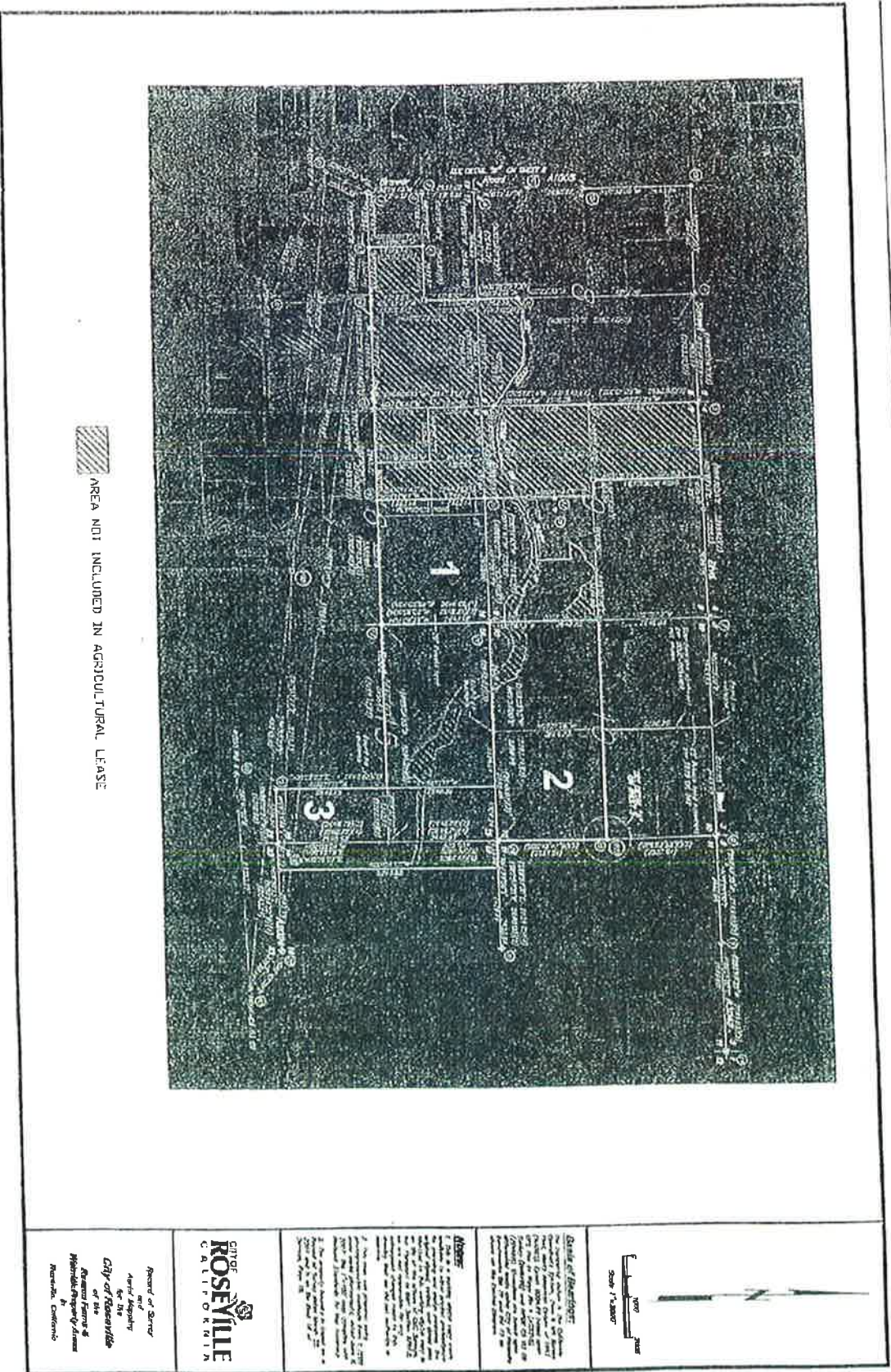
APN 17-020-09-000

EXHIBIT "A-1"
LEGAL DESCRIPTION
PROPERTY DESCRIPTION
PAGE 4 OF 4

EXCEPTING THEREFROM any and all that portion lying within Pleasant Grove Creek.

ALSO EXCEPTING THEREFROM any and all that portion lying within the north wetland area.

Exhibit A-2



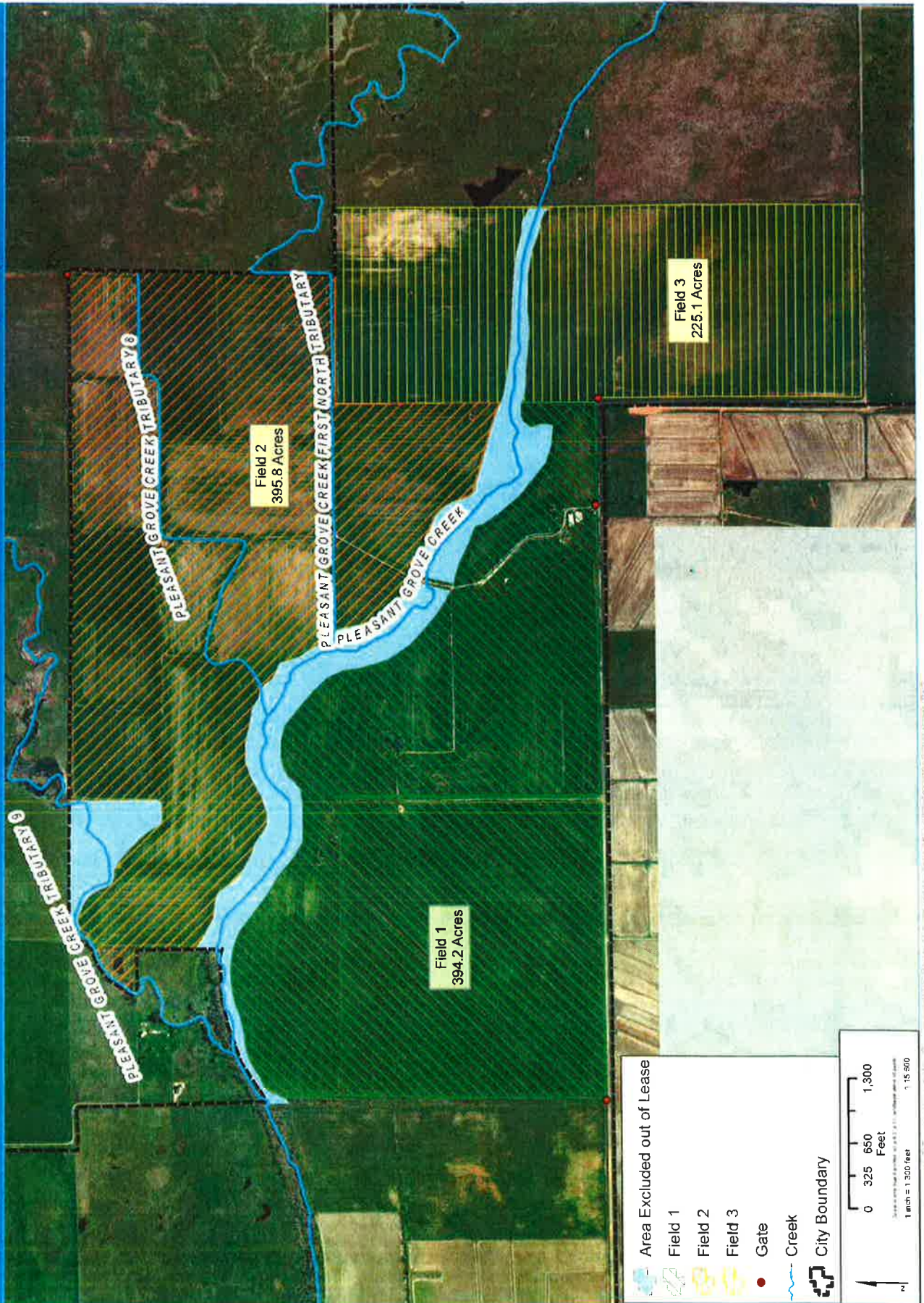


EXHIBIT B
PROPOSAL DATED OCTOBER 27, 2015

TAB E – Project Plan

We will outline our plans and ideas on how to farm Reason Farms. In an effort to meet the Project Objectives and Management Goals for the City and the logistical and economical practicality of the Lease we propose the following:

Option #1

Implementation of Dry Land Farming

In order to efficiently and effectively implement a dry land (organic or conventional) farming program the following land preparation must be preformed:

2015/16

- Mow and maintain roads throughout the property
- Disc fire breaks around perimeter of property (spring time)
- One-third of the Property will be planted (at a minimum, discretion of planning all three Fields shall be left to Lessee) – to establish a three year rotation (see chart below)
 - Smooth out fields in seed bed preparation and for drainage
 - Fertilized the fields to be planted
 - Drill seed into prepared fields in the fall of each year
 - Install drains in each field which will connect to primary drainage out of fields
 - Harvest crop in spring of each year (for grain, hay or by grazing livestock)
- One-third of Property will be disced

Dry Land Crop Rotation

Farming - Rotation - With Livestock

	<u>Field 1 (344 ac.)</u>	<u>Field 2 (344 ac.)</u>	<u>Field 3 (344 ac.)</u>
	344	344	344
2015	Graze - Disc	Harvest	Disc - Plant
2016	Disc - Plant	Graze - Disc	Harvest
2017	Harvest	Disc - Plant	Graze - Disc
2018	Graze - Disc	Harvest	Disc - Plant
2019	Disc - Plant	Graze - Disc	Harvest
2020	Harvest	Disc - Plant	Graze - Disc

Implementation of Livestock Grazing

In order to efficiently and effectively use livestock for grazing management the following land preparation must be preformed:

- Develop controlled access to Pleasant Grove Creek for drinking water using electric or barbed wire fencing
- Electric fencing will be used to separate fields within the property

- Cattle will be allowed on the Lease once the property is dry enough to support best grazing management practices, this will be a challenge due to the property being farmed
- The existing capped wells will be used at this point due to the inability to economically grow pasture or other irrigatable crops, however once the farming practices start this may change. They may be used as stock water for the cattle in the future.

Farm Service Agency

All farming activities will be conducted in compliance with the Farm Service Agency.

City of Roseville Involvement

We have outlined our plans and ideas for both farming and grazing on the Reason Farms, in an effort to meet the Project Objectives and Management Goals for the City and the logistical and economical practicality for the Lessee.

Capital Expenditures

If a well is utilized the lessee shall pay for all expenses associated with the pumping of water and at termination of lease any capital fixtures shall remain the possession of the lessee.

Term of License Agreement

- A five (5) year License, with the current year to begin at signing as outlined in the RFP, with the option of a 5 year extension.



COUNCIL COMMUNICATION

CC #: 7765

File #: 0702

Title: Golf Course Operations - Service Agreement

Contact: Rob Nakamura 916-774-5135 rnakamura@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.25.

RECOMMENDATION TO COUNCIL

Recommend Council adopt the resolution authorizing the City Manager to execute a five (5) year contract agreement with up to three (3), five (5) year renewals with SRI Golf, Inc. to perform all functions of golf course and food/beverage operations as the result of the 2015 Golf Course Services Request for Proposal, for the Woodcreek Golf Club and Diamond Oaks Golf Course.

BACKGROUND

On June 5, 2015, the Request for Proposal (RFP) was published for golf services for the Woodcreek Golf Club and Diamond Oaks Golf Course. This RFP was published to include all functions performed in the daily operations (Pro-Shop) and all food/beverage operations and maintenance of both City owned golf courses.

Six companies attended the mandatory pre-bid meeting and tours, and as of the July 9, 2015 deadline the City received one full course Golf Management proposal, one Food/Beverage Operations proposal, two proposals that included both daily operations and food/beverage operations and one for maintenance only. In August 2015 interviews were conducted with four companies. SRI Golf, Inc. was selected to enter into final negotiations with the City to provide the daily operations (Pro-Shop) and food/beverage services.

The submitted proposals were evaluated using four essential criteria that were outlined in the RFP. The selection criteria used are listed below:

- A. Experience and qualifications of firm and proposed staff/sub-consultants/sub-contractors.
- B. Ability of the Contractor to provide innovative approaches and techniques to managing operations.
- C. Ability of the Contractor to team and partner with the City and other Contractors to meet City goals.
- D. Ability of the Contractor to provide high quality customer service and good value to customers.

SRI Golf, Inc. is currently the City of Roseville's operator of daily operations (Pro-Shop) and food/beverage operations at Diamond Oaks Golf Course and Woodcreek Golf Club. SRI Golf,

Inc. has an extensive background and experience in the Roseville golf market and operates other restaurant and banquet facilities at multiple courses in the Central Valley and Bay Area. SRI Golf, Inc. has been a partner of the City for over twenty years and has a good understanding of what is expected by the City of Roseville.

FISCAL IMPACT

The estimated annual value of the golf operations contract is \$5.7M in gross sales. The City of Roseville receives an percentage share of various revenues types (green fees, cart rentals, range sales, etc.) which is estimated at \$2.3M annually. SRI Golf, Inc is estimated to receive \$3.4M in revenues annually. Additionally, SRI Golf is responsible for all expenses related to golf operations and food/beverage at both Woodcreek and Diamond Oaks Golf Courses.

The funds for this contract have been allocated through the FY2015/16 golf operating budgets and will be included in all future operations budgets through FY2019/20. Both golf courses are managed in the Golf Course Operations Fund. The enterprise fund is structured so that golf revenues are designed to offset expenses including maintenance, utilities, indirect expense, debt service, loan payments, and capital improvements. The total financial impact for the City of Roseville will be based on revenues generated through golf rounds sold, cart rentals, range sales, and the success of the food and beverage operations. City to receive a fixed annual fee of \$124,000.00 and percentage of revenues outlined in the contract agreement.

The current balance in the Golf Course Operation Fund is \$50,628.00 However, revenue and expense trends are projecting that the fund will potentially be in a deficit position for the next seven years. The golf course bond debt payments are scheduled to be completed in FY2024 which will provide significant relief in annual expense obligations.

As part of this agreement, SRI Golf, Inc. has agreed to invest \$150,000.00 in capital improvements to the facilities within the first five year term. SRI Golf, Inc. understands that the City will have limited ability to invest in facility improvements until the golf operations business recovers from current economic conditions.

ECONOMIC DEVELOPMENT / JOBS CREATED

To provide golf operations and food and beverage operations at both golf course facilities, SRI Golf, Inc. employs 13 full-time and 40 part time-seasonal employees.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3). Council approval of the SRI Golf Contract does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Rob Nakamura, Recreation Superintendent

Dion Louthan, Director, Parks, Recreation & Libraries



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-241

Golf Agreement

RESOLUTION NO. 16-241

APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SRI GOLF, INC., AND SPORTS RESTAURANT OF ROSEVILLE, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement for professional golf course services and food/beverage services at Woodcreek Golf Club and Diamond Oaks Golf Course, by and between the City of Roseville and SRI Golf, Inc. and Sports Restaurant of Roseville, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**AGREEMENT BETWEEN THE CITY OF ROSEVILLE
AND SRI GOLF, INC. AND
SPORTS RESTAURANT OF ROSEVILLE, INC.
REGARDING PROFESSIONAL GOLF SERVICES**

**Woodcreek Golf Club and
Diamond Oaks Golf Course**

THIS PROFESSIONAL GOLF SERVICES AGREEMENT is made and entered into this ____ day of _____, 20 __, by and between the City of Roseville, a municipal corporation ("CITY"), and SRI Golf, Inc. and Sports Restaurant of Roseville, Inc., California corporations (collectively "CONCESSIONAIRE").

W I T N E S S E T H:

WHEREAS, CITY owns and operates the Woodcreek Golf Club and the Diamond Oaks Golf Course ("Golf Courses") for the use and benefit of the public; and

WHEREAS, CITY desires to provide professional golf services for the convenience and enjoyment of the public; and

WHEREAS, CONCESSIONAIRE is engaged in the professional golf services concession and food and beverage businesses and is prepared, equipped and qualified to undertake such operations, and provide all services required hereunder at the Golf Courses; and

WHEREAS, CITY issued a Request for Proposals (RFP) for Golf Course Services (operations and food/beverage) which describes the scope of work to be performed by CONCESSIONAIRE; and

WHEREAS, CONCESSIONAIRE has prepared a proposal dated July 9, 2015 which describes the budget for the work and the schedule for performance of the work; and

WHEREAS, CONCESSIONAIRE is qualified and experienced to provide professional services related to Golf Course Operations and Food/Beverage operations at the Woodcreek Golf Club and Diamond Oaks Golf Course; and

WHEREAS, the parties desire this Agreement to have an effective start date of January 1, 2016 (the "Effective Date"); and

NOW, THEREFORE, the parties agree as follows:

1. Definitions.

- a. "Director" means the Director of the CITY Parks, Recreation, Libraries Department, and any of his or her authorized representatives.
- b. "Approval of the Director," "Consent of the Director," "Permission of the Director," "Approval of CITY," and terms of like import relating to the approval or consent by CITY or an authorized officer of CITY mean either the affirmative act of the Director (q.v.) in approving or consenting to a proposed action of CONCESSIONAIRE, or the lack of response by the Director to a proposed action by CONCESSIONAIRE ten (10) working days after notice to the Director of such action (or such shorter time as may be appropriate in case of emergency). In all such cases, approvals or consents shall not be unreasonably withheld, delayed or conditioned.
- c. "Green Fees" shall include all types of fees paid related to golf rounds including annual pass memberships via Electronic Funds Transfer (EFT) or lump sum.
- d. "Power Cart Revenue" or "Golf Cart Revenue" shall include all types of fees paid related to use of powered golf carts including tournament use. Hand carts are excluded.

e. "Driving Range Revenue" shall include all types of fees paid related to use of driving ranges including tournament use.

f. "Food and Beverage Revenue" shall include all types of fees and charges related to CONCESSIONAIRE's sales of food and beverages.

g. "Concession Area(s)," "Concession Facilities" and "Concession" all mean the area where concession activities are carried out pursuant to this Agreement, and are used interchangeably in this Agreement. The Concession Area shall include the pro shop building, cart storage building, driving range, restaurant/snack bar and any other areas designated Concession Areas by the Director.

h. "Concession Fee" means the compensation payable by CONCESSIONAIRE to CITY as provided in Section 4 of this Agreement.

i. "Trade Rounds" shall include all rounds traded for services provided, including, without limitation, marketing, software, call center, tee time reservations, and website.

j. "Complimentary Rounds" shall include all rounds where no service has been received in return. Complimentary rounds includes rounds issued to CONCESSIONAIRE employees, maintenance contractor employees, PGA golfers, non-profits, etc.

2. Term. The initial term of this Agreement shall be five (5) years, commencing on January 1, 2016 and expiring on December 31, 2020. CITY may elect to extend the term in its sole discretion for up to three (3) additional five (5) year terms by giving written notice to CONCESSIONAIRE no later than twelve (12) months before the initial or renewed term ends. If CITY elects to extend the term, the compensation outlined in Section 4 may be adjusted, but in no event shall such compensation be increased by more than ten percent (10%) in any five (5) year term.

3. Services. CONCESSIONAIRE shall perform at the direction of CITY the scope of services ("Work") as described in the General Conditions for Golf Operations (EXHIBIT "A1") and the General Conditions for Food/Beverage Operations (EXHIBIT "A2") both of which are attached hereto and incorporated herein by this reference.

a. CONCESSIONAIRE shall maintain facilities as outlined in the Golf Operations Maintenance Standards (EXHIBIT "B1"), the Food/Beverage Operations Maintenance Standards (EXHIBIT "B2") the Golf Operations Resource Inventory and Facility Maintenance Responsibility List (EXHIBIT "C1") and the Food/Beverage Operations Resource Inventory and Facility Maintenance Responsibility List (EXHIBIT "C2") all of which are attached hereto and incorporated herein by this reference.

4. Compensation. The Concession Fee payable by CONCESSIONAIRE to CITY shall be comprised of both a fixed fee amount and a percentage of revenue as follows:

a. Fixed Fee. The fixed fee portion of the Concession Fee shall be one hundred twenty four thousand dollars (\$124,000) per year payable by CONCESSIONAIRE to CITY in eight (8) equal monthly installments of \$15,499.99 March through October.

b. Percentage of Revenue. The percentage of revenue portion of the Concession Fee shall be calculated and paid monthly by CONCESSIONAIRE to CITY based on actual sales/collection of fees as defined below:

1. One hundred percent (100%) of Green Fees at both Golf Courses less the proportional share of credit card fees.

2. Nineteen percent (19%) of Power Cart Revenue at both Golf Courses.

3. Twenty percent (20%) of Driving Range Revenue at both Golf Courses.

4. Six percent (6%) of annual Food and Beverage Revenue in excess of one million nine hundred thousand dollars (\$1,900,000).

c. Trade and Complimentary Rounds. Complimentary Rounds must comply with Section G.8 of Exhibit A1 to this Agreement. CITY may conduct periodic review of such Complimentary Play policy to ensure use is consistent with historic trends. CITY and CONCESSIONAIRE agree that Trade Rounds are valued at seventeen dollars (\$17) per round. CONCESSIONAIRE shall pay CITY the established Trade Round value for each trade round except for programs specifically approved by the Director. Such approved programs, as well as discounted play in trade for services, shall be coded separately in the point of sale system and reported on the monthly reconciliation.

CONCESSIONAIRE shall pay the sums provided in Sections 4(a)-4(c) each month of the term of this Agreement, commencing January 1, 2016 and thereafter not later than the fifth (5th) day of the following month throughout the term of this Agreement. The percentages enumerated in Section 4(b) shall be calculated on the basis of CONCESSIONAIRE's gross receipts during the calendar month. Sums paid are hereunder are subject to reconciliation as provided in Section 7.

CONCESSIONAIRE shall pay CITY the required Concession Fee for the final month of this Agreement not later than the fifth day of the calendar month following such final month.

CONCESSIONAIRE shall submit all such payments to the City of Roseville Finance Department. Any payment made by check shall be payable to the order of the City of Roseville.

In the event CONCESSIONAIRE is in arrears for fifteen (15) or more calendar days following the date that any payment herein required of CONCESSIONAIRE is due, CITY may assess CONCESSIONAIRE interest on the amount of such payment, at the rate of ten percent (10%) per annum, calculated from the date such amount was due until the date such amount is paid by the CONCESSIONAIRE.

5. Capital Investments/Improvements. CONCESSIONAIRE shall invest one hundred fifty thousand dollars (\$150,000) in facility improvements and upgrades in the first five (5) years of this Agreement. All facility improvements and upgrades are subject to approval by CITY and must meet standards as outlined in General Conditions for both Golf Operations (EXHIBIT "A1") and Food/Beverage Operations (EXHIBIT "A2"). CONCESSIONAIRE shall also contribute five hundred dollars (\$500) per month during the initial term and optional second five year term of this Agreement into a sinking fund for facility improvements to be mutually determined and approved by CITY at a future date. Such facility improvements shall be in addition to CONCESSIONAIRE's obligations as provided in EXHIBITS "C1" AND "C2."

6. Reimbursements. CITY and CONCESSIONAIRE agree that CONCESSIONAIRE may incur minor expenses associated with operating the Golf Courses that may not be identified in this Agreement. CONCESSIONAIRE shall not seek reimbursement for any expenses except as provided below:

a. CITY AND CONCESSIONAIRE agree that accepting credit card payments is mutually beneficial to both parties. CITY recognizes CONCESSIONAIRE incurs

merchant fee expenses associated with accepting credit card payments. CONCESSIONAIRE shall calculate merchant fee expenses associated with Green Fees by prorating total merchant fees between Green Fees receipts and all other operating sales. CONCESSIONAIRE may seek reimbursement of the merchant fee expenses associated with Green Fees by deducting such merchant fee expenses from the monthly Concession Fee. CONCESSIONAIRE shall first determine the monthly Concession Fee as provided in Section 4 and then deduct the prorated merchant fee expenses due to Green Fees to determine net payment due CITY.

b. Expenses not identified as the responsibility of CONCESSIONAIRE in EXHIBIT "A1", with prior written approval of CITY.

7. Reconciliation. At the end of each calendar year, the Concession Fee paid by CONCESSIONAIRE for such year shall be reconciled with the amount of the Concession Fee due and payable hereunder for that year. If such reconciliation shows a balance due to CITY, or an excess paid by CONCESSIONAIRE to CITY, CONCESSIONAIRE shall pay CITY such balance due, or CITY shall credit or repay such excess to CONCESSIONAIRE, whichever is applicable, within thirty (30) days following the due date for CONCESSIONAIRE's financial statement submitted. As part of the reconciliation, CONCESSIONAIRE agrees that there will be a review of the distribution of revenue between Green Fees and Power Cart Revenue. The review will exclude the total revenue collected for Annual Passes through electronic funds transfer or lump sum payments and will only include revenue collected for Green Fees and Power Carts. If Power Cart Revenue exceeds thirty-four percent (34%) of the total sum of Green Fees and Power Cart Revenue for the year, CONCESSIONAIRE agrees to pay CITY fifty percent (50%) of the difference above thirty-four percent (34%).

8. Insurance. CONCESSIONAIRE agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

<u>COVERAGE</u>	<u>LIMITS OF LIABILITY</u>
Workers' Compensation	Statutory
Commercial General Liability	\$3,000,000 each occurrence \$6,000,000 aggregate Personal Injury: \$3,000,000 each occurrence \$6,000,000 aggregate
Automobile Liability	\$1,000,000 combined single limit

a. Form. CONCESSIONAIRE shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONCESSIONAIRE shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONCESSIONAIRE. The additional insured coverage under the CONCESSIONAIRE's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds.

Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONCESSIONAIRE shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONCESSIONAIRE agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work.

Furthermore, CONCESSIONAIRE shall require its subcontractors to agree to be bound to CONCESSIONAIRE and CITY in the same manner and to the same extent as CONCESSIONAIRE is bound to CITY under this Agreement. Additionally, CONCESSIONAIRE shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONCESSIONAIRE hereby agrees to waive subrogation which any insurer of CONCESSIONAIRE may acquire from CONCESSIONAIRE by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all work performed by CONCESSIONAIRE, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONCESSIONAIRE of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

9. Default; Remedies.

a. Defaults. The occurrence of any one or more of the following events shall constitute a default and breach of this Agreement by CONCESSIONAIRE.

1. The unexcused vacating or abandonment of the Concession Areas by CONCESSIONAIRE.

2. The unexcused failure by CONCESSIONAIRE to make any payment required to be made by CONCESSIONAIRE, when due, where such failure shall continue for period of ten (10) days after written notice from CITY of the overdue amount.

3. The failure by CONCESSIONAIRE to observe or perform any of the covenants, conditions or provisions of this Agreement to be observed or performed by CONCESSIONAIRE, other than described in subparagraph (2) above, where such failure continues for a period of thirty (30) days after written notice from CITY; provided, however, that, if the nature of the default is such that more than thirty (30) days are reasonably required for its cure, then CONCESSIONAIRE shall not be deemed to be in default if CONCESSIONAIRE commences such cure within the thirty (30) day period and thereafter diligently prosecutes such cure to completion.

4. The making by CONCESSIONAIRE of any general assignments for the benefit of creditors.

5. The institution of any bankruptcy proceedings by or against CONCESSIONAIRE, which is not dismissed within sixty (60) days of filing thereof.

6. The appointment of a trustee or receiver under an applicable insolvency law to take possession of substantially all of CONCESSIONAIRE's assets located at the Golf Courses or of CONCESSIONAIRE's interest in this Agreement, where possession is not restored to CONCESSIONAIRE within sixty (60) days.

7. The attachment, execution or other judicial seizure of substantially all of CONCESSIONAIRE's assets located at the Golf Courses or of CONCESSIONAIRE's interest in this Agreement, where such seizure is not discharged within sixty (60) days.

8. The failure of CONCESSIONAIRE to maintain in full force and effect all forms of insurance required hereunder.

9. The failure of CONCESSIONAIRE to maintain in full force and effect any permit, business license, or, for more than ninety (90) days, a PGA Golf Pro rating required hereunder.

10. Any sale, transfer, or assignment by CONCESSIONAIRE of a majority interest in any right, license, privilege, or duty hereunder, if such sale, transfer or assignment does not comply with Section 13 of this Agreement.

11. A major breach of service including, but not limited to, significant health or safety violations which cause or may cause facility closure, where any such violation continues for a period of thirty (30) days after written notice from CITY or the applicable government agency; provided, however, that, if the nature of the default is such that more than thirty (30) days are reasonably required for its cure, then CONCESSIONAIRE shall not be deemed to be in default if CONCESSIONAIRE commences such cure within the thirty (30) day period and thereafter diligently prosecutes such cure to completion.

b. Remedies in Default. In the event of any default or breach of this Agreement by CONCESSIONAIRE under Subsection A, CITY may at any time thereafter, with or without notice or demand, and without limiting CITY in the exercise of any right or remedy which CITY may have by reason of such default or breach:

1. Terminate CONCESSIONAIRE's right to possession of the Concession Areas by any lawful means, in which case this Agreement shall terminate and CONCESSIONAIRE shall immediately surrender possession of the property to CITY. In such

event, CITY shall be entitled to recover from CONCESSIONAIRE all damages incurred by CITY by reason of CONCESSIONAIRE's default including, but not limited to, the following:

- a. The reasonable cost of recovering possession of the Concession Areas;
- b. Reasonable expenses of reletting, including necessary renovation and alteration of the Concession Areas, reasonable attorneys' fees and any real estate commission actually paid;
- c. The worth at the time of the award by the Court having jurisdiction thereof of the amount by which the unpaid Concession Fee for the balance of the term of the Agreement after the time of such award exceeds the fair market rental value of the Concession Areas for the same period, such amount payable by CONCESSIONAIRE in equal monthly installments over the balance of the term of the Agreement as if the Agreement had not been terminated.

2. Maintain CONCESSIONAIRE's right to possession, in which case this Agreement shall continue in effect whether or not CONCESSIONAIRE has abandoned the Concession Areas. In such event, CITY is entitled to enforce all of its rights and remedies under this Agreement, including the right to recover the Base Concession Fee as it becomes due.

3. Pursue any other remedy now or hereafter available to CITY under the laws or judicial decisions of California.

c. Breach by CITY. CONCESSIONAIRE may not terminate this Agreement except for a material breach of the Agreement by CITY or as provided in Section 10.

10. Termination of Agreement. During the initial five (5) year term of this

Agreement, neither party may terminate this Agreement except for incidents of material breach. CONCESSIONAIRE may terminate this Agreement during the second, third, and fourth five (5) year terms without cause by giving CITY eighteen (18) months written notice. CITY may terminate this Agreement during the second, third, and fourth five (5) year terms in the event that it elects, in its sole discretion, to sell or repurpose either or both of the Golf Courses by giving CONCESSIONAIRE eighteen (18) months advance written notice from the City Manager.

In the event that CITY terminates this Agreement after the initial five (5) year term, CITY will reimburse CONCESSIONAIRE for the one hundred fifty thousand dollars (\$150,000) in facility improvements and upgrades made by CONCESSIONAIRE during the initial term, as provided in section 5 of this Agreement, based on the following depreciation schedule:

Year	6	80%
Year	7	75%
Year	8	65%
Year	9	55%
Year	10	45%
Year	11	35%
Year	12	30%
Year	13	25%
Year	14	20%
Year	15	15%
Year	16	0%
Year	17	0%
Year	18	0%

Year 19 0%

Year 20 0%

The foregoing depreciation schedule applies only to fixed asset improvements which are permanent, customized specifically for the Golf Courses, and cannot be transferred to another location. Non-permanent improvements, including, without limitation, furniture and freestanding appliances, will not be subject to reimbursement. Nothing in this section shall be construed as requiring CITY to exercise its option to extend the Agreement for any period of time past the initial five (5) year term.

11. Surrender. At the end of the term or upon sooner termination of this Agreement, CONCESSIONAIRE shall surrender the Concession Areas and the tenant improvements to CITY in good order, condition and repair, ordinary wear and tear, unavoidable depreciation and obsolescence excepted. CONCESSIONAIRE shall also surrender control of intangible assets, including but not limited to golfroseville.com domain, 771-GOLF telephone number, and all social media and web 2.0 sites related to the Golf Courses.

12. Director's Inspection. CONCESSIONAIRE shall, at its sole cost and expense, provide golf cart(s) for inspection of the Golf Courses by the Director as needed for course inspection. CITY may inspect CONCESSIONAIRE's golf course operations as needed, but not less than annually. The inspection shall cover all Concession Areas. CITY reserves the right to enter the properties to inspect for compliance with this Agreement, to make necessary repairs and improvements which CONCESSIONAIRE has failed to make or which are CITY responsibility to make, to supply necessary services, and for other legitimate purposes, at any reasonable time. This right of entry shall, except in an emergency, be exercised only during CONCESSIONAIRE's business hours.

13. Assignment. CITY has relied on the past performance of Dan Bieber and George Marshall, principal shareholders of CONCESSIONAIRE, in negotiating and entering into this Agreement. Accordingly, CONCESSIONAIRE shall not assign this Agreement without the prior written consent of CITY, which consent shall not be unreasonably withheld. The requirements pertaining to consent set forth in Section 1(b) shall not apply to the consent required in this section. Nothing in this Agreement will prohibit a transfer of the assets of CONCESSIONAIRE (including its rights under this Agreement) to, or a merger or consolidation with, any person, firm, company or corporation under the control of CONCESSIONAIRE or under the control of Dan Bieber and George Marshall.

14. Dispute Resolution. If CITY and CONCESSIONAIRE are unable to agree upon an operational aspect under this Agreement, or another dispute arises between them, notwithstanding any other provision hereof, CITY and CONCESSIONAIRE agree to attempt to resolve such matter in good faith negotiations or by nonbinding mediation (with a mutually agreeable mediator) before declaring a default hereunder or resorting to legal remedies for breach or default hereunder. Each party shall pay one-half (1/2) the cost of any mediator.

15. Subordination. CONCESSIONAIRE's interest in the Concession Areas and this Agreement shall at all times be subordinated to the lien of any mortgage, deed of trust or other encumbrances placed upon the real property by CITY from time to time or by its successors except as provided below.

a. All such mortgages, deeds of trust and/or encumbrances shall provide that as long as CONCESSIONAIRE is not in default hereunder, neither CONCESSIONAIRE's interest nor CONCESSIONAIRE's quiet possession and enjoyment of the Concession Areas shall be disturbed or interfered with by any such mortgage, trustee, beneficiary or encumbrance holder ("Mortgagee"),

and Mortgagee shall execute a Non-Disturbance Agreement in favor of CONCESSIONAIRE, in form and substance reasonably acceptable to CONCESSIONAIRE.

b. This provision for subordination is self-operative and no further instrument of subordination is necessary. Nevertheless, in confirmation of such subordination, CONCESSIONAIRE shall execute promptly any instruments that CITY may reasonably request.

16. Nuisances Prohibited. CONCESSIONAIRE shall not commit or permit to be committed any waste on or of the Concession Areas, and CONCESSIONAIRE shall not do or permit to be done any act in or about the Concession Areas which shall be a nuisance or which may endanger the Concession Areas, another tenant or adjoining property.

17. Third Party Contracts. CONCESSIONAIRE is prohibited from entering into contracts relating to this Agreement or operations of the Golf Courses with third party vendors or contractors for a term longer than the term of this Agreement.

18. Authority of the Director. The Director shall administer this Agreement on behalf of CITY. Unless otherwise provided herein, or required by applicable law, the Director shall be vested with all rights, powers, and duties of CITY hereunder.

With respect to matters hereunder subject to the approval, satisfaction, or discretion of CITY or the Director, the decision of the Director in such matters shall be final, shall not be unreasonably withheld, and shall be exercised reasonably and consistently with the implied covenant of good faith and fair dealing.

19. Consent. Whenever the consent or approval of either CITY or CONCESSIONAIRE is required or authorized hereunder, such consent or approval shall not be unreasonably withheld, unreasonably conditioned, or unreasonably delayed.

20. Time of the Essence. Time is of the essence in the performance of this Agreement.

21. Independent Contractor. It is understood and agreed that CONCESSIONAIRE (including CONCESSIONAIRE's employees) is an independent contractor and that no relationship of employer-employee exists between the parties hereto. CONCESSIONAIRE's assigned personnel shall not be entitled to any benefits payable to employees of CITY. As an independent contractor, CONCESSIONAIRE hereby indemnifies and holds CITY harmless from any and all claims that may be made against CITY based upon any contention by any third party that an employer-employee relationship exists by reason of this Agreement.

a. It is further understood and agreed by the parties hereto that CONCESSIONAIRE in the performance of its obligation hereunder is subject to the control or direction of CITY as to the designation of tasks to be performed, the results to be accomplished by the services hereunder agreed to be rendered and performed, and not the means, methods, or sequence used by CONCESSIONAIRE for accomplishing the results.

b. If, in the performance of this Agreement, any third persons are employed by CONCESSIONAIRE, such person shall be entirely and exclusively under the direction, supervision, and control of CONCESSIONAIRE. All terms of employment, including hours, wages, working conditions, discipline, hiring, and discharging, or any other terms of employment or requirements of law, shall be determined by CONCESSIONAIRE.

c. It is further understood and agreed that as an independent contractor and not an employee of CITY, neither CONCESSIONAIRE nor CONCESSIONAIRE's assigned personnel shall have any entitlement as a CITY employee, right to act on behalf of CITY in any capacity whatsoever as agent, nor to bind CITY to any obligation whatsoever.

d. It is further understood and agreed that CONCESSIONAIRE must issue all forms for income and employment tax purposes including, but not limited to, W-2 and 941 forms,

for all of CONCESSIONAIRE's assigned personnel under the terms and conditions of this Agreement.

22. Indemnification of CITY. CONCESSIONAIRE shall defend, indemnify and save and hold harmless CITY, its officers, agents, employees, volunteers, and representatives from any and all claims, suits, losses, liabilities, or damages, demands and actions including payment of reasonable attorneys' fees, arising out of or resulting from CONCESSIONAIRE's performance of this Agreement, caused in whole or in part by any negligent or willful act or omission of CONCESSIONAIRE, its officers, agents, employees, representatives, or anyone directly or indirectly acting on behalf of the CONCESSIONAIRE, except those matters arising from CITY's intentional acts and/or sole active negligence. The parties intend that this provision shall be broadly construed.

23. Release of Liability. CITY shall not be liable for, and CONCESSIONAIRE hereby releases CITY from, any and all liability to CONCESSIONAIRE, CONCESSIONAIRE's insurance carrier, or to any person claiming under or through CONCESSIONAIRE for any loss or damage whatsoever to the buildings, structures, areas and contents thereof constituting the Concession Area resulting from fire, the discharge of water, or other substance, from pipes, sprinklers, conduits, containers, appurtenances thereof or fixtures thereto, or from any damage resulting from the discharge or failure of electric current, regardless of cause or origin, save and except for that which is caused by the intentional wrongful act and/or active negligence of CITY, its officers, agents or employees.

Further, CONCESSIONAIRE shall be solely responsible for the safety and security of its property, equipment, supplies, merchandise, and commodities used or offered for sale by CONCESSIONAIRE at the Golf Courses. CITY shall have no liability or responsibility whatsoever

to CONCESSIONAIRE, CONCESSIONAIRE's insurance carrier, or to any person claiming under or through CONCESSIONAIRE, and CONCESSIONAIRE shall make no claim against CITY, with respect to such matters, except for those arising out of the intentional wrongful act and/or active negligence of CITY, its officers, agents or employees.

24. Taxes. CONCESSIONAIRE shall, at its sole cost and expense, pay any and all taxes for which it is responsible, or which may be assessed against it. CONCESSIONAIRE shall pay, when due, all taxes and assessments levied upon the Concession Area and CONCESSIONAIRE's personal property situated on the Golf Courses. CONCESSIONAIRE is not required to pay personal property taxes for the property owned by CITY.

a. Possessory Interest. Under this Agreement, a possessory interest subject to property taxation may be created. Notice is hereby given pursuant to Revenue and Taxation Code Section 107.6 that such possessory interest may be subject to property taxation if created, and that the party in whom the possessory interest is vested shall be subject to the payment of property taxes levied on such interest. Also, the interest created by this Agreement may be subject to special taxation pursuant to the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5, commencing at Section 53311, of Part 1, Division 2, Title 5 of the Government Code) and a party in whom a possessory interest is vested may be subject to the payment of special taxes levied on such interest pursuant to such Act.

b. Right to Contest Taxes. CONCESSIONAIRE shall have the right in its own name, or to the extent necessary, in CITY's name, to contest, in good faith and by all appropriate proceedings the amount, applicability or validity of any tax assessment pertaining to the Golf Course properties and its operations thereon.

In the event CONCESSIONAIRE initiates such contest, CITY shall reasonably cooperate with CONCESSIONAIRE, provided that such contest will not subject any part of CITY property to forfeiture or loss; and provided, further, that if CONCESSIONAIRE contests any assessment made by the Assessor of CITY, such contest shall not be initiated in the name of CITY, and CITY shall not be obligated to cooperate therewith.

If at any time, payment of any tax or assessment becomes necessary to prevent any such forfeiture or loss, CONCESSIONAIRE shall timely pay such tax or assessment to prevent such forfeiture or loss.

25. Notices. Any notice, demand, request, consent, or approval, which either party may or is required to give the other, shall be in writing and shall be either personally delivered or addressed as follows:

CITY OF ROSEVILLE

Dominick Casey, Assistant City Manager
311 Vernon Street
Roseville, CA 95678
dcasey@roseville.ca.us

CONCESSIONAIRE

Dan Bieber/George Marshall,
SRI Golf, Inc.
190 S. Orchard Avenue, Suite C-101
Vacaville, CA 95688
GMarsh4111@aol.com
BEEEB@aol.com

Either party may, by notice given at any time or from time to time, require subsequent notices to be given to another individual person, whether a party or an officer or representative, or to a different address, or both. Notices given before actual receipt of change shall not be invalidated by the change.

26. Notice of Claims and Suit. CITY and CONCESSIONAIRE shall each give the other prompt and timely written notice of any personal injury or accident claim in excess of one thousand dollars (\$1,000.00), and of any lawsuit coming to its knowledge, when either such claim or lawsuit

arises out of, or is in any way connected with, the construction or operations of CONCESSIONAIRE hereunder, the construction or operation of the Golf Courses by CITY which in any way, directly or indirectly, contingently or otherwise, might reasonably affect the parties' relationship under this Agreement. Such notice shall be deemed prompt and timely if given within thirty (30) calendar days following the date of receipt of such claim by an officer, agent, or employee of either party, and, if given within ten (10) calendar days following the date of service of process upon either party with respect to any such lawsuit.

27. Nondiscrimination Clause/Equal Employment Opportunity. CONCESSIONAIRE shall not discriminate in the provision of services because of color, race, creed, national origin, religion, sex, sexual orientation, age, or physical or mental handicap in accordance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. Section 2000d et seq.), the American with Disabilities Act (42 U.S.C. Section 12131 et seq.), and all other applicable laws and regulations requiring no discrimination.

CITY is an Equal Opportunity Employer. CONCESSIONAIRE shall comply with Federal, State, and City Equal Employment Opportunity requirements.

CONCESSIONAIRE shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, in violation of the law. CONCESSIONAIRE shall take affirmative action, as necessary, to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin, in violation of the law. Such action shall include but not be limited to the following: employment, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

28. Compliance with Laws. CONCESSIONAIRE shall comply with all applicable federal, state, and local statutes, ordinances, regulations, directives, and laws.

29. ADA Compliance. CONCESSIONAIRE shall comply with the Americans with Disabilities Act ("ADA") as it relates to all golf course operations under its jurisdiction including but not limited to rounds of play, instructional lessons, tournament play, and retail sales. It is the responsibility of CONCESSIONAIRE to make reasonable accommodations for qualified individuals with disabilities. Reasonable accommodations may include, but not be limited to, modifications to rules and equipment, pairing or grouping of individuals for reservations, co-participation between golfers and/or staff and a golfer, instructional techniques, and consideration of any other means of allowing for full participation of an individual. "Reasonable accommodation" does not include the making of any substantial structural work or major improvements to the Concession Areas which are the responsibility of CITY.

30. Warranty Regarding Golf Courses. CITY warrants that the Golf Courses will continue to be used as Golf Courses during the term of this Agreement. CITY shall have the right to sell the Golf Courses and assign its interest in this Agreement without limitation. CITY shall give CONCESSIONAIRE eighteen (18) months notice prior to the close of escrow on any such sale. Any such sale shall be made subject to this Agreement and any purchaser shall agree to perform all of the obligations of CITY under this Agreement, including any obligation under this Agreement undertaken by CITY prior to the sale. Upon any such conveyance, CITY shall be automatically relieved of any further obligation under this Agreement.

31. Entire Agreement. This Agreement, together with all exhibits attached hereto, constitutes the entire Agreement between the parties hereto, and all other representations or statements heretofore made, oral or written, are merged herein, and this Agreement may be

amended only in writing, and executed by duly authorized representatives of the parties hereto.

This Agreement supersedes all prior agreements. Each party has relied on its own examination of this Agreement, the counsel of its own advisors and the warranties, representations and covenants of the Agreement itself. The failure or refusal of either party to inspect the Golf Courses, to read this Agreement or other documents, or to obtain legal or other advice relevant to this transaction constitutes a waiver of any objection, contention or claim that might have been based on such reading, inspection or advice.

32. Nonwaiver of Rights. No waiver of default by either party of any of the terms, covenants, and conditions hereof to be performed, kept, and observed by the other party shall be construed as, or shall operate as, a waiver of any subsequent default of any of the terms, covenants, or conditions, herein contained, to be performed, kept, and observed by the other party.

33. Force Majeure. Neither CITY nor CONCESSIONAIRE shall be deemed in violation of this Agreement if they are prevented from performing any of their obligations hereunder by reason of strike, boycott, labor dispute, embargo, or shortage of energy or materials. Neither CITY nor CONCESSIONAIRE shall be deemed in violation of this Agreement if either is prevented from performing any of its obligations hereunder by reason of acts of God, acts of a public enemy, acts of superior governmental authority, weather conditions, riot, rebellion, sabotage, or any other circumstances for which it is not responsible or which are not reasonably within its control.

34. Waiver. A term or condition of this Agreement may be waived at any time by the party entitled to the benefit thereof, but no such waiver shall affect the right of the waiving party to require observance, performance or satisfaction either of that term or condition as it applies on a subsequent occasion or of any other term or condition.

35. Governing Agreement. In the event of any conflict between this Agreement and its exhibits, the provisions of this Agreement shall govern.

36. Severability. In case any one or more of the provisions contained in this Agreement is for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

37. Headings. The headings of the articles and sections of this Agreement are inserted only as a matter of convenience and for reference and do not define or limit the scope of intent of any provisions of this Agreement, and shall not be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

38. Access to Records. Duly authorized representatives of CITY shall have right of access during normal business hours to CONCESSIONAIRE's files and records relating to the services performed hereunder, and may review the files and records at appropriate stages during performance of the services.

39. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

40. Joint and Several Liability. The parties understand and agree that SRI Golf, Inc. and Sports Restaurant of Roseville, Inc. shall be jointly and severally liable for all of CONCESSIONAIRE's obligations arising from this Agreement.

41. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California,

regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

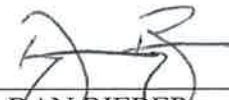
42. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20 __, and CONCESSIONAIRE has caused this Agreement to be executed.

CITY OF ROSEVILLE,
a municipal corporation

SRI GOLF, INC.,
a California corporation

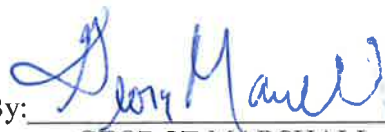
By: _____
ROB JENSEN
City Manager

By: _____

DAN BIEBER
Vice President

ATTEST:

and

By: _____
SONIA OROZCO
City Clerk

By: _____

GEORGE MARSHALL
President

APPROVED AS TO SUBSTANCE:

SPORTS RESTAURANT OF ROSEVILLE, INC.,
a California corporation

By: _____

DOMINICK CASEY
Assistant City Manager

By: _____

DAN BIEBER
Vice President

APPROVED AS TO FORM:

and

By: _____
ROBERT R. SCHMITT
City Attorney

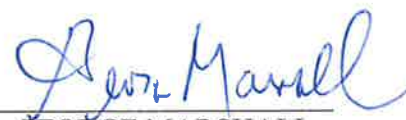
By: _____

GEORGE MARSHALL
President

EXHIBIT A1

Golf Operations

General Conditions

The City is seeking an experienced and capable firm interested in: a) operating both the Woodcreek and Diamond Oaks Golf Courses' Golf Course operations and Pro Shop, including starter services, golf cart rentals and driving range services; b) providing instructional services in the play of golf; and c) providing golf-related merchandise for purchase, rent or lease, including repairing golf equipment. The Contractor shall manage and account for all costs of operating the Golf Course operations and pro shop. These include staffing, marketing, maintenance, insurance, all taxes, janitorial services and supplies, all permits licenses required by law, and utilities used for the pro shop facility (the City is responsible for electricity costs at the driving ranges).

Golf Operations at Diamond Oaks Golf Course includes the pro shop, covered breezeway and restrooms within the main courtyard. The cart barn and cart wash area are immediately adjacent to the restrooms.

Golf Operations at Woodcreek Golf Club includes the pro shop and restrooms within the covered breezeway. The cart barn and cart wash area are immediately adjacent to the pro shop.

A. General Services

The Contractor shall

1. Obtain and maintain in full force and effect through the term of this Agreement any and all applicable permits and business licenses which may be required by any law, including administrative regulations and local ordinances. The Contractor must obtain a City of Roseville Business License.
2. Comply with all applicable rules and regulations adopted by the City, and all laws, ordinances and/or rules and regulations of other governmental units and agencies having lawful jurisdiction, which may be applicable to Contractor's operations of the Golf Operations. Any penalties, fines or fees imposed on the City by any state or federal agency arising out of Contractor's negligence or intentional misconduct shall be responsibility of the Contractor.
3. Contractor shall register facility with CERS (California Environmental Reporting System) and comply with storage, labeling and disposal requirements of any hazardous materials as required.
4. Conduct its operations in a first-class businesslike, efficient, courteous, and accommodating manner.
5. Be solely responsible for providing all services, equipment, supplies and personnel for the administration, staffing, operation and maintenance of the Pro Shop area, including restrooms in the breezeway.

6. Set prices for golf course services and retail merchandise that shall be comparable within the range of prices for the same or similar items/services at facilities in the Sacramento region.
7. Receive requests from property owners for property access via golf course and communicate with City.
8. Be in full operation to provide golf services no later than a certain time period negotiated between the City and Contractor following the commencement date of the contract award. The City reserves the right to extend this time frame if necessary.
9. Work cooperatively and collaboratively with Grounds Maintenance Contractor, Food and Beverage Contractor and City staff to provide a positive golf experience for all users.
10. The Contractor shall agree to participate in a "service audit" program. The service audit shall evaluate all operations and make recommendations about all services provided under this contract. Examples of the tools and methods to be used in the service audit include, without limitation, comment cards, shopper programs, surveys and evaluation forms.
11. Provide a business plan prior to operations.

B. Hours of Operation

The selected Proposer shall submit a schedule of intended hours of operation and level of service to the City for approval, prior to beginning operations.

1. Operations may begin as early as 5:30 A.M. during summer and close as late as 10:30 P.M. (Driving Range lights must be off by 10:00 P.M.). Golf Operations will coordinate with Grounds Maintenance Contractor regarding starting tee times and early morning maintenance.
2. The Pro Shop shall operate seven days a week during specified hours of operation, including holidays, with the exception of Christmas. The City may require changes in the hours of operation if, at the discretion of the City, such a change is desirable in providing the best service to the golf patrons and the public.
3. In the event play and/or use must be temporarily suspended on the golf course due to inclement weather conditions, the decision on when to allow use and/or play to resume, and when to allow golf carts to go on the course, will be made using the "Inclement Weather Policy" in Exhibit D5, and the City will be notified.

C. Personnel Requirements

The Contract is intended to be a "partnership" between the City, the City's Golf Operations and Food and Beverage Operations Contractors and the Contractor. The Contractor and its employees represent the City in the performance of their work. Only Contractor's employees or subcontractors are allowed on City premises where work is being performed.

1. City will rely upon information provided by proposer when awarding contract for these services. City acknowledges Contractors may change ownership from time to time. However, when owners are principals to services provided, written approval of the City must be obtained.
2. Golf Operations shall be supervised by a professional manager or combination of management staff to conduct day-to-day operations. A manager shall be present at all times the Golf Courses are open for business. Salaries for these positions shall be competitive to attract and recruit the best employees.
3. Contractor shall provide sufficient employees in order to provide exceptional service and meet public demand for prompt, courteous, and efficient service.
4. Contractor's personnel shall at all times while on duty at the Golf Course be clean and neatly groomed, courteous, efficient and attired in a suitable uniform. All personnel shall wear name tags.
5. Contractor's personnel shall perform its operations in a businesslike manner, without rudeness or discourtesy to any person, or use of profanity. Contractor shall maintain a high standard of services to the public, to the satisfaction of the City.
6. Contractor shall provide training for all employees. Training must include, but is not limited to, the following:
 - a. Interfacing with customers in a friendly and positive way
 - b. Resolving complaints to a customer's satisfaction
 - c. Working with internal customers and partners
 - d. Phone service skills
 - e. Safety in the workplace
7. The Contractor shall interview all existing Golf Operations employees for possible retention.
8. The City shall approve any changes to the staffing structure.
9. The City shall have the right to have Contractor remove from assignment to City facilities such employees of Contractor or subcontractors as shall be deemed incompetent, careless, insubordinate, or in any way objectionable, or any personnel whose actions may be contrary to the public interest, create a risk of liability to the City, or whose actions are inconsistent with the best interest of the City.

D. Technology Requirements

The Contractor shall provide their own computers and all hardware, including but not limited to phones, computers, printers, and peripherals as needed to perform operations.

1. The Contractor shall provide their own phone system.
2. The Contractor shall provide their own internet connection and service.
3. All computers and software must be PCI compliant and have the latest antivirus software and security patches. City staff may do periodic verifications for security of computers.

4. Use of existing raceways is encouraged. Any modifications to the building for new raceways or adding new raceways must be approved or coordinated by City of Roseville and are at the Contractor's expense.
5. Any modifications to the building or wiring must be approved or coordinated by City of Roseville and are at the Contractor's expense.
6. The City recommends a cloud solution for Contractor provided software. At minimum, software must be able to allow for online reservations of tee times and maintain a customer database for each course that specifies customer type and includes email addresses. The City reserves the right to access customer data as needed.
7. The Contractor shall provide read only access for City staff to the point of sale system and customer database.
8. The Contractor shall be able to take over and manage the existing monthly EFT payments for annual passes, averaging about 60 customers per month (see Section G.7.e).
9. The Contractor must use 771-GOLF phone number to facilitate ease of access to golf courses and golf information. City will coordinate new transfers to Contractor phone numbers via the phone tree.
10. The Contractor shall provide public Wi-Fi coverage at public building areas. Minimum requirements for Wi-Fi router: capable of supporting 64 concurrent connections and 5Mb connection.
11. City will maintain fire alarm system.
12. The City recommends the Contractor obtain a security system which shall be at the Contractor's expense. The Contractor must also obtain an alarm permit.

E. Marketing

1. The Contractor shall provide a marketing plan prior to operations. The marketing plan should discuss, at minimum, pricing, advertising, promotions, calendar of events, and partnership/outreach opportunities or agreements within the community.
2. All marketing materials must follow golf branding guidelines outlined in Exhibit D7.
3. Any social media site must be actively maintained. Contractor must provide city staff with administrative access.
4. City owns domain golfroseville.com. Contractor is required to use this domain. Contractor is required to create and maintain a website. Food/Beverage information will be included on website.
5. Parks, Recreation and Libraries Department publishes activity guide 3 times per year. Contractor may be required to provide specific program information to be included in the activity guide.
6. Contractor may be required to include city messaging about appropriate topics on material made available to the public including but not limited to use of recycled water and drought information.
7. The City will provide City branded logos for both golf courses. Any changes to the logos must be approved by the City.

F. Clubhouse and Pro Shop

1. Merchandise Quality/Quantity

- a) The Contractor shall operate complete and first-class golf shops. Contractor shall provide an adequate inventory of golf equipment, apparel and supplies to adequately meet the expectations of the public. It is expected that the Contractor shall keep inventory of men's and women's golf clothing, shoes and golf equipment (including, but not limited to clubs, bags, golf balls, gloves, and supplies).
- b) Contractor may propose to negotiate the purchase of existing pro shop inventories from the current Contractor on the basis of actual cost and consistent with a physical inventory of such items.
- c) Contractor shall provide a point-of-sale system, and all fixtures necessary for the display and sale of merchandise.
- d) Contractor shall be responsible for and have exclusive rights to golf ball retrieval from golf course water areas. The golf balls retrieved may be sold at Pro Shop and included in gross.
- e) The Contractor may procure and offer for sale promotional merchandise for scheduled golf events and/or tournaments. Such merchandise may include, without limitation, golf shirts, hats or visors bearing an insignia, slogan, or other imprint memorializing the event or occasion to which the merchandise pertains. The Contractor is solely responsible for obtaining such imprinting and offering such merchandise.
- f) Contractor shall not offer for sale or rental any item of merchandise which the City deems objectionable or beyond the scope of the agreement.

2. Pricing

- a) The Contractor shall have the right to charge competitive prices for the same or similar goods sold at equivalent quality, daily fee golf courses in the area.

G. Golf and Other Services

1. Required Operating Responsibilities

The Contractor will be responsible for providing all Golf Services at the Course including, at a minimum, the following services and activities:

- a) Provide and manage golf cart and equipment rentals.
- b) Supervise and control the starting time and reservation system.
- c) Collect and deposit daily all revenues, including, but not limited to, monies from green fees, merchandise sales, cart and equipment rentals, lessons, tournaments, gift certificate sales, and membership programs.

- d) Provide quality golf lessons and instruction for all levels of play.
- e) Promote golf and golf related activities in cooperation with existing golf clubs or organizations.
- f) Schedule and facilitate golf tournaments, clinics and junior golf.
- g) Provide, schedule and supervise course ranger and starter services.
- h) Contractor will make a representative available for meetings with any men's and women's golf association or clubs upon request.
- i) Provide space for signage and advertisement for the men's and women's golf associations.
- j) Maintain golf course membership status with the NCGA (Northern California Golf Association) and to facilitate individual membership opportunity into the NCGA.
- k) If water is provided for customer on course, the Contractor shall be responsible for all necessary supplies.

2. Starter Services

- a) The Contractor shall provide, maintain and upgrade reservation systems as needed.
- b) The Contractor shall provide a Starter and a plan for the Starter to monitor play and provide a quality experience as players begin each round of golf.
- c) The Contractor shall provide golf course marshal services to improve or protect pace of play during high peak times.
- d) Any special requirements for group/tournament play will be established by the Contractor, conveyed when reservations are booked and communicated by golf operations staff as groups are checked in.
- e) The Contractor shall provide, at its sole cost and expense, all complimentary, necessary and consumable golf supplies, including but not limited to scoring pencils and scorecards.
- f) The Contractor shall provide cart assignment sheets, scoreboards and other special materials to support group/tournament events.

3. Equipment Rental and Repair

- a) The Contractor shall provide and maintain for rental an inventory of quality, recognized brand sets of golf clubs, with bags, in sufficient quantity to meet the player's demands.
- b) The Contractor shall furnish and maintain proper facilities, equipment and devices for the repair of all types of golf equipment and make such repair services available to the public.
- c) The Contractor shall provide and maintain for rental a supply of pull carts in sufficient quantity to meet player's demands.
- d) The Contractor shall ensure an adequate number of electrically-powered golf carts are available. Carts must be new or, if used, kept in good mechanical and aesthetic condition. Cart must be equipped with a quality distance measuring device utilizing global position system ("GPS") or similar

technology and shade tops. Contractor shall ensure carts are clean, fully-charged, and in excellent working condition. Carts are currently covered under a lease agreement which may be assumed by the new Contractor. Please refer to Exhibit A5 for information about lease agreement.

4. Lessons

- a) The Contractor shall provide a full range of golf instruction including, but not limited to, beginner to advanced, individual and group, and for all age groups.
- b) The Contractor shall promote junior golf among Roseville area youth by offering lessons, special event days, camps, clinics, tournaments and discounts for Roseville school leagues. In addition, the Contractor shall provide quarterly junior golf etiquette training programs to instruct youth golfers in the rules of golf and appropriate behavior on the golf course. Completion cards and/or certificates shall be provided for juniors completing the program and shall be used to verify eligibility for junior discount rates on green fees at both Golf Courses.
- c) The Contractor shall design and publish information brochures to advertise and promote golf lessons at both Golf Courses. Said brochures should include information outlining the programs available, fees, schedules, registration dates and procedures, and the qualifications of the golf professional staff teaching the lessons.
- d) The Contractor shall employ qualified instructors accredited by the PGA, LPGA, and the PGA, LPGA apprentice program. Salaries for these positions shall be competitive to attract and recruit the best employees.

5. Driving Ranges

The Contractor shall be solely responsible for the operation of the driving ranges at both Golf Courses and shall:

- a) Furnish at its own expense all equipment necessary for suitable operation of said driving range, including an automatic ball dispenser equipped with a proper registering mechanism.
- b) Provide and maintain a sufficient number of driving range mats. Driving range mats shall be replaced no less than once a year or sooner, if necessary.
- c) Provide adequate yardage signage on the range.
- d) Provide an adequate supply of practice golf balls for use by range customers. Practice golf balls at the driving range shall be replaced no less than once a year.
- e) Shall maintain and operate premises in the same condition as exists, excepting only reasonable wear and tear arising from the use to provide the services herein. Contractor shall maintain the range netting and lighting system, as specified and outlined in Exhibit A3. Other general Driving Range maintenance shall be performed to meet the standards described in Exhibit A2.

6. Group Tournament Services

The Contractor, with approval by the City, shall establish policies and procedures relative to golf tournaments, events and other special golf activities on the Golf Courses.

- a) Group and tournament events shall be handled by qualified, experienced personnel.
- b) The Contractor will honor all tournaments booked and scheduled for up to twelve (12) months following the commencement of this agreement.
- c) The City reserves the right to utilize the Woodcreek Golf Club for the annual Mayor's Cup Tournament held on the first Friday in May, date is subject to change. The City will pay a negotiated tournament fee for the over hundred (100) players attending the event. The Contractor will provide requested merchandise at cost.

7. Golf Green Fees

- a) The Contractor shall keep current a comprehensive schedule of fees for golf play and cart rentals. Standard fees shall be displayed and posted on website.
- b) The Contractor shall conduct an annual, comprehensive survey of green fee and rental rates at comparable golf courses within the market area and provide recommended green fee and rental rate changes to the City for approval.
- c) Currently there are two discount programs available to customers which Contractor shall honor: RoseCard and Loyalty Points. The RoseCard offers two (2) rounds of golf (one to be used anytime, and one to be used October through February), 10% off all other green fees, and 10% off food & beverage (excluding alcohol) for \$89.00 per year. Loyalty Points are accrued when paying for green fees and merchandise in the Pro Shop and then redeemed for future services. The Contractor shall honor existing RoseCard holders for up to twelve (12) months following commencement of services. Customers with Loyalty Points accumulated in the 2015 calendar year may redeem their points through the end of the 2016 calendar year. In 2014, approximately \$10,000 in Loyalty Points were redeemed and approximately \$8,000 in 2013.
- d) The Contractor may continue to offer the current discount or loyalty program or develop their own in accordance with their marketing plan.
- e) Currently, customers may purchase annual passes for both golf courses either with a one-time lump sum payment or monthly using EFT payments. The Contractor shall honor all annual passes purchased in 2015 for up to twelve (12) months after the commencement of services. City will credit the Contractor for annual passes purchased as a lump sum (approximately 110 passes that expire throughout 2016). The Contractor shall be able to take over and manage the existing monthly EFT payments at least through 2016, averaging about 60 customers per month.
- f) The Contractor may implement an annual pass program in accordance with their marketing plan.

8. Complimentary Play

- a) The Contractor shall be permitted to waive green fees for visiting Class "A" members of the Golf Course Superintendent's Association with the approval of the Golf Course Superintendent, visiting Class "A" Golf Professionals who are members of the Professional Golf Association (PGA or LPGA), and Assistant Golf Professional staff resident at the Golf Courses who are employed by the Contractor and who are members of the Professional Golf Association or Ladies Professional Golf Association.
- b) Contractor may allow individuals under its direct employ, or currently employed by the Food Beverage Operations and Maintenance Contractors, if different, to utilize complimentary play at the golf courses with the following restrictions:
 - (1) weekday only after 1:00pm during Daylight Savings Time periods and 12:00 noon during Pacific Standard Time periods, provided that space is available and that no golfers are on a waiting list.
 - (2) Employees may not reserve tee times for employee play
 - (3) Contractor shall document employee play in green fee system.
- c) The Contractor will honor City issued certificates for complimentary play (including cars) to non-profit agencies. The certificates are typically restricted for use Monday through Friday anytime and weekends after 12 noon. Approximately 25 were issued in 2014.
- d) The Contractor may provide complimentary play in trade for services as approved by City. If play in trade for services substantially impacts City's share of revenue percentage, City reserves the right to limit play in trade.

H. Utilities

- 1. The Contractor shall contract directly and be responsible for all utility services and charges. Refer to Exhibit D4 "Utility Snapshot" for information. Contractor shall timely pay for all electrical power, gas, water, sewer, cable TV, refuse and telephone services (exclusive of the telephone utility costs for the main line 771-GOLF, which costs shall be paid by the City) provided to the Pro Shop area and any and all connection fees and other associated charges regardless of whether such utility services are furnished by the City or by other utility service providers. The City is not liable in damages or otherwise for any failure or interruption of any utility service being furnished to the Golf Courses and no such failure or interruption alone shall entitle Contractor to terminate the Agreement.
- 2. The Contractor shall provide a complete and proper arrangement for the adequate sanitary handling and disposal away from the Golf Courses of all trash, dry and wet garbage, and other refuse resulting from, or in any way associated with, the Contractor's use of the Pro Shop area, including the cart barn, breezeway and breezeway restrooms.

3. Parking lot lights at Woodcreek Golf Club cannot be separated from the main meter. The Contractor will be required to pay for this expense which averages about \$3600 annually. Parking lot lights at Diamond Oaks Golf Course are a City expense.

I. Facilities

1. Improvements, Maintenance and Repairs

The City will provide the Pro Shop in as-is condition. The Contractor:

- a) May perform initial and ongoing interior improvements or repairs to the Pro Shop, if any, with all necessary permits and approvals. The Contractor shall obtain permit and Department approval, prior to starting said improvements or repairs. Contractor shall bear all costs associated with improvements or repairs. All fixed improvements shall become the property of the City at the end of the contract period.
- b) Shall maintain interior areas, wall to wall and ceiling to floor, including indoor lighting, as specified and outlined in Exhibit A3. Contractor shall maintain and operate premises in the same condition as exists, excepting only reasonable wear and tear arising from the use to provide the services herein.
- c) Shall provide all furnishings, fixtures, equipment, soft goods, at its own expense to fulfill the requirements herein. All furnishings, equipment, etc., furnished by the Contractor, shall be of commercial grade, good quality and suitable for its purpose.
- d) Shall provide equipment maintenance and repair of all existing appliances and equipment related to the operation of Golf operations. The Contractor accepts the "AS IS" condition of the property and any equipment and appliances provided. The Contractor shall comply with the "Resource Inventory and Facility Maintenance Responsibility List" as outlined in Exhibit A3.
- e) No equipment provided by City shall be removed or replaced by Contractor without the prior written consent of the City.
- f) Shall provide maintenance and repair to furniture, furnishings and equipment (FF&E) purchased by Contractor related to the operation of golf services. In addition, if a piece of FF&E fails, needs to be replaced due to age, or is added to provide service, the Contractor is responsible for the purchase and/or repair costs. Any new piece of FF&E remains the property of the Contractor upon termination of the contract.
- g) Shall only use licensed sub-contractors.
- h) Shall provide an annual maintenance plan for all FF&E and interior facility needs.
- i) May propose a plan to renovate the Pro Shop, including: painting indoor walls; replacing flooring (carpet or tile); installing new, high quality display units, lighting, decor, and/or other improvements as specified herein. The Contractor will submit all improvement plans, including a complete description, estimate of their cost and how it will be funded, and a timeline for completion to the City for approval. Contractor is responsible for obtaining all necessary permits.

2. Cleanliness

- a) Contractor shall, at its own expense, keep the Pro Shop premises clean and sanitary at all times. No offensive or refuse matter, nor any substance constituting an unnecessary, unreasonable, or unlawful fire hazard, nor any material detrimental to the public health, shall be permitted to remain thereon, and Contractor shall prevent any such matter or material from being or accumulating upon said premises.
- b) Contractor shall be required to clean carpets, at a minimum, once per year.
- c) Contractor shall supply its own janitorial service, including window washing, restroom cleaning and emptying of refuse containers and shall keep the area used and occupied by it in a neat, clean, and sanitary condition at all times. Pro Shop area maintenance, including breezeway restrooms, shall take place at least once per day or more often as needed. Contractor shall comply with maintenance standards as noted in Exhibit A2.
- d) Contractor, at its own expense, shall see that all garbage or refuse is removed and placed in appropriate dumpster as often as necessary and in no case less than once a day and disposed of in the main dumpster. Contractor shall furnish all equipment and materials necessary therefore, including trash receptacles of a size, type, and number approved by the City. Main dumpster will be shared with restaurant. Expenses related to refuse removal shall be negotiated with Food and Beverage Operations Contractor.
- e) Water shall be utilized by Contractor in the most efficient manner possible, and Contractor expressly agrees to comply with all City water conservation programs. Contractor shall keep updated on and comply with current drought stage and related restrictions.

3. Locks and Keys

- a) The Contractor shall be responsible for the series of keys assigned to it and shall assign these keys to its personnel for use in the facilities. The Contractor shall properly use and keep safe all keys or locks issued by the City to the Contractor.
- b) The Contractor shall report all lost or stolen keys or locks to the City as soon as possible after discovery. The Contractor shall reimburse the City for the total cost of replacement keys and/or locks that have been lost.
- c) Keys/remotes will be returned upon termination or cancellation of the contract.
- d) No building lock shall be rekeyed without prior approval from the City.

J. Financial Reporting/Recordkeeping

- 1. The Contractor shall maintain a system of accounting that accounts for all monies received at the time of sale and at any time be prepared to submit accurate records of all transactions.
- 2. All sales shall be entered into a point-of-sale system provided by the Contractor.

3. The Contractor shall offer to provide receipts to every customer for all goods and services sold in the Pro Shop.
4. Contractor shall propose a system of internal controls, including their cash handling policy.
5. The Contractor shall provide a monthly summary report of gross sales by receipt category.
6. Within sixty (60) days following the last day of each business year, the Contractor shall submit a financial statement covering all business transacted at the golf courses during the business year.
7. All financial statements shall be prepared in accordance with generally accepted accounting principles (GAAP).
8. The City has the right to reasonably request any other internally prepared financial or statistical reports from time to time, without cost to the City.

EXHIBIT A2

Food and Beverage/Banquet Operations

General Conditions

The City is seeking an experienced and capable firm interested in: a) operating both the Diamond Oaks and Woodcreek Golf Club Golf Courses' food and beverage services, including banquets; b) marketing the Restaurant and the food and beverage services, including banquet options; and c) providing mobile concession carts, which will be used to provide basic food and beverage service on the golf course as play warrants. The Contractor shall manage and account for all costs of operating the food and beverage catering services. These include staffing, marketing, maintenance, insurance, all taxes, janitorial services and supplies, all permits licenses required by law, and utilities used for the Restaurant/Banquet facilities.

The Food and Beverage area of operations at Diamond Oaks Golf Course features an estimated 1200 square foot restaurant/café with a small outdoor seating area. The kitchen/grill is about 300 square feet.

The Food and Beverage area of operations at Woodcreek Golf Club features an estimated 675 square feet lounge area with bar, an estimated 1600 square foot dining area and 1800 square foot banquet/meeting space with outdoor seating off the dining area. The dining area and banquet room are separated by a folding partition that can be opened for full use of the space. The banquet room can be further separated by an additional partition to create two smaller spaces. The banquet space is accessible through the restaurant or an outside feature entrance. The kitchen is about 900 square feet.

A. General Services

The Contractor shall:

1. Obtain and maintain in full force and effect through the term of this Agreement any and all applicable permits and business licenses which may be required by any law, including administrative regulations and local ordinances. The Contractor must obtain a City of Roseville Business License. Contractor shall maintain its liquor licenses allowing sale of liquor, beer and wine (as applicable), and keep them in effect during the term of this agreement.
2. Comply with all applicable rules and regulations adopted by the City, and all laws, ordinances and/or rules and regulations of other governmental units and agencies having lawful jurisdiction, which may be applicable to Contractor's operations of the Restaurant. Any penalties, fines or fees imposed on the City by any state or federal agency arising out of Contractor's negligence or intentional misconduct shall be responsibility of the Contractor.
3. Contractor shall register facility with CERS (California Environmental Reporting System) and comply with storage, labeling and disposal requirements of any hazardous materials as required.

4. Provide good, prompt and efficient service, adequate to meet all reasonable demands.
5. Be solely responsible for providing all services, equipment, supplies and personnel for the administration, staffing, operation and maintenance of the Restaurant/Mobile Carts.
6. Set prices for food and beverages that shall be comparable within the range of prices for the same or similar items/services at facilities in the Sacramento region.
7. Be in full operation to provide food and beverage service no later than a certain time period negotiated between the City and Contractor following the commencement date of the contract award. The City reserves the right to extend this time frame if necessary.
8. Work cooperatively and collaboratively with Grounds Maintenance Contractor, Golf Operations Contractor and City management staff to provide a positive golf experience for all users.
9. The Contractor shall agree to participate in a "service audit" program. The service audit shall evaluate all operations and make recommendations about all services provided under this contract. Examples of the tools and methods to be used in the service audit include, without limitation, comment cards, shopper programs, surveys and evaluation forms.
10. Provide a business plan prior to operations.

B. Hours of Operation

The Contractor shall submit a schedule of intended hours of operation, including the intended hours and level of service to the City for approval, prior to beginning operations. Level of service may vary throughout the day.

1. Operations may begin as early as 5:30 A.M. during summer and close as late as 2:00 A.M., depending on special events.
2. The Contractor must also include hours of operation and plans for operation of the mobile concession units.
3. The Restaurant shall operate seven days a week during specified hours of operation, including holidays, with the exception of Christmas. The City may require changes in the hours of operation if, at the discretion of the City, such a change is desirable in providing the best service to the golf patrons and the public. The Contractor may propose alternative hours of operation to meet business needs to remain fiscally prudent.

C. Personnel Requirements

The Contract is intended to be a "partnership" between the City, the City's Golf Operations and Food and Beverage Operations Contractors and the Contractor. The Contractor and its employees represent the City in the performance of their work. Only Contractor's employees or subcontractors are allowed on City premises where work is being performed.

1. City will rely upon information provided by proposer when awarding contract for these services. City acknowledges Contractors may change ownership from time to time. However, when owners are principals to services provided, written approval of the City must be obtained.
2. Food and Beverage Operations shall be supervised by a professional manager or combination of management staff to conduct day-to-day operations. A manager shall be present at all times the food and beverage operation is open for business.
3. Contractor shall provide sufficient employees in order to provide exceptional service and meet public demand for prompt, courteous, and efficient service.
4. Contractor's personnel shall at all times while on duty at the Golf Course be clean and neatly groomed, courteous, efficient and attired in a suitable uniform. All personnel shall wear name tags.
5. Contractor's personnel shall perform its operations in a businesslike manner, without rudeness or discourtesy to any person, or use of profanity. Contractor shall maintain a high standard of services to the public, to the satisfaction of the City.
6. Contractor shall provide training for all employees. Training must include, but is not limited to, the following:
 - a) Interfacing with customers in a friendly and positive way
 - b) Resolving complaints to a customer's satisfaction
 - c) Working with internal customers and partners
 - d) Phone service skills
 - e) Safety in the workplace
7. The Contractor shall interview all existing Restaurant employees for possible retention.
8. The City shall approve any changes to the staffing structure.
9. The City shall have the right to have Contractor remove from assignment to City facilities such employees of Contractor or subcontractors as shall be deemed incompetent, careless, insubordinate, or in any way objectionable, or any personnel whose actions may be contrary to the public interest, create a risk of liability to the City, or whose actions are inconsistent with the best interest of the City.

D. Technology Requirements

The Contractor shall provide their own computers and all hardware, including but not limited to phones, computers, printers, and peripherals as needed to perform operations.

1. The Contractor shall provide their own phone system.
2. The Contractor shall provide their own internet connection and service.
3. The Contractor shall provide their own point of sale system.
4. All computers and software must be PCI compliant and have the latest antivirus software and security patches. City staff may do periodic verifications for security of computers.

5. Use of existing raceways is encouraged. Any modifications to the building for new raceways or adding new raceways must be approved or coordinated by City of Roseville and are at the Contractor's expense.
6. Any modifications to the building or wiring must be approved or coordinated by City of Roseville and are at the Contractor's expense.
7. The Contractor must use 771-GOLF phone number to facilitate ease of access to golf courses and golf information. City will coordinate new transfers to Contractor phone numbers via the phone tree.
8. The Contractor shall provide public Wi-Fi coverage at public building areas. Minimum requirements for Wi-Fi router: capable of supporting 64 concurrent connections and 5Mb connection.
9. City will maintain fire alarm system.
10. The City recommends the Contractor obtain a security system which shall be at the Contractor's expense. The Contractor must also obtain an alarm permit.

E. Marketing

1. The Contractor shall provide a marketing plan prior to operations. The marketing plan should discuss, at minimum, pricing, advertising, promotions, calendar of events, and partnership/outreach opportunities or agreements within the community.
2. All marketing materials must follow golf branding guidelines outlined in Exhibit D7.
3. Any social media site must be actively maintained. Contractor must provide city staff with administrative access.
4. City owns domain golfroseville.com. Golf Operations Contractor is required to use this domain and include information about food and beverage services. Contractor is required to create and maintain a website which may or may not be separate from golf operations website.
5. Parks, Recreation and Libraries Department publishes activity guide 3 times per year. Contractor may be required to provide specific program information to be included in the activity guide.
6. Contractor may be required to include city messaging about appropriate topics on material made available to the public including but not limited to use of recycled water and drought information.
7. The City will provide City branded logos for both golf courses. Contractor may provide restaurant specific logo subject to City approval. Any changes to the logos must be approved by the City.

F. Food and Beverage Services

The Contractor shall:

1. Provide a variety of food and beverage services in a manner that ensures a high level of service and quality to all customers. Food and beverage services shall be provided, based on demand, on a set schedule as described in the approved hours of operation as negotiated by City and Contractor. Style

of menu and general range of prices are subject to review and approval by the City. Prices shall be comparable to those prevailing for similar services and facilities in the Sacramento region.

2. Provide a mobile food cart for food and beverage. The food cart shall be operated as described in the approved hours of operation as negotiated by City and Contractor. The Contractor shall be responsible for the maintenance of the mobile food cart, including the cost for all operations and approvals, permitting, and licensing.
3. Allow the City to reserve a portion of the restaurant/banquet/snack bar areas at no charge, for staff, committee and other business meetings, provided that such use shall be coordinated with Contractor so as to avoid displacing private customers. The room shall be provided at no cost but food and beverage services may be procured at menu pricing.
4. Work with golf groups and Golf Operations Contractor to provide various types of food and beverage service for Golf Tournaments.
5. Honor all banquets/special events booked and with a signed contract for a period extending up to 12 months from the commencement of the agreement with the City.
6. The City reserves the right to utilize the Woodcreek Golf Club for the annual Mayor's Cup Tournament held on the first Friday in May, date is subject to change. The City will pay a negotiated rate for food and beverage for the over hundred (100) players attending the event.

G. Utilities

1. The Contractor shall contract directly and be responsible for all utility services and charges. Refer to Exhibit D4 "Utility Snapshot" for information. Contractor shall timely pay for all electrical power, gas, water, sewer, cable TV, refuse and telephone services (exclusive of the telephone utility costs for the main line 771-GOLF, which costs shall be paid by the City) provided to the Restaurant area and any and all connection fees and other associated charges regardless of whether such utility services are furnished by the City or by other utility service providers. The City is not liable in damages or otherwise for any failure or interruption of any utility service being furnished to the Golf Courses and no such failure or interruption alone shall entitle Contractor to terminate the Agreement.
2. The Contractor shall provide a complete and proper arrangement for the adequate sanitary handling and disposal away from the Golf Courses of all trash, dry and wet garbage, and other refuse resulting from, or in any way associated with, the Contractor's use of the restaurant areas.

H. Facilities

1. Improvements, Maintenance and Repairs

The City will provide the Restaurant in as-is condition. The Contractor:

- a) May perform initial and ongoing interior improvements or repairs to the Restaurant, if any, with all necessary permits and approvals. The Contractor shall obtain permit and Department approval,

prior to starting said improvements or repairs. Contractor shall bear all costs associated with improvements or repairs. All fixed improvements shall become the property of the City at the end of the contract period.

- b) Shall maintain interior areas, wall to wall and ceiling to floor, including indoor lighting, as specified and outlined in Exhibit B3 "Resource Inventory and Facility Maintenance Responsibility List." Contractor shall maintain and operate premises in the same condition as exists, excepting only reasonable wear and tear arising from the use to provide the services herein.
- c) Shall provide all furnishings, fixtures, equipment, soft goods, at its own expense to fulfill the requirements herein. All furnishings, equipment, etc., furnished by the Contractor, shall be of good quality and suitable for its purpose.
- d) Shall provide equipment maintenance and repair of all existing appliances and equipment. The Contractor accepts the "AS IS" condition of the property and any equipment and appliances provided. The Contractor shall comply with the "Resource Inventory and Facility Maintenance List" as outlined in Exhibit B3.
- e) No equipment provided by City shall be removed or replaced by Contractor without the prior written consent of the City.
- f) Shall provide maintenance and repair to furniture, furnishings and equipment (FF&E) purchased by Contractor related to the operation of food and beverage services. In addition, if a piece of FF&E fails, needs to be replaced due to age, or is added to provide service, the Contractor is responsible for the purchase and/or repair costs. Any new piece of FF&E remains the property of the Contractor upon termination of the contract.
- g) Shall only use licensed sub-contractors.
- h) Shall provide an annual maintenance plan for all FF&E and interior facility needs.
- i) May propose a plan to renovate the Restaurant, including: painting indoor walls; replacing flooring (carpet or tile); installing new, high quality display units, lighting, decor, appliances, and/or other improvements as specified herein. The Contractor will submit all improvement plans, including a complete description, estimate of their cost and how it will be funded, and a timeline for completion to the City for approval. Contractor is responsible for obtaining all necessary permits.

2. Cleanliness

- a) Contractor shall, at its own expense, keep the Restaurant premises clean and sanitary at all times. No offensive or refuse matter, nor any substance constituting an unnecessary, unreasonable, or unlawful fire hazard, nor any material detrimental to the public health, shall be permitted to remain thereon, and Contractor shall prevent any such matter or material from being or accumulating upon said premises.
- b) Contractor shall be required to clean carpets, at a minimum, once per year.

- c) Contractor shall ensure that proper techniques for handling and disposal of grease are followed at all times. The grease bin located in the dumpster area shall be emptied, cleaned and serviced on a regular basis.
- d) Contractor shall supply its own janitorial service, including window washing, restroom cleaning and emptying of refuse containers and shall keep the area used and occupied by it in a neat, clean, and sanitary condition at all times. Restaurant area maintenance, including restrooms, shall take place at least once per day or more often as needed. Contractor shall comply with maintenance standards as noted in Exhibit B2 "Maintenance Standards."
- e) Contractor, at its own expense, shall see that all garbage or refuse is removed and placed in appropriate dumpster as often as necessary and in no case less than once a day and disposed of in the main dumpster. Contractor shall furnish all equipment and materials necessary therefore, including trash receptacles of a size, type, and number approved by the City. Main dumpster will be shared with restaurant. Expenses related to refuse removal shall be negotiated with Food and Beverage Operations Contractor.
- f) Water shall be utilized by Contractor in the most efficient manner possible, and Contractor expressly agrees to comply with all City water conservation programs. Contractor shall keep updated on and comply with current drought stage and related restrictions.

3. Locks and Keys

- a) The Contractor shall be responsible for the series of keys assigned to it and shall assign these keys to its personnel for use in the facilities. The Contractor shall properly use and keep safe all keys or locks issued by the City to the Contractor.
- b) The Contractor shall report all lost or stolen keys or locks to the City as soon as possible after discovery. The Contractor shall reimburse the City for the total cost of replacement keys and/or locks that have been lost.
- c) Keys/remotes will be returned upon termination or cancellation of the contract.
- d) No building lock shall be rekeyed without prior approval from the City.

I. Financial Reporting/Recordkeeping

- 1. The Contractor shall maintain a system of accounting that accounts for all monies received at the time of sale and at any time be prepared to submit accurate records of all transactions.
- 2. All sales shall be entered into a point-of-sale system provided by the Contractor.
- 3. The Contractor shall offer to provide receipts to every customer for each sale.
- 4. Contractor shall propose a system of internal controls, including their cash handling policy.
- 5. The Contractor shall provide a monthly summary report of gross sales by receipt category.

6. Within sixty (60) days following the last day of each business year, the Contractor shall submit a financial statement covering all business transacted at the golf courses during the business year.
7. All financial statements shall be prepared in accordance with generally accepted accounting principles (GAAP).
8. The City has the right to reasonably request any other internally prepared financial or statistical reports from time to time, without cost to the City.

EXHIBIT B1

Maintenance Standards Woodcreek & Diamond Oaks Golf Courses Golf Operations

This document provides details and specifications for maintenance requirements in the pro shop, restrooms located in the breezeway, parking lot, cart barn and on the driving range. All site amenities shall be kept in "like new" condition at all times. Proper maintenance practices shall be implemented to reach this desired outcome.

Pro Shop Maintenance

- Floors will be swept, vacuumed and/or moped daily
- Doors and windows will be cleaned daily
- Trash will be emptied daily
- Bulletin Boards shall be updated daily
- Graffiti is to be removed immediately upon discovery and documented
- Staff workroom shall be cleaned as needed to ensure a safe working environment

Restroom Maintenance – Breezeway

- Restrooms shall be cleaned and stocked daily
- Floors will be swept, vacuumed and moped daily
- Walls will be spot cleaned daily
- Mirrors shall be cleaned daily
- Ceilings will be dusted weekly
- Toilets will be scrubbed and disinfected daily
- Sinks will be scrubbed and disinfected daily
- Trash will be emptied daily
- Doors and stalls will be cleaned daily
- Deodorizers shall be refilled as needed
- Bulletin Boards shall be updated daily
- Human waste shall be removed, and the area disinfected, immediately upon discovery
- There is to be at least one full roll of toilet paper in each dispenser at the conclusion of the cleaning service
- Paper towel machines shall have at least ½ roll remaining at the conclusion of the service
- Graffiti is to be removed immediately upon discovery and documented
- Cleaning logs shall be completed daily with the time of service and completed by whom

Parking Lot Maintenance

- Trash and debris to be removed daily
- Routine parking lot cleaning and sweeping performed at least monthly

Cart Barn Maintenance

- Cart barn shall be free of debris
- Cart barn shall be kept in a safe and tidy manner

FootGolf Course Maintenance

- Daily set up of flags and signage

Driving Range Maintenance

- Driving range mats shall be utilized to ensure turf quality and minimum standards

- Driving range mats shall be clean, in good repair, and presentable
- Driving range mats in disrepair shall be repaired/removed/replaced within 48 hours of discovery
- Driving range mats shall be replaced annually
- Driving range light foot-candle levels will be maintained to preserve original design
- Repairs to lights, bulbs, ballasts, screens, netting, and other infrastructure shall be performed in a timely fashion to ensure facility is kept in a "like new" condition
- Golf balls shall be removed from driving range tees and target greens daily
- The driving range shall be "picked" weekly. All golf balls shall be removed in order to prevent damage to mowing equipment, operators, and the general public.

ITEMS BELOW ARE MAINTAINED BY ANOTHER CONTRACTOR AND NOT THE RESPONSIBILITY OF THE PRO SHOP OPERATIONS CONTRACTOR.

Restroom Maintenance – On Course and Restaurant

- Restrooms shall be cleaned and stocked daily
- Floors will be swept and moped daily
- Walls will be spot cleaned daily
- Mirrors shall be cleaned daily
- Ceilings will be dusted weekly
- Toilets will be scrubbed and disinfected daily
- Sinks will be scrubbed and disinfected daily
- Trash will be emptied daily
- Doors and stalls will be cleaned daily
- Deodorizers shall be refilled as needed
- Bulletin Boards shall be updated daily
- Human waste shall be removed, and the area disinfected, immediately upon discovery
- There is to be at least one full roll of toilet paper in each dispenser at the conclusion of the cleaning service
- Paper towel machines shall have at least ½ roll remaining at the conclusion of the service
- Graffiti is to be removed immediately upon discovery and documented
- Cleaning logs shall be completed daily with the time of service and completed by whom

FootGolf Course Maintenance

- Mow and maintain Footgolf Greens and Tees at height agreed upon.
- Install replacement cups as needed to keep in good repair.
- Maintain turf around tee markers and FootGolf signage as needed.
- Report FootGolf amenities in need of repair to Pro Shop.

Driving Range Maintenance

- Driving range tee shall be maintained at a maximum height of .675"
- Driving range tee and target green mowing shall occur a minimum of 2 times per week during the growing season and as need to maintain a uniform surface in the off season (November – March)
- Driving range turf mowing shall occur weekly.
- Turf Coverage – Driving Range Tee
 - 75% turf coverage shall be acceptable
 - Up to 20% weed infestation shall be acceptable (excludes Poa Annua)
 - Up to 20% bare area shall be considered acceptable
- Turf Coverage – Driving Range Turf

- 80% turf coverage shall be acceptable
 - Up to 20% weed infestation shall be acceptable (excludes Poa Annua)
 - Up to 5% bare area shall be acceptable
- All range tee bare areas shall be covered in a sand and seed mixture
- All divots shall be filled with sand and seed daily
- Location indicators shall be moved daily
- Teeing surface shall be over seeded annually
- Teeing surfaces shall be free of debris
- Remove grass clippings and debris if it may impact plant health or usability
- Edging of yardage markers and/or plaques shall occur monthly or as needed to ensure crisp edges
- Amenities shall always be clean, in good repair, and presentable
- Aerate the teeing surface a minimum of twice annually to relieve compaction and increase the exchange of air and water within the soil profile.
- Aerate all other range turf annually to relieve compaction and increase the exchange of air and water within the soil profile.
- Inspect thatch layer regularly and remove as needed for plant health
- Inspect tee area and target greens daily for insects, disease, and stress, and respond to outbreaks within 24 hours
- Specific day selection for the "pick" shall be determined by the Golf Course Superintendent and the Golf Professional on a semi-annual basis.

EXHIBIT B2

Maintenance Standards Woodcreek & Diamond Oaks Golf Courses Food/Beverage Operations

This document provides details and specifications for maintenance requirements in the restrooms located in the restaurant. All site amenities shall be kept in "like new" condition at all times. Proper maintenance practices shall be implemented to reach this desired outcome.

Restaurant Maintenance

- Restaurant and kitchen are to be maintained and cleaned to meet or exceed all local county health department codes
- Floors will be swept, vacuumed and/or moped daily
- Tables and chairs will be cleaned daily
- Doors and windows will be cleaned daily
- Trash will be emptied daily
- Bulletin Boards shall be updated daily
- Graffiti is to be removed immediately upon discovery and documented
- Staff workrooms and storerooms shall be cleaned as needed to ensure a safe working environment

Restroom Maintenance – Restaurant

- Restrooms shall be cleaned and stocked daily
- Floors will be swept and moped daily
- Walls will be spot cleaned daily
- Mirrors shall be cleaned daily
- Ceilings will be dusted weekly
- Toilets will be scrubbed and disinfected daily
- Sinks will be scrubbed and disinfected daily
- Trash will be emptied daily
- Doors and stalls will be cleaned daily
- Deodorizers shall be refilled as needed
- Bulletin Boards shall be updated daily
- Human waste shall be removed, and the area disinfected, immediately upon discovery
- There is to be at least one full roll of toilet paper in each dispenser at the conclusion of the cleaning service
- Paper towel machines shall have at least ½ roll remaining at the conclusion of the service
- Graffiti is to be removed immediately upon discovery and documented
- Cleaning logs shall be completed daily with the time of service and completed by whom

ITEMS BELOW ARE MAINTAINED BY ANOTHER CONTRACTOR AND NOT THE RESPONSIBILITY OF THE PRO SHOP OPERATIONS CONTRACTOR.

Restroom Maintenance – On Course and in Breezeway

- Restrooms shall be cleaned and stocked daily
- Floors will be swept and moped daily
- Walls will be spot cleaned daily
- Mirrors shall be cleaned daily
- Ceilings will be dusted weekly
- Toilets will be scrubbed and disinfected daily
- Sinks will be scrubbed and disinfected daily
- Trash will be emptied daily
- Doors and stalls will be cleaned daily

- Deodorizers shall be refilled as needed
- Bulletin Boards shall be updated daily
- Human waste shall be removed, and the area disinfected, immediately upon discovery
- There is to be at least one full roll of toilet paper in each dispenser at the conclusion of the cleaning service
- Paper towel machines shall have at least ½ roll remaining at the conclusion of the service
- Graffiti is to be removed immediately upon discovery and documented
- Cleaning logs shall be completed daily with the time of service and completed by whom

This document provides details and specifications for maintenance requirements in the restrooms located in the restaurant. All site amenities shall be kept in "like new" condition at all times. Proper maintenance practices shall be implemented to reach this desired outcome.

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- Floors will be swept, vacuumed and/or moped daily
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- Doors and windows will be cleaned daily
- Trash will be emptied daily
- Bulletin Boards shall be updated daily
- Graffiti is to be removed immediately upon discovery and documented
- Staff workrooms and storerooms shall be cleaned as needed to ensure a safe working environment

Restroom Maintenance – Restaurant

- Restrooms shall be cleaned and stocked daily
- Floors will be swept and moped daily
- Walls will be spot cleaned daily
- Mirrors shall be cleaned daily
- Ceilings will be dusted weekly
- Toilets will be scrubbed and disinfected daily
- Sinks will be scrubbed and disinfected daily
- Trash will be emptied daily
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- Bulletin Boards shall be updated daily
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- Paper towel machines shall have at least ½ roll remaining at the conclusion of the service
- Graffiti is to be removed immediately upon discovery and documented
- Cleaning logs shall be completed daily with the time of service and completed by whom

ITEMS BELOW ARE MAINTAINED BY ANOTHER CONTRACTOR AND NOT THE RESPONSIBILITY OF THE PRO SHOP OPERATIONS CONTRACTOR.

Restroom Maintenance – On Course and in Breezeway

- Restrooms shall be cleaned and stocked daily
- Floors will be swept and moped daily
- Walls will be spot cleaned daily
- Mirrors shall be cleaned daily
- Ceilings will be dusted weekly
- Toilets will be scrubbed and disinfected daily
- Sinks will be scrubbed and disinfected daily
- Trash will be emptied daily
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- Bulletin Boards shall be updated daily

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- Cleaning logs shall be completed daily with the time of service and completed by whom

Resource Inventory and Facility Maintenance Responsibility List

Woodcreek & Diamond Oaks Golf Courses

Course Operations
Revised April 21, 2015

OWNS = Identifies ownership of the asset

CLEANS = To keep the asset free of debris and in "like new" condition

REPAIRS = To repair, fix, or replace parts in effort to keep asset in "like new" condition and working safely

MAINTENANCE FREQUENCY = Identifies the minimum standard to maintain, clean, and/or service to keep the asset in "like new" condition to prevent expensive repairs or replacements

REPLACES = Identifies who will replace asset as necessary or required

LIFECYCLE = Refers to the anticipated lifespan for the asset based on normal wear and tear

OWNS **CLEANS** **REPAIRS** **MAINT FREQUENCY** **REPLACES** **LIFECYCLE**

Parking Lot & Grounds

Parking Lot Surface	CITY	CONTRACTOR	CITY	Sweep Monthly	CITY	City Scheduled
Parking Lot Painting and Striping	CITY	CITY	CITY	City Scheduled	CITY	City Scheduled
Parking Lot Light Posts	CITY	CITY	CITY	As Necessary	CITY	As Necessary
Parking Lot Light Lamps, Ballasts, Starters, Bulbs	CITY	CITY	CITY	As Necessary	CITY	As Necessary

NOTES: Routine parking lot cleaning and sweeping to be provided by CONTRACTOR on a monthly basis or more frequent as needed. Parking lot repairs or renovations including resurface, painting, or striping to be scheduled by the CITY. Parking lot light lamps, ballasts, starters and bulbs to be replaced and repaired by CITY as needed to maintain a safe and attractive parking area to the facilities. Dumpster cage and walkway/staircase shall be kept neat and clean. Any added landscape to the parking lot areas or the grounds surrounding the golf facilities (Pro shop, Restaurant, Driving Range) shall be approved by the CITY and subject to be maintained by CONTRACTOR.

Building Structure, including Breezeway and Cart Barn

Roof	CITY	CITY	CITY	Clean Annually	CITY	50 Years
Roof (Drains and Gutters)	CITY	CITY	CITY	Clean Annually	CITY	50 Years
Walls (Exterior Paint), excluding Breezeway	CITY	CONTRACTOR	CITY	As Necessary	CITY	8-10 Years
Walls, Ceilings, Woodwork (Interior Paint)	CITY	CONTRACTOR	CONTRACTOR	Clean Monthly	CONTRACTOR	5-7 Years
Doors (Exterior Paint)	CITY	CONTRACTOR	CITY	As Necessary	CITY	8-10 Years
Windows	CITY	CONTRACTOR	CITY	Monthly	CITY	Re-Model
Breezeway overhang structure & walls	CITY	CITY	CITY	As Necessary	CITY	Re-Model
Restrooms (Breezeway)	CITY	CONTRACTOR	CONTRACTOR	Daily	CITY	Re-Model

NOTES: Facility roofing, inclusive of drains and gutters, shall be inspected monthly and cleaned annually or more frequently as necessary to keep the roof and drains free of debris. The exterior of facilities (including doors) will be painted as scheduled by the CITY's Building Maintenance Division. Exterior walls, excluding the Breezeways shall be cleaned by CONTRACTOR as necessary to keep appearance of facility in "like new" condition. Interior walls, ceilings and woodwork/trim shall be cleaned monthly and painted by CONTRACTOR every 10 years or more frequently as needed. Windows and restrooms shall be part of CONTRACTOR cleaning schedule as required. Any window replacements or restroom replacement shall be part of any future CITY approved facility renovations or remodels. Broken glass due to vandalism or accidents shall be repaired by CITY throughout all golf facilities.

Appliances/Equipment/Furnishings						
	OWNS	CLEANS	REPAIRS	MAINT FREQUENCY	REPLACES	LIFECYCLE
Coolers, Ice Machines	CONTRACTOR	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
Tables, Chairs	CONTRACTOR	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
All Miscellaneous Furnishings	CONTRACTOR	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
Cabinets, Counters	CITY	CONTRACTOR	CONTRACTOR	Daily	CONTRACTOR	As Necessary
Window Coverings	CITY	CONTRACTOR	CONTRACTOR	Monthly	CONTRACTOR	10 Years
Fire Extinguishers	CITY	CITY	CITY	Annual	CITY	As Necessary
Flooring (Carpet and Lino)	CITY	CONTRACTOR	CONTRACTOR	Daily	CONTRACTOR	10 Years

NOTES: CONTRACTOR shall supply and maintain any coolers or ice machines required for golf course services. Appliances and furnishings purchased by CONTRACTOR shall remain the property of CONTRACTOR.

Systems

HVAC (Quarterly Service)	CITY	CITY	CITY	Quarterly	CITY	12-15 Years
Fire Alarm (Detectors, Strobes, Panel)	CITY	N/A	CITY	Annually	CITY	30 Years
Fire Sprinkler System	CITY	N/A	CITY	5 years	CITY	5 Years
Security Alarm	CONTRACTOR	N/A	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
PA System	CITY	CONTRACTOR	CONTRACTOR	As Necessary	CITY	As Necessary

NOTES: CITY to perform quarterly service on HVAC Systems by a licensed technician and perform all necessary repairs as needed. CITY to replace HVAC System every 12 to 15 years. CITY to perform annual inspection on fire alarm equipment including detectors, strobes, pull stations, and electrical panel by a certified technician. CITY will test and inspect Fire Sprinkler System every 5 years.

Electrical

Wiring, Outlets, Switches, Fuses	CITY	N/A	CITY	As Necessary	CITY	As Necessary
Interior Lighting (Fixtures and Bulbs)	CITY	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
Exterior Lighting	CITY	CITY	CITY	As Necessary	CITY	As Necessary

NOTES: CITY to repair all electrical malfunctions including fuses, outlets, switches as necessary. CONTRACTOR to replace/repair interior bulbs and fixtures as necessary. Lighting upgrades to be completed as part of any future CITY approved renovations or remodels. CITY is responsible for all exterior lighting, with the exception of all Driving Range Lighting as noted below.

Plumbing						
OWNS	CLEANS	REPAIRS	MAINT FREQUENCY	REPLACES	LIFECYCLE	
Hot Water Heater	CITY	N/A	CITY	As Necessary	CITY	8-12 Years
Plumbing - Water Lines	CITY	N/A	CITY	As Necessary	CITY	Re-Model
Plumbing - Fixtures	CITY	CONTRACTOR	CITY	As Necessary	CITY	As Necessary
Sewer	CITY	N/A	CITY	As Necessary	CITY	Re-Model

NOTES: CITY to repair all plumbing malfunctions including water heater, water/sewer lines, and fixtures as necessary. Plumbing upgrades to be completed as part of any future CITY approved renovations or remodels.

Driving Range						
Driving Range Netting	CITY	CONTRACTOR	CONTRACTOR	As Necessary	CITY	Re-Model
Driving Range Lights, Lamps, Ballasts, Starters, Bulbs, Ground Lighting	CITY	CONTRACTOR	CONTRACTOR	As Necessary	CITY	As Necessary
Driving Range Mats, Ball Machines, Balls	CONTRACTOR	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary

NOTES: CONTRACTOR to repair and replace all Driving Range light lamps, ballasts and starters, ground lighting and light bulbs as necessary. Range netting and range lighting upgrades (including light poles) to be completed as part of any future CITY approved renovations or remodels. CONTRACTOR shall replace range mats and balls annually or more frequently as necessary.

Resource Inventory and Facility Maintenance Responsibility List
Woodcreek & Diamond Oaks Golf Courses
Food and Beverage Operations

Revised April 21, 2015

OWNS = Identifies ownership of the asset

CLEANS = To keep the asset free of debris and in "like new" condition

REPAIRS = To repair, fix, or replace parts in effort to keep asset in "like new" condition and working safely

MAINTENANCE FREQUENCY = Identifies the minimum standard to maintain, clean, and/or service to keep the asset in "like new" condition to prevent expensive repairs or replacements

REPLACES = Identifies who will replace asset as necessary or required

LIFECYCLE = Refers to the anticipated lifespan for the asset based on normal wear and tear

Parking Lot & Grounds

	OWNS	CLEANS	REPAIRS	MAINT FREQUENCY	REPLACES	LIFECYCLE
Dumpster Area/Grease Bin/Walways	CITY	CONTRACTOR	CITY	As Necessary	CITY	As Necessary

NOTES: Grease Bin in dumpster area shall be serviced/emptied as necessary. Dumpster cage and walkway/staircase shall be kept neat and clean.

Building Structure

Roof	CITY	CITY	CITY	Clean Annually	CITY	50 Years
Roof (Drains and Gutters)	CITY	CITY	CITY	Clean Annually	CITY	50 Years
Walls (Exterior Paint), excluding Breezeway	CITY	CONTRACTOR	CITY	As Necessary	CITY	8-10 Years
Walls, Ceilings, Woodwork (Interior Paint)	CITY	CONTRACTOR	CONTRACTOR	Clean Monthly	CONTRACTOR	5-7 Years
Doors (Exterior Paint)	CITY	CONTRACTOR	CITY	As Necessary	CITY	8-10 Years
Flooring (Carpet and Lino)	CITY	CONTRACTOR	CONTRACTOR	Daily	CONTRACTOR	10 Years
Windows	CITY	CONTRACTOR	CITY	Monthly	CITY	Re-Model
Breezeway overhang structure & walls	CITY	CITY	CITY	As Necessary	CITY	Re-Model
Restrooms (Restaurant)	CITY	CONTRACTOR	CONTRACTOR	Daily	CITY	Re-Model

NOTES: Facility roofing, inclusive of drains and gutters, shall be inspected monthly and cleaned annually or more frequently as necessary to keep the roof and drains free of debris. The exterior of facilities (including doors) will be painted as scheduled by the CITY's Building Maintenance Division. Exterior walls excluding the Breezeways shall be cleaned by CONTRACTOR as necessary to keep appearance of facility in "like new" condition. Interior walls, ceilings and woodwork/trim shall be cleaned monthly and painted by CONTRACTOR every 10 years or more frequently as needed. Windows and restrooms shall be part of CONTRACTOR cleaning schedule as required. Any window replacements or restroom replacement shall be part of any future CITY approved facility renovations or remodels. Broken glass due to vandalism or accidents shall be repaired by CITY throughout all golf facilities.

Appliances/Equipment/Furnishings		OWNS	CLEANS	REPAIRS	MAINT FREQUENCY	REPLACES	LIFECYCLE
Freezers, Coolers, Ice Machines		CITY	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
Dishwashers, Sinks		CITY	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
Grills, Ovens, Cook Tops		CITY	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
Hood Fan & Exhaust Fan (Roof)		CITY	CONTRACTOR	CITY	Annual Service of Motor	CITY	10-15 Years
Tables, Chairs		CONTRACTOR	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
All Miscellaneous Furnishings		CONTRACTOR	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
Cabinets, Counters		CITY	CONTRACTOR	CONTRACTOR	Daily	CONTRACTOR	As Necessary
Window Coverings		CITY	CONTRACTOR	CONTRACTOR	Monthly	CONTRACTOR	As Necessary
Fire Extinguishers		CITY	CITY	CITY	Annual	CITY	10 Years
Folding Doors/Dividers		CITY	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary

NOTES: "Built In" appliances such as cooktops, hoods, grills, ovens, sinks, dishwashers, refrigerators, freezers, and ice machines shall be owned by the CITY, but maintained by CONTRACTOR. The Hood Fan and Exhaust Fan (roof) shall be cleaned and serviced annually by a certified technician. CONTRACTOR can replace, upgrade, or supplement with additional appliances as desired, however, all appliances shall remain the property of the CITY. Non "built in" appliances and furnishings such as coolers, BBQ's, and furniture purchased by CONTRACTOR shall remain the property of CONTRACTOR.

Systems

HVAC (Quarterly Service)	CITY	CITY	CITY	Quarterly	CITY	12-15 Years
Fire Alarm (Detectors, Strobes, Panel)	CITY	N/A	CITY	Annually	CITY	30 Years
Fire Sprinkler System	CITY	N/A	CITY	5 years	CITY	5 Years
Security Alarm	CONTRACTOR	N/A	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
PA System	CITY	CONTRACTOR	CONTRACTOR	As Necessary	CITY	As Necessary

NOTES: CITY to perform quarterly service on HVAC Systems by a licensed technician and perform all necessary repairs as needed. CITY to replace HVAC System every 12 to 15 years. CITY to perform annual inspection on fire alarm equipment including detectors, strobes, pull stations, and electrical panel by a certified technician. CITY will test and inspect Fire Sprinkler System every 5 years.

Electrical

Wiring, Outlets, Switches, Fuses	CITY	N/A	CITY	As Necessary	CITY	As Necessary
Interior Lighting (Fixtures and Bulbs)	CITY	CONTRACTOR	CONTRACTOR	As Necessary	CONTRACTOR	As Necessary
Exterior Lighting	CITY	CITY	CITY	As Necessary	CITY	As Necessary

NOTES: CITY to repair all electrical malfunctions including fuses, outlets, switches as necessary. CONTRACTOR to replace/repair interior bulbs and fixtures as necessary. Lighting upgrades to be completed as part of any future CITY approved renovations or remodels.

Plumbing

	OWNS	CLEANS	REPAIRS	MAINT FREQUENCY	REPLACES	LIFECYCLE
Hot Water Heater	CITY	N/A	CITY	As Necessary	CITY	8-12 Years
Plumbing - Water Lines	CITY	N/A	CITY	As Necessary	CITY	Re-Model
Plumbing - Fixtures	CITY	CONTRACTOR	CITY	As Necessary	CITY	As Necessary
Grease Interceptor	CITY	CONTRACTOR	CITY	Cleaned Annually	CITY	As Necessary
Sewer	CITY	N/A	CITY	As Necessary	CITY	Re-Model

NOTES: CITY to repair all plumbing malfunctions including water heater, water/sewer lines, and fixtures as necessary. Plumbing upgrades to be completed as part of any future CITY approved renovations or remodels. CONTRACTOR to clean out grease interceptor annually.



COUNCIL COMMUNICATION

CC #: 7755
File #: 0109-02

Title: Street and Parking Lot Closure Request - Fourth of July
Contact: Jamie Hazen 916-774-5978 jhazen@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.26.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager or his designee to approve street closures in the downtown area on July 4, 2016 between 6:30 a.m. - 12:00 p.m. for a city-sponsored special event.

- Vernon Street, from Sixth Street to Folsom Road
- S. Grant Street, from Vernon Street to Oak Street
- Taylor Street, from Atlantic street to Vernon Street
- Lincoln Street, from Atlantic Street to S. Lincoln Street
- Oak Street, from Lincoln Street to Washington Boulevard
- Oak Street Parking Lot at the end facing Lincoln Street
- Park Drive, from Lincoln Street to Douglas Boulevard
- Claiborne Avenue from S. Lincoln Street to Park Drive
- Saugstad Park parking lot
- Royer Park parking lot

BACKGROUND

Crime Stoppers Fun Run

The Roseville Crime Stoppers organization will again be organizing and hosting the annual "Run Crime Out of Roseville" 5k/10k Fun Run/Walk. Both races will begin and end at Royer Park. The 5k Run will use the same route as the parade, with the 10k Run route expanding to run on Linda Drive and entering the Miners Ravine trail at Folsom Road. Public Works staff will provide intermittent traffic closures on Folsom Road as the runners will need to cross Folsom Road to access the trail. Signage will also be posted for notification of the intermittent traffic control. The 10k Run will begin at 7:20 a.m. with the 5k Run beginning at 7:45 a.m. The traffic volume is expected to be low at that time of the morning on the 4th of July holiday. Any participants on the trail after 8:45 a.m. will be required to obey traffic laws and use designated cross walks in order to return to Royer Park.

4th of July Parade Route

The parade will use the same route as in previous years, beginning at 9:00 a.m. Parade participants will line up on Vernon Street between 6th Street and the starting point, Riverside/Vernon/Douglas intersection.

The route will proceed east along Vernon Street past the Civic Center; turn right on Lincoln Street and then right onto Park Drive, finishing near Royer Park. Parade participants will exit the Royer Park area from the Douglas Boulevard/Park Drive intersection, crossing over to the parking lot at Saugstad Park to disassemble.

In addition to notifying residents and businesses directly impacted, the street closures will also be noted in the "Downtown Roseville Area Street Closures" e-newsletter.

4th of July Celebration at Royer Park

Immediately following the parade, the City of Roseville will continue to host the annual 4th of July Celebration at Royer Park from 10:00 a.m. – 1:00 p.m. This family event will include food vendors and activities for children. The Capitol Pops Concert Band will perform a free concert of patriotic music, through the financial support of Performing Arts of Roseville as part of their annual Music in the Park concert series.

Fireworks

The "Fireworks Spectacular" show will light up the night sky above Roseville with a free fireworks show at the Placer County Fairgrounds produced in conjunction with Pyro Spectacular Fireworks, Inc. The gates will open at 5:00 p.m. and admission is free. The fairgrounds will charge a nominal parking fee for those who wish to park in their lot. Residents are encouraged to bring a picnic basket and blanket to stake-out their favorite spot on the lawn to enjoy the fireworks show.

FISCAL IMPACT

The budget for this event is \$17,430.00 which is included in the Parks, Recreation & Libraries Department budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Although there are no jobs created as a result of this event, the exposure to downtown businesses and vendors has a positive impact.

ENVIRONMENTAL REVIEW

To safely accommodate the 4th of July Parade and Crime Stoppers Fun Run events, temporary street closures are required. The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Because the request for temporary street closures does not include the potential for a significant environmental effect, it is not subject to CEQA. The celebration in Royer Park and the Fireworks show at the Placer County Fairgrounds have a past history of being held at these locations which were designed for concerts, fairs and festivals and, per the City's CEQA Implementing Procedures, are consistent with the type of activities that qualify for a CEQA Class 23 Exemption. As such, a CEQA Class 23 exemption has been prepared for these activities and no further CEQA action is required.

Respectfully Submitted,

Jamie Hazen, Community Relations Analyst

Dion Louthan, Parks, Recreation & Libraries Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-235

CEQA 4th of July Events

RESOLUTION NO. 16-235

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE
APPROVING THE CLOSING OF CERTAIN STREETS, PARKING LOTS AND OTHER
TRAFFIC RESTRICTIONS FOR THE 4TH OF JULY ACTIVITIES

WHEREAS, City staff is requesting the closure of certain streets, parking lots and other traffic restrictions for the 2016 4th of July Activities, and

WHEREAS, the Council desires to formally approve said request, with certain conditions,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the request to hold the 2016 4th of July Activities ("the event") on Monday, July 4, 2016, is hereby approved subject to the following terms and conditions:

1. The following streets may be closed to traffic between 6:30 a.m. and 12:00 p.m. on Monday, July 4, 2016:

- a. Vernon Street, from Sixth Street to Folsom Road; and
- b. S. Grant Street, from Vernon Street to Oak Street; and
- c. Taylor Street, from Atlantic Street to Vernon Street; and
- d. Lincoln Street, from Atlantic Street to South Lincoln Street; and
- e. Oak Street, from Lincoln Street to Washington Boulevard; and
- f. Park Drive, from Lincoln Street to Douglas Boulevard; and
- g. Claiborne Avenue, from S. Lincoln Street to Park Drive.

2. The following City parking lots may be closed to traffic between 6:30 a.m. and 12:00 p.m. on Monday, July 4, 2016:

- a. Oak Street Parking Lot at the end facing Lincoln Street; and
- b. Saugstad Park parking lot; and
- c. Royer Park parking lot.

4. All debris, booths, exhibits, or other materials resulting from the event shall be completely removed and all streets and alleyways shall be reopened to traffic by 12:00 p.m. on the date of the event.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Community Development Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: 2016 4th of July Celebration at Royer Park and Fireworks show at Placer County Fairgrounds.

Project Location(s): At Royer Park located at 130 Park Drive and at the Placer County Fairgrounds, 800 All American City Boulevard, Roseville, CA.

Project Description:

4th of July Celebration at Royer Park: Immediately following the parade, the City of Roseville will host the annual 4th of July Celebration at Royer Park from 10 a.m. to 1 p.m. This family event will include food vendors, activities for children, and live music.

Fireworks: The "Fireworks Spectacular" show will be held at the Placer County Fairgrounds. The gates will open at 5 p.m. and admission is free.

Public Agency Approving Project: Roseville City Council

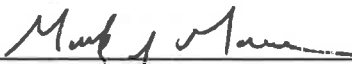
Agency/Individual Carrying Out Project: City of Roseville in association with the Placer County Fair Association

Reason why this Project is Exempt: This project is exempt as defined in Section 15323 of the CEQA Guidelines, which states that a project may be exempt from CEQA as a Class 23 exemption if it "consists of normal operations of existing facilities for public gatherings for which the facilities were designed, where there is past history of the facility being used for the same or similar kind of purpose."

The 4th of July Celebration at Royer Park and fireworks show at the fairgrounds have been held annually at these locations for the past several years. Due to the temporary nature of the event(s), these activities would not result in permanent effects on the environment. A Class 23 exemption is therefore applicable.

Lead Agency Contact Person: Jamie Hazen, Parks, Recreation and Libraries Department, 311 Vernon Street, Roseville, CA 95678. (916) 774-5978.

Signature: _____


Mark J. Morse, Environmental Coordinator
City of Roseville

Date: 5-18-16



COUNCIL COMMUNICATION

CC #: 7758

File #: 0704 & 0705

Title: Bus Services - Service Agreement Amendment
Contact: Rob Nakamura 916-774-5135 rnakamura@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.27.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager to execute the first amendment to the agreement between the City of Roseville and Roseville Joint Union High School District regarding bus transportation services.

BACKGROUND

The current agreement dated June 4, 2014 allows for amendments by mutual written agreement of both parties. The pricing adjustments proposed by the Roseville Joint Union High School District are outlined in Exhibit A. Bus Services allows the Parks, Recreation & Libraries programs to include off site field trips that add value to our activities. Programs that charter these bus services include Adventure Camps, Mahany Day Camps, Tween Camps and the Summer SPARKS programs.

FISCAL IMPACT

Funds used for bus services are allocated within the FY2016/17 Parks, Recreation & Libraries Department Budget. Based on program participation and revenue projections the fiscal impact will be approximately \$25,000.00.

ECONOMIC DEVELOPMENT / JOBS CREATED

Chartering the Roseville Joint Union High School District's fleet of buses during non-school day and summer time periods enables the school district to generate revenues and offers additional employment opportunities to school district drivers.

ENVIRONMENTAL REVIEW

The Bus Service project is not considered a "project" as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines §15378). Consequently no CEQA action is required.

Respectfully Submitted,

Rob Nakamura, Recreation Superintendent

Dion Louthan, Director, Parks, Recreation & Libraries



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-237

RJUHSB Amendment 1

RJUHSB EXHIBIT A

RESOLUTION NO. 16-237

APPROVING A FIRST AMENDMENT TO AGREEMENT BETWEEN CITY OF ROSEVILLE AND ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT REGARDING DISTRICT BUS TRANSPORT SERVICES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a first amendment to agreement between City of Roseville and Roseville Joint Union High School District regarding district bus transport services, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**FIRST AMENDMENT TO
AGREEMENT BETWEEN CITY OF ROSEVILLE AND ROSEVILLE JOINT UNION
HIGH SCHOOL DISTRICT REGARDING DISTRICT BUS TRANSPORT SERVICES**

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ____ day of _____, 20 __, by and between the City of Roseville, a municipal corporation, (hereafter referred to as "Transportation Services Purchaser" or "TSP), and Roseville Joint Union High School District, a California public high school district (hereafter "RJUHSD"); and

W I T N E S S E T H:

WHEREAS, TSP and RJUHSD previously entered into an Agreement dated June 4, 2014 ("Agreement") regarding school bus transportation services; and

WHEREAS, RJUHSD desires to amend the Agreement to update the school district contact as well as updating the rates for service.

NOW, THEREFORE, the parties agree as follows:

1. Exhibit A attached to the Agreement is hereby replaced with an amended Exhibit A ("Payment Schedule"), which is attached hereto to this First Amendment and incorporated herein by this reference.

2. Paragraph 11 of the Agreement is amended to read as follows:

Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class, postage prepaid, addressed as follows:

City of Roseville

Rob Nakamura
Recreation Superintendent
311 Vernon Street
Roseville, CA 95678

RJUHS

Joe Landon
Assistant Superintendent, Business Services
1750 Cirby Way
Roseville, CA 95661

3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 20__, and RJUHSD has caused this First Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
ROB JENSEN
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

ROSEVILLE JOINT UNION HIGH
SCHOOL DISTRICT, a California High
School District

BY:  _____
JOE LANDON
Assistant Superintendent.
Business Services

APPROVED AS TO SUBSTANCE:

BY: 

DION LOUTHAN
Parks, Recreation & Libraries Director

EXHIBIT “A”

Exhibit "A"

Payment Schedule. The TSP shall compensate RJUHSD for bus services according to the following schedule:

- a. \$38.62 per hour regular time, \$51.93 per hour for overtime at time and a half, and \$65.23 per hour for double time on Sundays. (Rates for overtime, time and a half, and Sunday double time are not eligible for the district-paid PERS contribution.)
- b. \$3.50 per mile each bus travels. All trip miles are computed starting and ending at the RJUHSD Transportation Department yard.
- c. Field trips or segments of field trips which cancel or change with less than 72 hours' notice, cancelled on trip day, or cancelled on site will be charged two hours of driver's pay.
- d. Administrative/Process – 10% will be added to all invoices to cover internal costs for administrating and processing the program.

These rates may be increased periodically by RJUHSD, via written notice to the TSP, at least 30 days prior to the effective date of such new rate(s).



COUNCIL COMMUNICATION

CC #: 7760

File #: 0217

Title: City of Roseville Investment Policy

Contact: Jacquie Clarizio 916-774-5323 jclarizio@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.28.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt the attached resolution approving the Investment Policy for the City of Roseville effective July 1, 2016.

BACKGROUND

The purpose of the Investment Policy is to establish cash management and investment guidelines for the CFO/Treasurer, who is responsible for the stewardship of the City of Roseville's investment program. Each transaction and the entire portfolio must comply with the California Government Code Sections 53600 and 53635 et seq. and the Investment Policy. The Investment Policy conforms to the customary standards of prudent investment management and any changes to the policy must be adopted by the Council.

The Investment Policy being submitted for approval includes some recommended changes – both substantive and non-substantive – to the Investment Policy with the goal of meeting our current needs, as well as having the Investment Policy certified by the California Municipal Treasurers Association (CMTA) through their Investment Policy Certification Program.

Starting in September 2015, the City transitioned the management of the investment portfolios to City staff instead of contracting these services to an outside investment advisory firm. During this transition period, policies and procedures were reviewed and several changes were recommended. The first of these changes was presented, and approved, by Council at the December 16, 2015 council meeting regarding the Citizens Benefit Fund. The changes involved the expansion of investment opportunities to increase returns, and included such things as extending the duration of the portfolio and investing in a broader range of investments. These changes are among those added to the city-wide Investment Policy.

A brief summary of the changes are as follows:

Substantive change:

Staff is proposing a change to the Maximum Maturity section of the portfolio by allocating a portion of the Pooled Fund for a longer duration to help increase the yield without impacting liquidity

requirements. The change includes language that allows for the authority of the CFO/Treasurer to invest no more than 25% of the Pooled portfolio in Treasuries and Federal Agencies with maturities up to ten years. This request is allowed by the Government Code as long as the Council has granted express authority as a part of the investment program (approval of the Investment Policy). Staff is estimating this change will result in a one percentage point increase in investment returns which translates into additional interest income of more than \$1 million per year.

-
Non-substantive changes:

- A cover page and table of contents were added to make the policy easier to follow.
- Minor language changes were made in an effort to clarify the objectives and delegation of authority.
- A section on authorized financial dealers and institutions was added.
- The section on reporting requirements was changed to better reflect what is included on the monthly investment report.
- The performance benchmark section now details the different investment objectives of the various portfolios.
- New definitions were added to the glossary.

FISCAL IMPACT

Staff believes there will be several positive fiscal impacts related to this Investment Policy and its implementation, two of which are readily quantifiable:

Under the direction of the CFO/Treasurer, the City will now be managing the investment portfolios in house saving the City \$215,000.00 annually in investment advisory fees.

Modifying the allowable duration of portfolio investments is expected a one percentage point to the investment return, generating an additional \$1.0 million per year. (\$500 mill X 25% of portfolio X 1%=\$1.25 mill).

No negative impact to the City General Fund has been identified at this time. As with any investment, returns cannot be guaranteed, however, staff believes the proposed policy provides the best options to meet the three major goals of any good policy: Security, Liquidity and Returns.

ECONOMIC DEVELOPMENT / JOBS CREATED

Adoption of the Investment Policy will not have an impact on economic development or job creation.

ENVIRONMENTAL REVIEW

The Investment Policy is not considered a "project" as defined by the California Environmental Quality Act (CEQA) based on Section 15273 of the CEQA Guidelines. No other CEQA action is required.

Respectfully Submitted,

Jacquie Clarizio, Financial Analyst

Monty Hanks, Finance Director

A handwritten signature in blue ink, appearing to be 'Rob Jensen', with a long horizontal stroke extending to the right.

Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-238

City of Roseville Investment Policy

RESOLUTION NO. 16-238

ADOPTING THE REVISED INVESTMENT POLICY

WHEREAS, the City of Roseville Chief Financial Officer/Treasurer is bound by State law to invest the City's funds within specific guidelines as allowed by State statute and the City's investment policy; and

WHEREAS, staff proposes certain modifications to the City's investment policy as permitted by California Government Code Sections §53600 and §53635 et seq. effective July 1, 2016; and

WHEREAS, the City Council has reviewed the proposed revisions of the City of Roseville Investment Policy, a copy of which is on file with the City Clerk,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the City of Roseville Investment Policy is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

City of Roseville Investment Policy



Effective July 1, 2016

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City of Roseville

Investment Policy

Effective July 1, 2016

I. Introduction

The purpose of this document is to identify various policies and procedures that enhance opportunities for a prudent and systematic investment policy and to organize and formalize investment-related activities.

The investment policies and practices of the City of Roseville are based on state law and prudent money management. All funds will be invested in accordance with this investment policy and Article 2 of Chapter 4 of the California Government Code. This policy is in compliance with the provisions of the California Government Code, Sections 53600 through 53659, the authority governing investments for municipal governments.

II. Scope

The investment policy applies to all financial assets of the City of Roseville as accounted for in the Comprehensive Annual Financial Report (CAFR). Policy statements outlined in this document focus on the City of Roseville's pooled funds, but will also apply to all other funds under the City's CFO/Treasurers' span of control unless specifically exempted by statute or ordinance.

Proceeds of debt issuance shall be invested in accordance with the investment objectives of this policy. However, such proceeds are generally invested in accordance with permitted investment provisions of their specific bond indentures. If in the opinion of the City CFO/Treasurer matching the segregated investment portfolio of the bond reserve fund with the maturity schedule of an individual bond issue is prudent given current economic analysis, the investment policy authorizes beyond the five year maturity limitation as outlined in this document. The intent to invest in securities with longer maturities shall be disclosed in the permitted investment language authorized by the City Council in an indenture of trust.

The policy does not cover funds held by the Public Employees Retirement System nor funds of the Deferred Compensation program or the OPEB Trust.

III. Prudence

The standard of prudence to be used by investment officials shall be the "prudent investor" standard and shall be applied in the context of managing an overall portfolio. The "prudent investor" standard states that:

When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency.

Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

IV. Objectives

The primary objectives, in priority order, of the investment activities of the City shall be:

- 1) Safety. Safety of principal is the foremost objective of the investment program. Investments of the City shall be undertaken in a manner that seeks to ensure preservation of capital in the portfolio. To further achieve the objective of safety the amount invested in all investment categories is limited to a percentage of the portfolio as defined in section VIII "Permitted Investment Instruments".
- 2) Liquidity. The investment portfolio of the City will remain sufficiently liquid to enable the City to meet its cash flow requirements.
- 3) Return on Investment. The investment portfolio of the City shall be designed with the objective of attaining a market rate of return on its investments consistent with the constraints imposed by its safety objective and cash flow considerations.

V. Delegation of Authority

The CFO/Treasurer is responsible for the management of the investment program. The CFO/Treasurer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The CFO/Treasurer may delegate investment decision making and execution to the Finance Director. No person may engage in an investment transaction except as provided under the limits of this policy unless specifically exempted by statute or ordinance.

VI. Ethics and Conflict of Interest

Officers and employees involved in the investment process shall refrain from personal business activities that could conflict with proper execution of the investment program, or which could impair their ability to make impartial decisions.

VII. Authorized Financial Dealers and Institutions

The CFO/Treasurer and/or his/her designee will maintain a list of approved financial institutions authorized to provide investment services to the City of Roseville in the State of California. These may include “primary” dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1. A determination should be made to insure that all approved Broker/dealer firms, and individuals covering the public agency, are reputable and trustworthy. In addition, the broker/dealer firms should have the ability to meet all of their financial obligations in dealing with the Public Agency. The firms, and individuals covering the agency, should be knowledgeable and experienced in Public Agency investing and the investment products involved. No public deposit shall be made except in a qualified public depository as established by the established state laws. All financial institutions and broker/dealers who desire to conduct investment transactions with the public agency must supply the CFO/Treasurer with the following: completed broker/dealer questionnaire, and certification of having read the City’s investment policy.

VIII. Permitted Investment Instruments

The City shall limit investments in any one non-government issuer, except investment pools, to no more than 5% regardless of security type.

- 1. U.S. Treasury obligations** for which the full faith and credit of the United States are pledged for the payment of principal and interest. Up to 100 percent of the City’s investment portfolio may be invested in government obligations.
- 2. Federal agency or United States government-sponsored enterprise obligations,** participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. This shall include any mortgage pass through security issued and guaranteed by a Federal Agency with a maximum final maturity of five years. Purchase of Federal Agency issued mortgage-backed securities authorized by this subdivision may not exceed 20 percent of the City’s surplus money; all other investments in Federal Agency securities are unrestricted.
- 3. Obligations of the State of California or any local agency within the state,** including bonds payable solely out of revenues from a revenue producing property owned, controlled or operated by the state or any local agency or by a department, board, agency or authority of the state or any local agency, provided that the obligations are rated in one of the two highest categories by a NRSRO. Up to 100 percent of the City’s investment portfolio may be invested in California municipal obligations.

4. **Registered treasury notes or bonds of any of the other 49 states** in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of these states.
5. **Repurchase Agreements** used solely as short-term investments not to exceed 30 days. Up to 100 percent of the City's investment portfolio may be invested in repurchase agreements.

The following collateral restrictions will be observed:

- Only U.S. Treasury securities or Federal Agency securities, as described in VII. 1. and 2 will be acceptable collateral. All securities underlying Repurchase Agreements must be delivered to the City's custodian bank by book entry, physical delivery, or by a third party custodial agreement. The total of all collateral for each Repurchase Agreement must equal or exceed, on the basis of market value, 102 percent of the funds borrowed against those securities. For any Repurchase Agreement with a term of more than one day, the value of the underlying securities must be reviewed on a weekly basis and the value of the underlying securities brought back up to 102 percent no later than the next business day.
 - Market value must be calculated each time there is a substitution of collateral.
 - The City or its trustee shall have a perfected first security interest under the Uniform Commercial Code in all securities subject to Repurchase Agreement.
 - The City may enter into Repurchase Agreements only with primary dealers of the Federal Reserve Bank of New York.
 - The City will have specific written agreements with each firm with which it enters into Repurchase Agreements.
 - Reverse repurchase agreements will not be allowed.
6. **Bankers' Acceptances**, otherwise known as bills of exchange or time drafts that are drawn on and accepted by a commercial bank.
- Purchases of Banker's Acceptances may not exceed 180 days maturity or 40 percent of the City's investment portfolio.
7. **Commercial paper** of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical-rating

organization (NRSRO). The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (1) or paragraph (2):

- (1) The entity meets the following criteria: (A) Is organized and operating in the United States as a general corporation. (B) Has total assets in excess of five hundred million dollars (\$500,000,000). (C) Has debt other than commercial paper, if any, that is rated "A" or higher by a nationally recognized statistical-rating organization (NRSRO).
- (2) The entity meets the following criteria: (A) Is organized within the United States as a special purpose corporation, trust, or limited liability company. (B) Has program wide credit enhancements including, but not limited to, over collateralizations, letters of credit, or surety bond. (C) Has commercial paper that is rated "A-1" or higher, or the equivalent, by a nationally recognized statistical-rating organization (NRSRO).

Purchases of eligible commercial paper may not exceed 270 days maturity nor represent more than 10 percent of the outstanding paper of an issuing corporation.

Purchases of commercial paper may not exceed 25 percent of the City's investment portfolio.

8. **Medium-term corporate notes** issued by corporations organized and operating within the United States or by depository institutions licensed by the U.S. or any state and operating within the U.S. Medium-term corporate notes shall be rated in a rating category "A" or its equivalent or better by a nationally recognized rating service.

Purchase of medium-term corporate notes may not exceed 30 percent of the City's investment portfolio.

9. **FDIC insured or fully collateralized time certificates of deposit.** Purchases of time certificates of deposit in combination with negotiable certificates of deposit may not exceed 30 percent of the City's investment portfolio.
10. **Negotiable certificates of deposit or deposit notes** issued by a nationally or state-chartered bank, a state or federal savings and loan association, a state or federal credit union, or a federally-licensed or state-licensed branch of a foreign bank provided that the senior debt obligations of the issuing institution are rated "A" or better by an NRSRO.

The legislative body of a local agency and the treasurer or other official of the local agency having legal custody of the money are prohibited from investing local agency funds, or funds in the custody of the local agency, in negotiable certificates of deposit issued by a state or federal credit union if a member of the legislative body of the local agency or any person with investment decision making authority in the administrative office manager's office, budget office, auditor-controller's office, or treasurer's office

of the local agency also serves on the board of directors, or any committee appointed by the board of directors, or the credit committee or the supervisory committee of the state or federal credit union issuing the negotiable certificates of deposits.

Purchase of time certificates of deposit in combination with negotiable certificates of deposit may not exceed 30 percent of the City's investment portfolio.

11. State of California's Local Agency Investment Fund.

The LAIF portfolio should be reviewed periodically. Investment in LAIF may not exceed the legally authorized limits.

12. Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec. 80a-1, et seq.). To be eligible for investment pursuant to this subdivision these companies shall either: (1) have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations or (2) have an investment advisor registered or exempt from registration with the Securities and Exchange Commission with not less than five years experience managing money market mutual funds and with assets under management in excess of \$500,000,000.

The purchase price of shares of beneficial interest purchased shall not include any commission that the companies may charge and shall not exceed 20 percent of the City's investment portfolio. Further, no more than 10 percent of the City's investment portfolio may be invested in shares of beneficial interest of any one money market fund.

13. Shares in a California common law trust established pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California that invests exclusively in investments permitted by Section 53635 of Title 5, Division 2, Chapter 4 of the Government Code of the State of California, as it may be amended. Up to 100 percent of the City's investment portfolio may be invested in this investment type.

14. Supranationals which are United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development (IBRD), International Finance Corporation (IFC), or Inter-American Development Bank (IADB), with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated "AA-", its equivalent, or better by an NRSRO.

Purchases of supranationals shall not exceed 30 percent of the investment portfolio of the City. Supranationals are permitted by California Government Code § 53601 (q) effective January 1, 2015.

15. Any mortgage pass-through security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-back certificate,

consumer receivable pass-through certificate, or consumer receivable-backed bond of a maximum of five years maturity. Eligible securities must be rated, by a nationally recognized rating service, as "AA" or higher, and the issuer of the security must have an "A" or higher rating for its debt as provided by a nationally recognized rating service. No more than 20 percent of the City's surplus funds may be invested in this type of security.

Where this section specifies a percentage limitation for a particular category of investment, that percentage is applicable only at the date of purchase. Credit criteria listed in this section refers to the credit of the issuing organization at the time the security is purchased. If an investment falls below the minimum purchase rating, the Investment Review Committee will perform a timely review to sell or hold the investment.

IX. Maximum Maturity

Investment maturities shall be based on a review of cash flow forecasts. Maturities will be scheduled so as to permit the City to meet all projected obligations while minimizing interest rate risk and maximizing earnings. Unless matched to a specific cash flow, the maximum maturity will be no more than five years from purchase date to maturity date.

City Council has granted permission to invest the following fund accounts where liquidity is not the primary investment objective, in Federal Treasury or Agency securities with maturities up to ten years. The specified fund accounts include:

- The City's Pooled Fund, limited to 25% of the total pool
- Citizen's Benefit Trust
- North Central Wetlands Endowment
- Aquatics Complex Maintenance
- Woodcreek West Endowment

X. Prohibited Investments

For purposes of this policy, a derivative is defined as any security where the value is linked to or derived from an underlying asset or benchmark. Any security type or structure not specifically approved by this policy is hereby specifically prohibited. The City will not use such derivatives as range notes, dual index notes, inverse floating rate notes, deleveraged notes, or notes linked to lagging indices or to long term indices, nor will the City invest in reverse repurchase agreements, interest-only strips that are derived from a pool of mortgages, or any security that could result in zero interest accrual if held to maturity. This policy does not preclude the use of repurchase agreements and callable securities, as they do not fall within the definition of a derivative as described herein.

XI. Reporting Requirements

The CFO/Treasurer shall submit monthly investment reports to the City Manager and make these reports available to the City Council in the Finance Department offices. The reports shall include, at a minimum, the following information for each individual investment:

- Description of investment instrument
- Issuer name
- Yield on cost
- Purchase date
- Maturity date
- Book Value
- Par Value
- Current market value
- Transaction Activity
- Interest Earnings Summary

XII. Performance Benchmark

The investment portfolio will be designed to obtain a market rate of return during budgetary and economic cycles, taking into account the City's investment risk constraints and cash flow needs. The Investment Review Committee has elected to use for its performance standard the Constant Maturity Treasury (CMT) Index. For the Pooled Portfolio the 12 month moving average yield on 3Yr CMT will be used and for CBT portfolio the 12 month moving average yield on 5Yr CMT will be used. All other City portfolios will follow the 2Yr CMT.

XIII. Safekeeping and Custody

The legislative body of a City may deposit for safekeeping with a federal or state association (as defined by Section 5102 of the Financial Code), a trust company or a state or national bank located within this state or with the Federal Reserve Bank of San Francisco or any branch thereof within this state, or with any Federal Reserve bank or with any state or national bank located in any city designated as a reserve city by the Board of Governors of the Federal Reserve System, the bonds, notes, bills, debentures, obligations, certificates of indebtedness, warrants, or other evidences of indebtedness in which the money of the City is invested pursuant to this article or pursuant to other legislative authority. The City shall take from such financial institution a receipt for securities so deposited. The authority of the legislative body to deposit for safekeeping may be delegated by the legislative body to the CFO/Treasurer of the City; the treasurer shall not be responsible for securities delivered to and receipted for by a financial institution until they are withdrawn from the financial institution by the treasurer.

XIV. Investment Policy Adoption

The City's investment policy shall be adopted by resolution by the City Council. The policy shall be reviewed annually by the CFO/Treasurer and/or his/her designee and any modifications made thereto must be approved by the City Council.

XV. Glossary

Agencies - Federal agency and instrumentality securities.

Asked - The price at which securities are offered.

Bid - The price offered by a buyer of securities (when one sells securities, one asks for a bid).
See “Offer”.

Benchmark - A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio’s investments.

Broker-Dealer – a person or a firm who can act as a broker or a dealer depending on the transaction. A broker brings buyers and sellers together for a commission. They do not take a position. A dealer acts as a principal in all transactions, buying and selling for his own account.

Certificate of Deposit (CD) – A time deposit with a specific maturity evidenced by a Certificate. Large-denomination CDs are typically negotiable.

Collateral – Securities, evidence of deposit or other property, which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

Custody – Safekeeping services offered by a bank, financial institution or trust company, referred to as the “custodian.” Service normally includes the holding and reporting of the customer’s securities, the collection and disbursement of income, securities settlement and market values.

Delivery Versus Payment –A type of securities transaction in which the purchaser pays for the securities when they are delivered either to the purchaser or custodian. It ensures that securities are deposited in an eligible financial institution prior to the release of funds. Securities should be held by a third-party custodian as evidenced by safekeeping receipts.

Diversification – Dividing investment funds among a variety of securities offering independent returns.

Federal Agency Obligation – A debt instrument issued by one of the federal agencies. Federal agencies are considered second in credit quality and liquidity only to U.S. Treasuries.

Investment Review Committee – The committee meets quarterly to discuss the investments in the City’s portfolios. The investment review committee consists of the City Manager, CFO/Treasurer and members of the Finance Department.

Liquidity – An investment that can be converted easily and rapidly into cash without a substantial loss of value.

Local Agency Investment Fund (LAIF) – The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

Market Value – The price at which a security is trading and could presumably be purchased or sold on a specific date.

Maturity – The date upon which the principal or stated value of an investment becomes due and payable.

Money Market Fund – a type of safe investment comprising a variety of short-term securities with high quality and high liquidity. The fund provides interest to shareholders and must maintain a stable net asset value (NAV) of \$1 per share.

Offer - The price asked by a seller of securities (when one buys securities, one asks for an offer). See “*Asked*” and “*Bid*”.

Portfolio – Collection of securities held by an investor,

Principal – the original cost of a security. It represents the amount of capital or money that the investor pays for the investment.

Prudent Investor Standard – An investment standard that all investments should be made with care, skill, prudence and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency.

Rate of Return - The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

U.S. Treasury – Government debt issued by the United States Department of the Treasury through the Bureau of the Public Debt. Treasury securities are the debt financing instruments of the United States federal government, and they are often referred to simply as Treasuries. There are four types of marketable treasury securities: Treasury bills, Treasury notes, Treasury bonds, and Treasury Inflation Protected Securities (TIPS). All of the marketable Treasury securities are very liquid and are heavily traded on the secondary market.

Yield - The rate of annual income return on an investment, expressed as a percentage.

Yield-To-Call (YTC) - The rate of return an investor earns from a bond assuming the bond is redeemed (called) prior to its nominal maturity date.

Yield-To-Maturity - The current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity.



COUNCIL COMMUNICATION

CC #: 7774

File #: 0206-08-01

Title: Fountains Community Facilities District No. 1 - Bond Refunding
Contact: Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.29.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the Resolution authorizing the issuance and sale of special tax refunding bonds for and on behalf of the City of Roseville Fountains Community Facilities District (CFD) No. 1, approving and directing the execution of a Fiscal Agent Agreement, and approving other related documents and actions.

The attached resolution authorize the execution and delivery of the following documents required for the refunding for Fountains CFD No. 1:

- Fiscal Agent Agreement – The purpose of this agreement is to contract with a firm who makes CFD payments, keeps records, and provides notification to bondholders.
- Bond Purchase Contract – Agreement between the City of Roseville on behalf of the districts and the underwriting firm for the sale of bonds to the underwriter. The underwriter then resells the bonds to interested investors.
- Preliminary Official Statement of Bond Issuance – This is an informational document issued to prospective bond buyers describing the Districts and the refunding bonds.

BACKGROUND

The Fountains CFD No. 1 was formed on December 5, 2007 by Resolution 07-635 with an original par amount of \$11,200,000.00. There is currently \$11,020,000.00 of outstanding Bonds at an average interest rate of 5.618% and a final maturity date of September 1, 2038.

The City has determined that in the current bond market, the outstanding bonds can be refunded for a present value savings of approximately 14.83% resulting in a net present value savings of approximately \$1.6 million over the life of the bonds and an average interest rate of 3.64%.

FISCAL IMPACT

There will be no fiscal impact to the General Fund as all bond issuance costs will be paid from bond proceeds.

ECONOMIC DEVELOPMENT / JOBS CREATED

No new jobs will be created as a result of this bond refunding.

ENVIRONMENTAL REVIEW

This is not considered a "project" as defined by the California Environmental Quality Act (CEQA), Section 15273 of the CEQA guidelines and therefore no CEQA action is required.

Respectfully Submitted,

Vanessa Lieberman, Financial Analyst

Monty Hanks, Finance Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-247

Bond Purchase Agreement

Preliminary Official Statement

Fiscal Agent Agreement

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION NO. 16-247

RESOLUTION AUTHORIZING THE ISSUANCE OF SPECIAL TAX REFUNDING BONDS FOR AND ON BEHALF OF THE CITY OF ROSEVILLE THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES), APPROVING AND DIRECTING THE EXECUTION OF A FISCAL AGENT AGREEMENT, APPROVING THE FORM OF PRELIMINARY OFFICIAL STATEMENT, APPROVING SALE OF SUCH BONDS, AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS

RESOLVED, by the City Council (the "City Council") of the City of Roseville, California (the "City"), as follows:

WHEREAS, the City Council has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to form The Fountains Community Facilities District No. 1 (Public Facilities) (the "District"), to authorize the levy of special taxes upon the land within the District, and to issue bonds secured by said special taxes for the purpose of providing moneys for the construction and acquisition of improvements of benefit to land in the District; and

WHEREAS, following a vote of landowners in the District authorizing the levy of a special tax, the City Council, as legislative body of the District, authorized the issuance of special tax bonds of the City for the District in the maximum principal amount of not to exceed \$11,500,000 (the "Authorization") and caused bonds to be issued for the District on February 21, 2008 in the original principal amount of \$11,200,000 designated City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2008 (the "Prior Bonds"); and

WHEREAS, the City desires to refund the Prior Bonds by issuing refunding bonds for the District, and, after due investigation and deliberation the City has determined that it is in the interests of the City and the District at this time for the City Council, as legislative body of the District, to authorize a series of special tax bonds as refunding bonds for the District designated City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds Series 2016 (the "2016 Bonds"); and

WHEREAS, there has been submitted to the City Council a form of Fiscal Agent Agreement (the "Fiscal Agent Agreement") between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent"), and to provide for the issuance of the 2016 Bonds, and the City Council, with the aid of City staff, has reviewed the Fiscal Agent Agreement and found it to be in proper order, and now desires to approve the Fiscal Agent Agreement and the issuance of the 2016 Bonds; and

WHEREAS, the City proposes to sell the 2016 Bonds to Piper Jaffray & Co. (the "Underwriter") pursuant to the terms of a Bond Purchase Agreement (the "Bond Purchase Agreement") by and between the City and the Underwriter, and the Underwriter proposes to offer the 2016 Bonds to the investing public by means of a Preliminary Official Statement (the "Preliminary Official Statement"); and

WHEREAS, it appears that each of said documents and instruments which are now before this meeting is in appropriate form and is an appropriate document or instrument to be executed and delivered for the purpose intended; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of the 2016 Bonds as contemplated by this Resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

Section 1. Pursuant to the Act, this Resolution, and the Fiscal Agent Agreement, special tax bonds of the City for the District designated as "City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds Series 2016" in an aggregate principal amount not to exceed \$12,650,000 are hereby authorized to be issued for the purpose of refunding the Prior Bonds. The 2016 Bonds shall be executed in the form set forth in and otherwise as provided in the Fiscal Agent Agreement.

In furtherance of the issuance of the 2016 Bonds, the City Council hereby makes the following findings and determinations: (i) it is prudent in the management of its fiscal affairs and in the best interests of the City and the District to issue the 2016 Bonds for the purpose of providing moneys for the refunding of the Prior Bonds to achieve interest cost savings, (ii) the 2016 Bonds and the District facilitate the intent and purpose of the City's guidelines for issuance of Mello-Roos bonds and to the extent any provisions of the 2016 Bonds do not comply with the guidelines as applicable to the specific nature of the financing, such non-compliance is acceptable, and (iii) the value of the real property within the District subject to the special tax to pay debt service on the proposed 2016 Bonds, based upon the current assessed valuation of property in the District and an appraisal, is at least three times the principal amount of the proposed 2016 Bonds to be secured by a special tax levied pursuant to the Act on property within the District.

The City hereby finds that the 2016 Bonds constitute "refunding bonds" within the meaning of the Act because the proceeds thereof will be used to refund the Prior Bonds. For the purposes of these proceedings for the issuance of the 2016 Bonds, the City hereby determines, based on preliminary calculations, that the total net interest cost to maturity on the 2016 Bonds, plus the principal amount of the 2016 Bonds is less than the total net interest cost to maturity of the Prior Bonds plus the principal amount of the Prior Bonds to be refunded. The City further finds and determines that it would be prudent in the management of its fiscal affairs to issue the Bonds to refund the Prior Bonds and that pursuant to the Act the 2016 Bonds are not a part of the Authorization.

Section 2. The City Council hereby approves the Fiscal Agent Agreement in the form presented to the City Council at this meeting. The Mayor, City Manager, Chief Financial Officer, Finance Director or such other person or persons as either of them may designate (collectively, the "Authorized Officers"), each acting alone or together with any other Authorized Officer, are each hereby authorized and directed to execute the Fiscal Agent Agreement, for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Jones Hall, A Professional Law Corporation, as bond counsel ("Bond Counsel"). The terms of the 2016 Bonds shall be substantially as described in the Fiscal

Agent Agreement with such changes as authorized herein and the proceeds of the 2016 Bonds shall be applied by the City for the purposes and in the amounts as set forth in the Fiscal Agent Agreement. The City Council hereby authorizes the execution, delivery and performance by the City of the Fiscal Agent Agreement as an Authorized Officer deems appropriate.

Section 3. The City Council hereby approves the Bond Purchase Agreement between the City and the Underwriter in the form presented to the City Council at this meeting. The Authorized Officers, each acting alone or together with any other Authorized Officer, are each hereby authorized and directed to accept the offer of the Underwriter to purchase the 2016 Bonds contained in the Bond Purchase Agreement and to execute the Bond Purchase Agreement, for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Bond Counsel, provided that no additions or changes shall result in an underwriter's discount in excess of 0.85% and the latest maturity date of 2016 Bonds shall not exceed the latest maturity date of the Prior Bonds. The 2016 Bonds shall not be issued if the total interest cost to maturity on the 2016 Bonds plus the principal amount of the 2016 Bonds exceeds the total interest cost to maturity on the Prior Bonds plus the principal amount of the Prior Bonds. Subject to these limitations, the principal amount of the 2016 Bonds may be more than, less than, or the same as the principal amount of the Prior Bonds and savings achieved through the issuance of the 2016 Bonds shall be used for facilities authorized for the District. The City Council hereby authorizes the delivery and performance by the City of the Bond Purchase Agreement.

The City Council hereby finds and determines that the sale of the 2016 Bonds at negotiated sale as contemplated by the Bond Purchase Agreement will result in a lower overall cost.

Section 4. The City Council hereby approves the Preliminary Official Statement in the form presented to the City Council at this meeting. The Authorized Officers, each acting alone or together with any other Authorized Officer, are each hereby authorized and directed to execute a final Official Statement (the "Official Statement"), for and in the name and on behalf of the City and the District, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Bond Counsel. The City Council hereby authorizes and directs the Underwriter to distribute copies of said Preliminary Official Statement to persons who may be interested in the purchase of the 2016 Bonds and to deliver copies of the Official Statement to all actual purchasers of the 2016 Bonds. The City Council hereby authorizes the delivery by the City of the Official Statement.

The Authorized Officers are each hereby authorized and directed to execute a certificate or certificates to the effect that the Official Statement and the Preliminary Official Statement were deemed "final" as of their respective dates for purposes of Rule 15c2-12 of the Securities Exchange Act of 1934, and the Authorized Officers are each hereby authorized to so deem such statements final.

Section 5. The City hereby covenants, for the benefit of the Bondowners, to commence and diligently pursue to completion any foreclosure action regarding delinquent installments of any amount levied as a special tax for the payment of interest or principal of the 2016 Bonds, said foreclosure action to be commenced and pursued as more completely set forth in the Fiscal Agent Agreement.

Section 6. The 2016 Bonds, when executed, shall be delivered to the Fiscal Agent for authentication. The Fiscal Agent is hereby requested and directed to authenticate the 2016 Bonds by executing the Fiscal Agent's certificate of authentication and registration appearing thereon, and to deliver the 2016 Bonds, when duly executed and authenticated, to the Underwriter in accordance with written instructions executed on behalf of the City by the Mayor and/or one or more of the Authorized Officers, which instructions such officers are each hereby authorized, for and in the name and on behalf of the City, to execute and deliver to the Fiscal Agent. Such instructions shall provide for the delivery of the 2016 Bonds to the Underwriter or its designee in accordance with the Bond Purchase Agreement, upon payment of the purchase price therefor.

Section 7. All actions heretofore taken by the officers and agents of the City with respect to the establishment of the District and the sale and issuance of the 2016 Bonds are hereby approved, confirmed and ratified, and the proper officers of the City are each hereby authorized and directed to do any and all things and take any and all actions and execute any and all certificates, agreements and other documents, including an escrow agreement and continuing disclosure agreement, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the 2016 Bonds in accordance with this Resolution, and any certificate, agreement, and other document described in the documents herein approved. Any document herein approved and executed and delivered by any one of the Authorized Officers shall be a valid and binding agreement of the City.

Section 8. This Resolution shall take effect from and after its adoption.

* * * * *

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Roseville, California, at a regularly scheduled meeting thereof, held on the _____ day of _____, 2016, by the following vote of the City Council:

AYES:	COUNCILMEMEBERS
NOES:	COUNCILMEMEBERS
ABSENT:	COUNCILMEMEBERS
ABSTAIN:	COUNCILMEMEBERS

Mayor

ATTEST:

City Clerk

\$ _____
CITY OF ROSEVILLE
THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX REFUNDING BONDS
SERIES 2016

BOND PURCHASE AGREEMENT

_____, 2016

City of Roseville
311 Vernon Street,
Roseville, California 95678

Ladies and Gentlemen:

Piper Jaffray & Co. (the "Underwriter"), acting not as a fiduciary or agent for you, but on behalf of the Underwriters, offers to enter into this Bond Purchase Agreement (the "Purchase Agreement") with the City of Roseville, California (the "City") acting on behalf of the City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) (the "District") which, upon acceptance, will be binding upon the City and upon the Underwriter. This offer is made subject to acceptance of it by the City on the date hereof, and if not accepted will be subject to withdrawal by the Underwriter upon notice delivered to the City at any time prior to the acceptance hereof by the City.

The City acknowledges and agrees that: (i) the purchase and sale of the Bonds (defined below) pursuant to this Purchase Agreement is an arm's-length commercial transaction between the City and the Underwriter; (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as Municipal Advisor (as defined in Section 15B of The Securities Exchange Act of 1934, as amended); (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or are currently providing other services to the City on other matters); and (iv) the City has consulted its own legal, financial and other advisors to the extent it has deemed appropriate for this transaction.

1. Purchase, Sale and Delivery of the Bonds.

(a) Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein, the Underwriter agrees to purchase from the City, and the City agrees to sell to the Underwriter, all (but not less than all) of the City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding

Bonds, Series 2016 (the "Bonds") in the aggregate principal amount specified in Exhibit A hereto. The Bonds shall be dated the Closing Date (hereinafter defined), and bear interest from said date (payable semiannually on March 1 and September 1 in each year, commencing March 1, 2017) at the rates per annum and maturing on the dates and in the amounts set forth in Exhibit A hereto. The purchase price for the Bonds shall be \$_____ (being 100% of the aggregate principal amount thereof, plus net original issue premium of \$_____, less an Underwriter's discount of \$_____).

(b) The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable and subject to redemption as provided in, the Fiscal Agent Agreement by and between the City and The Bank of New York Mellon Trust Company, N.A., as Fiscal Agent (the "Fiscal Agent"), dated as of July 1, 2016 (the "Fiscal Agent Agreement"), approved by Resolution No. _____ adopted by the City Council of the City (the "City Council"), acting as the legislative body of the District, on _____, 2016 (the "Resolution of Issuance"). The Bonds and interest thereon will be payable from a special tax (the "Special Tax") levied and collected on the taxable land within the District in accordance with Resolution of Intention adopted by the City Council on October 17, 2007, and Resolution No. 07-635 adopted by the City Council on December 5, 2007 (together with the Resolution of Intention, the "Resolution of Formation"). Proceeds of the sale of the Bonds will be used in accordance with the Fiscal Agent Agreement and the Mello-Roos Community Facilities Act of 1982, as amended (Sections 53311 et seq. of the Government Code of the State of California) (the "Law"), to (i) refund the City's outstanding City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Series 2008 (the "Prior Bonds") issued for the District; (iii) establish a debt service reserve fund for the Bonds; and (iv) pay the costs of issuing the Bonds. The Resolution of Issuance, the Resolution of Formation, and ordinance of the City authorizing the levy of the special taxes, are collectively referred to herein as the "District Resolutions."

(c) At or prior to the acceptance hereof by the City, the City shall cause to be delivered to the Underwriter a 15c2-12 Certificate of the City, dated as of the date of this Purchase Agreement (the "City Certificate"), in substantially the form attached hereto as Exhibit B, with only such changes therein as shall have been accepted by the Underwriter.

(d) Subsequent to its receipt of the City Certificate deeming the Preliminary Official Statement for the Bonds, dated _____, 2016 (which Preliminary Official Statement, together with the cover page and all appendices thereto, is herein collectively referred to as the "Preliminary Official Statement"), final for purposes of Rule 15c2-12 of the Securities and Exchange Commission ("Rule 15c2-12"), the Underwriter has distributed copies of the Preliminary Official Statement. The City hereby ratifies the use by the Underwriter of the Preliminary Official Statement and authorizes the Underwriter to use and distribute the final Official Statement dated the date hereof (including all information previously permitted to have been omitted by Rule 15c2-12, and any supplements and amendments thereto as have been approved by the City as evidenced by the execution and delivery of such document by an officer of the City (the "Official Statement")), the Fiscal Agent Agreement, the Continuing Disclosure Agreement of the City (the "City Disclosure Agreement"), this Purchase Agreement, the Escrow Agreement, dated as of July 1, 2016, by and between the City for and on behalf of the District and the Fiscal Agent acting as fiscal agent for the Prior Bonds (the "Irrevocable Escrow Instructions"), and any other documents or contracts to which the City or the District is a party related to the Bonds, and all information contained therein, and all other documents, certificates and statements furnished by the City to the Underwriter in connection with the transactions contemplated by this Purchase Agreement, in connection with the offer and sale of the Bonds

by the Underwriter. The Underwriter hereby agrees to deliver a copy of the Official Statement to the Municipal Securities Rulemaking City Council (the "MSRB") through the Electronic Municipal Marketplace Access website of the MSRB on or before the Closing Date and otherwise to comply with all applicable statutes and regulations in connection with the offering and sale of the Bonds, including, without limitation, MSRB Rule G-32 and Rule 15c2-12.

(e) At 8:00 A.M., Pacific Daylight Time, on _____, 2016, or at such earlier time or date as shall be agreed upon by the Underwriter and the City (such time and date being herein referred to as the "Closing Date"), the City will deliver (i) to the Depository Trust Company in New York, New York, the Bonds in definitive form (all Bonds being in book-entry form registered in the name of Cede & Co. and having the CUSIP numbers assigned to them printed thereon), duly executed by the officers of the City, as provided in the Fiscal Agent Agreement, and (ii) to the Underwriter, at the offices of Bond Counsel, or at such other place as shall be mutually agreed upon by the City and the Underwriter, the other documents herein mentioned; and the Underwriter shall accept such delivery and pay the purchase price of the Bonds in immediately available funds (such delivery and payment being herein referred to as the "Closing"). Notwithstanding the foregoing, the Underwriter may, in its discretion, accept delivery of the Bonds in temporary form upon making arrangements with the City which are satisfactory to the Underwriter relating to the delivery of the Bonds in definitive form.

(f) Except as otherwise disclosed in writing and agreed to by the City, the Underwriter agrees to make a bona fide public offering of the Bonds at the initial public offering price or prices set forth on the inside cover page of the Official Statement and in Exhibit A hereto; provided, however, the Underwriter reserves the right to change such initial public offering prices as the Underwriter deems necessary or desirable, in their sole discretion, in connection with the marketing of the Bonds, and to sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and others at prices lower than the initial offering prices set forth in the Official Statement. A "bona fide public offering" shall include an offering to institutional investors or registered investment companies, regardless of the number of such investors to which the Bonds are sold. The Underwriter shall provide to the City on the Closing Date a certificate stating, among other things, that the Underwriter made a bona fide public offering of the Bonds at the initial public offering price or prices set forth on the inside cover page of the Official Statement and in Exhibit A.

2. Representations, Warranties and Agreements of the City. The City represents, warrants and covenants to and agrees with the Underwriter that:

(a) The City is a municipal corporation and charter city duly organized and existing under the laws of the State of California (the "State") and has duly authorized the formation of the District pursuant to the Resolution of Formation and the Law. The City Council, as the legislative body of the District, has duly adopted the District Resolutions, and has caused to be recorded in the real property records of Placer County a Notice of Special Tax Lien (the "Notice of Special Tax Lien") (such District Resolutions and Notice of Special Tax Lien being collectively referred to herein as the "Formation Documents"). Each of the Formation Documents remains in full force and effect as of the date hereof and has not been amended. The District is duly organized and validly existing as a community facilities district under the laws of the State of California. The City has, and at the Closing Date will have, as the case may be, full legal right, power and authority (i) to execute, deliver and perform its obligations under this Purchase Agreement and the City Disclosure Agreement, and to carry out all transactions on its part contemplated by each of such agreements, (ii) to issue, sell and deliver the Bonds to the Underwriter pursuant to the Resolution of Issuance and the Fiscal Agent Agreement as provided

herein, and (iii) to carry out, give effect to and consummate the transactions on its part contemplated by the Formation Documents and by the Fiscal Agent Agreement, the Irrevocable Escrow Instructions, this Purchase Agreement, and the City Disclosure Agreement (collectively, the "District Documents") and the Official Statement.

(b) The City has complied, and will at the Closing Date be in compliance, in all material respects, with the Formation Documents and the District Documents, and any immaterial compliance by the City, if any, will not impair the ability of the City to carry out, give effect to or consummate the transactions on its part contemplated by the foregoing. From and after the date of issuance of the Bonds, the City will continue to comply with the covenants of the City contained in the District Documents that are applicable to such time period.

(c) The City Council has duly and validly: (i) adopted the District Resolutions, (ii) called, held and conducted in accordance with all requirements of the Law elections within the District to approve the levy of the Special Tax within the District and the issuance of the Bonds and recorded the Notice of Special Tax Lien which established a continuing lien on the land within the District securing the payment of the Special Tax, (iii) authorized and approved the execution, delivery and due performance by the City for the District of the Bonds and the District Documents, (iv) authorized the preparation, delivery and distribution of the Preliminary Official Statement and the Official Statement, and (v) authorized and approved the performance by the City of its obligations contained in, and the taking of any and all action as may be necessary to carry out, give effect to and consummate the transactions on its part contemplated by, each of the District Documents (including, without limitation, the collection of the Special Tax), the Bonds and the Official Statement and at the Closing Date, the Formation Documents will be in full force and effect and the District Documents and the Bonds will constitute the valid, legal and binding obligations of the City for the District and (assuming due authorization, execution and delivery by other parties thereto, where necessary) will be enforceable upon the City in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought.

(d) To the best of the City's knowledge, neither the District nor the City is in breach of or default under any applicable law or administrative rule or regulation of the State or the United States, or of any department, division, agency or instrumentality thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, trust agreement, contract, agreement or other instrument to which the District or the City is a party or is otherwise subject or bound, a consequence of which would be to materially and adversely affect the performance by the District or the City of their obligations under the Bonds, the Formation Documents or the District Documents, and compliance with the provisions of each thereof will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State or the United States, or of any department, division, agency or instrumentality thereof, or under any applicable court or administrative decree or order, or a material breach of or default under any loan agreement, note, resolution, trust agreement, contract, agreement or other instrument to which the District or the City, as the case may be, is a party or is otherwise subject or bound.

(e) Except for compliance with the blue sky or other states securities law filings, as to which the City makes no representations, all approvals, consents, authorizations, elections and orders of or filings or registrations with any State governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the City of its obligations

hereunder, or under the Formation Documents or the District Documents, have been obtained and are in full force and effect.

(f) The Special Tax constituting the security for the Bonds has been duly and lawfully authorized and may be levied under the Law, the State Constitution and the applicable laws of the State, and the Special Tax, when levied, will constitute a valid and legally binding continuing lien on the properties on which it has been levied.

(g) The City shall not supplement or amend the Official Statement or cause the Official Statement to be supplemented or amended without the prior written consent of the Underwriter. Until the date which is twenty-five (25) days after the "end of the underwriting period" (as hereinafter defined), if any event shall occur of which the City is aware, as a result of which it may be necessary to supplement the Official Statement in order to make the statements in the Official Statement, in light of the circumstances existing at such time, not misleading, the City shall forthwith notify the Underwriter of any such event of which it has knowledge and shall cooperate fully in furnishing any information available to it for any supplement to the Official Statement necessary, in the Underwriter's opinion, so that the statements therein as so supplemented will not be misleading in light of the circumstances existing at such time and the City shall promptly furnish to the Underwriter a reasonable number of copies of such supplement. As used herein, the term "end of the underwriting period" means the later of such time as (i) the City delivers the Bonds to the Underwriter, or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the "end of the underwriting period" shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the City at or prior to the Closing Date, and shall specify a date (other than the Closing Date) to be deemed the "end of the underwriting period."

(h) The Fiscal Agent Agreement creates a valid pledge of the Special Tax Revenues and the moneys deposited in the Bond Fund and the Reserve Fund established pursuant to the Fiscal Agent Agreement, including the investments thereof, subject in all cases to the provisions of the Fiscal Agent Agreement permitting the application thereof for the purposes and on the terms and conditions set forth therein. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon to maturity or to the date of redemption if redeemed prior to maturity, and premium, if any, the City will faithfully perform and abide by all of its covenants and undertakings, and the provisions contained in the Fiscal Agent Agreement.

(i) Except as disclosed in the Preliminary Official Statement, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending with respect to which the City has been served with process or, to the best knowledge of the City, threatened (i) which would materially adversely affect the ability of either the City or the District to perform their obligations under the Bonds, the Formation Documents or the District Documents, or (ii) seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, or the collection or application of the Special Tax pledged or to be pledged to pay the principal of and interest on the Bonds, or the pledge thereof, or in any way contesting or affecting the validity or enforceability of the Bonds, the Formation Documents, the District Documents, or any action contemplated by any of said documents, or (iii) in any way contesting the completeness or accuracy of the Official Statement or the powers or authority of the City or the District with respect to the Bonds, the Formation Documents, the District Documents, or any action of the City or the District contemplated by any of said documents; nor

is there any action pending with respect to which the City has been served with process or, to the best knowledge of the City, threatened against the City or the District which alleges that interest on the Bonds is not excludable from gross income for federal income tax purposes or is not exempt from California personal income taxation.

(j) The City will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order for the Underwriter to qualify the Bonds for offer and sale under the "Blue Sky" or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate; provided, however, the City shall not be required to register as a dealer or a broker of securities or to consent to service of process in connection with any blue sky filing.

(k) Any certificate signed by any official of the City authorized to do so and delivered to the Underwriter in connection with the Bonds or this Purchase Agreement shall be deemed a representation and warranty to the Underwriter as to the statements made therein.

(l) The City will apply the proceeds of the Bonds in accordance with the Fiscal Agent Agreement and the Irrevocable Escrow Instructions as described in the Official Statement.

(m) The information contained in the Preliminary Official Statement (other than under the captions "THE BONDS — Description of the Bonds" as they relate to DTC and the Book-Entry Only System, and "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT" and in Appendix C and Appendix F thereto, as to which no view is expressed) was as of the date thereof, and the information contained in the Official Statement (other than under the captions "THE BONDS — Description of the Bonds" as they relate to DTC and the Book-Entry Only System, and "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT" and in Appendix C and Appendix F thereto, as to which no view is expressed) as of its date and on the Closing Date shall be, true and correct in all material respects and such information does not and shall not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

(n) The Preliminary Official Statement heretofore delivered to the Underwriter has been deemed final by the City as of its date, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of Rule 15c2-12. The City hereby covenants and agrees that, within seven (7) business days from the date hereof, the City shall cause a final printed form of the Official Statement to be delivered to the Underwriter in a quantity mutually agreed upon by the Underwriter and the City so that the Underwriter may comply with paragraph (b)(4) of Rule 15c2-12 and Rules G-12, G-15, G-32 and G-36 of the Municipal Securities Rulemaking Board.

(o) Except as otherwise disclosed in the Preliminary Official Statement, the City is, and has always been, in material compliance with respect to all reporting obligations in the last five years that it has undertaken under Rule 15c2-12 for all indebtedness issued by the City.

(p) Except as otherwise disclosed in the Preliminary Official Statement, the Formation Documents have not been amended, terminated, rescinded or modified.

(q) The City shall not voluntarily undertake any course of action inconsistent with satisfaction of the requirements applicable to the City as set forth in this Purchase Agreement.

(r) The City shall cooperate with the Underwriter in the qualification of the Bonds for offering and sale and the determination of their eligibility for investment under the laws of such jurisdictions as the Underwriter may designate.

(s) The City shall not knowingly take or omit to take any action that, under existing law, may adversely affect the exemption from state income taxation or the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

3. Conditions to the Obligations of the Underwriter. The obligations of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties of the City contained herein, as of the date hereof and as of the Closing Date, to the accuracy in all material respects of the statements of the officers and other officials of the City made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the City of its obligations to be performed hereunder at or prior to the Closing Date and to the following additional conditions:

(a) At the Closing Date, the Formation Documents and the District Documents shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds and with the transactions contemplated thereby and by this Purchase Agreement, all such actions as, in the opinion of Jones Hall, A Professional Corporation ("Jones Hall"), Bond Counsel for the City, and counsel to the Underwriter, shall be necessary and appropriate;

(b) The information contained in the Official Statement will, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant to Section 2(g) hereof, be true and correct in all material respects and will not, as of the Closing Date or as of the date of any supplement or amendment thereto pursuant to Section 2(g) hereof, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(c) Between the date hereof and the Closing Date, the market price or marketability of the Bonds at the initial offering prices set forth in the Official Statement shall not have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the City terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

(1) legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or recommended to the Congress by the President of the United States, the Department of the Treasury, the Internal Revenue Service, or any member of Congress, or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department or the Internal Revenue Service of the United States of

America, with the purpose or effect, directly or indirectly, of imposing federal income taxation upon the interest that would be received by the owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

(2) legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America, or an order, decree or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission (the "SEC"), or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, or the Bonds are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, or of the Bonds, as contemplated hereby or by the Official Statement or otherwise is or would be in violation of the federal securities laws, rules or regulations as amended and then in effect;

(3) any amendment to the federal or California Constitution or action by any federal or California court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the City or the District, their property, income or securities (or interest thereon), the validity or enforceability of the Special Tax as contemplated by the Formation Documents, the District Documents or the Official Statement;

(4) any event occurring, or information becoming known, which, in the judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Preliminary Official Statement or the Official Statement, or results in the Preliminary Official Statement or the Official Statement containing any untrue statement of a material fact or omitting to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(5) the declaration of war or the escalation of, or engagement in, military hostilities by the United States or the occurrence of any other national or international emergency or calamity relating to the effective operation of the government of, or the financial community in, the United States which, in the judgment of the Underwriter, makes it impracticable or inadvisable to proceed with the offering or the delivery of the Bonds on the terms and in the manner contemplated in the Preliminary Official Statement or the Official Statement;

(6) the declaration of a general banking moratorium by federal, State of New York or State of California authorities, or the general suspension of trading on any national securities exchange or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on the New York Stock Exchange or other national securities exchange, whether by virtue of determination by that exchange or by order of the SEC or any other governmental authority having jurisdiction that, in the Underwriter's reasonable judgment, makes it impracticable for the Underwriter to market the Bonds or enforce contracts for the sale of the Bonds;

(7) the imposition by the New York Stock Exchange or other national securities exchange, or any governmental authority, of any material restrictions not now in force with respect to the Bonds or obligations of the general character of the Bonds or securities

generally, or the material increase of any such restrictions now in force, including those relating to the extension of credit by, or the charge to the net capital requirements of, the Underwriter;

(8) the entry of an order by a court of competent jurisdiction which enjoins or restrains the City from issuing permits, licenses or entitlements within the District or which order, in the reasonable opinion of the Underwriter, otherwise materially and adversely affects proposed development of property within the District;

(9) a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

(10) there shall have been any material adverse change in the affairs of the City that in the Underwriter's reasonable judgment will materially adversely affect the market for the Bonds or the ability of the Underwriter to enforce contracts for the sale of the Bonds;

(11) there shall be established any new restriction on transactions in securities materially affecting the free market for securities (including the imposition of any limitation on interest rates) or the extension of credit by, or a change to the net capital requirements of, underwriters established by the New York Stock Exchange, the SEC, any other federal or State agency or the Congress of the United States, or by Executive Order;

(12) a stop order, release, regulation, or no-action letter by or on behalf of the SEC or any other governmental agency having jurisdiction of the subject matter shall have been issued or made to the effect that the issuance, offering, or sale of the Bonds, including all the underlying obligations as contemplated hereby or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act, the Exchange Act, and the Trust Indenture Act of 1939, as amended; or

(13) filing of or threat of litigation of the type described in Section 2(i) hereof.

(d) On the Closing Date, the Underwriter shall have received counterpart originals or certified copies of the following documents, in each case satisfactory in form and substance to the Underwriter:

(1) The Formation Documents and the District Documents, together with a certificate dated as of the Closing Date of the City Clerk of the City to the effect that each Formation Document is a true, correct and complete copy of the one duly adopted by the City Council;

(2) The Official Statement;

(3) An approving opinion for the Bonds, dated the Closing Date and addressed to the City, of Jones Hall, Bond Counsel for the City, in the form attached to the Preliminary Official Statement as Appendix D, and an unqualified letter of such counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such approving opinion addressed to the City may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

(4) A supplemental opinion, dated the Closing Date and addressed to the Underwriter, of Jones Hall, Bond Counsel for the City, to the effect that (i) this Purchase

Agreement, the Irrevocable Escrow Instructions, and the Continuing Disclosure Agreement have been duly authorized, executed and delivered by the City, and, assuming such agreements constitute a valid and binding obligation of the other respective parties thereto, constitute the legally valid and binding agreements of the City for the District enforceable in accordance with their respective terms, except as enforcement may be limited by bankruptcy, moratorium, insolvency or other laws affecting creditor's rights or remedies and may be subject to general principles of equity (regardless of whether such enforceability is considered in equity or at law); (ii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended; and (iii) the information contained in the Official Statement on the cover and under the captions "INTRODUCTION," "THE BONDS" (other than information relating to DTC and its Book-Entry Only System), "SECURITY FOR THE BONDS," "LEGAL MATTERS – Tax Exemption" and Appendices C and E thereof is accurate, insofar as such information purports to summarize or replicate certain provisions of the Law, the Bonds and the Fiscal Agent Agreement and the exclusion from gross income for federal income tax purposes and exemption from State of California personal income taxes of interest on the Bonds;

(5) An opinion, dated the Closing Date and addressed to the Underwriter, of counsel for the Underwriter, to the effect that (i) the Bonds are exempt from the registration requirements of the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended; and (ii) without having undertaken to determine independently the accuracy or completeness of the statements contained in the Official Statement, but on the basis of their participation in conferences with representatives of the City, Bond Counsel, representatives of the Underwriter, and others, and their examination of certain documents, nothing has come to their attention which has led them to believe that the Official Statement as of its date and as of the Closing Date contained any untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading (except that no opinion or belief need to be expressed as to any information relating to The Depository Trust Company, or any information relating to CUSIP numbers, or with respect to any financial or statistical data or forecasts or estimates or assumptions or any expressions of opinion or assessed valuations);

(6) A certificate or certificates, dated the Closing Date and signed by an authorized officer of the City, ratifying the use and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offering and sale of the Bonds; and certifying that (i) the representations and warranties of the City contained in Section 2 hereof are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date; (ii) to the best of his or her knowledge, no event has occurred since the date of the Official Statement affecting the matters contained therein which should be disclosed in the Official Statement for the purposes for which it is to be used in order to make the statements and information contained in the Official Statement not misleading in any material respect, and the Bonds, the Formation Documents and the District Documents conform as to form and tenor to the descriptions thereof contained in the Official Statement; and (iii) the City has complied with all the agreements and satisfied all the conditions on its part to be performed or satisfied under the Formation Documents, the District Documents and the Official Statement at or prior to the Closing Date;

(7) An opinion, dated the Closing Date and addressed to the Underwriter, of the City Attorney, to the effect that (i) to its current actual knowledge and except as disclosed in the Official Statement, no action, suit, proceeding, inquiry or investigation, at law or in equity,

before or by any court, regulatory agency, public board or body is pending with respect to which the City has been served with process or is known to such counsel to be threatened, as to which the City is or would be a party, which would materially adversely affect the ability of the City or the District to perform their obligations under the Bonds, the Formation Documents or the District Documents, or which seeks to restrain or enjoin the issuance, sale and delivery of the Bonds or exclusion from gross income for federal income tax purposes or State of California personal income taxes of interest on the Bonds, or the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, or the collection or application of the Special Tax to pay the principal of and interest on the Bonds, or which in any way contests or affects the validity or enforceability of the Bonds, the Formation Documents or the District Documents or the accuracy of the Official Statement, or any action of the City contemplated by any of said documents or the development of property within the District; (ii) the City is duly organized and validly existing as a public entity under the laws of the State of California and the District is duly organized and validly existing as a community facilities district under the laws of the State of California, and the City has full legal right, power and authority to issue the Bonds and to perform all of its obligations under the Formation Documents and the District Documents; (iii) the City has obtained all approvals, consents, authorizations, elections and orders of or filings or registrations with any State governmental authority, board, agency or commission having jurisdiction which constitute a condition precedent to the levy of the Special Tax, the issuance of the Bonds or the performance by the City of its obligations thereunder or under the Fiscal Agent Agreement, except that no opinion need be expressed regarding compliance with blue sky or other securities laws or regulations, whatsoever; (iv) the City Council has duly and validly adopted the Formation Documents at meetings of the City Council which were called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and the Formation Documents are now in full force and effect and have not been amended; and (v) the City has duly authorized, executed and delivered the District Documents and the Bonds and has duly authorized the preparation and delivery of the Official Statement;

(8) One or more certificates dated the Closing Date from Willdan Financial Services addressed to the City and the Underwriter to the effect that all information supplied by them for use in the Official Statement is true and correct as of the date of the Official Statement and as of the Closing Date;

(9) A certificate of the City dated the Closing Date, in a form acceptable to Bond Counsel, to the effect that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

(10) A certificate of the Fiscal Agent and an opinion of counsel to the Fiscal Agent dated the Closing Date and addressed to the City and the Underwriter to the effect that the Fiscal Agent has authorized the execution and delivery of the Fiscal Agent Agreement and that the Fiscal Agent Agreement is a valid and binding obligation of the Fiscal Agent enforceable in accordance with its terms;

(11) Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the statements and information contained in the Preliminary Official Statement and the Official Statement, of the City's representations and warranties contained herein and the due performance or satisfaction by the City at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the City

and the District in connection with the transactions contemplated hereby and by the Official Statement;

(12) G-17 letter from the Underwriter acknowledged by the City;

(13) A letter of Jones Hall, as disclosure counsel to the City ("Disclosure Counsel"), addressed to the Underwriter and the City, to the effect that nothing has come to such counsel's attention that would lead them to believe that the Official Statement, as of its date and as of the Closing Date (but excluding therefrom the appendices thereto, financial statements and statistical data, and information regarding The Depository Trust Company and its book-entry system, as to which no opinion need be expressed), contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

(14) A certificate from Seevers Jordan Ziegenmeyer (the "Appraiser") consenting to the inclusion of their appraisal report (the "Appraisal") in the Preliminary Official Statement and the Final Official Statement and certifying that (i) the information in the Official Statement relating to the Appraisal does not contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading and (ii) since the date of the Appraisal they are not aware of any facts that would materially affect the conclusions of value set forth therein.

If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the Underwriter nor the City shall be under any further obligation hereunder, except that the respective obligations of the City and the Underwriter set forth in Section 5, Section 6 and Section 8 hereof shall continue in full force and effect.

4. Conditions of the City's Obligations. The City's obligations hereunder are subject to the Underwriter's performance of its obligations hereunder, and are also subject to the following conditions:

(a) As of the Closing Date, no litigation shall be pending or, to the knowledge of the duly authorized officer of the City executing the certificate referred to in Section 3(d)(6) hereof, threatened, to restrain or enjoin the issuance or sale of the Bonds or in any way affecting any authority for or the validity of the Bonds, the Formation Documents, the District Documents or the existence or powers of the City or the District; and

(b) As of the Closing Date, the City shall receive the approving opinion of Bond Counsel referred to in Section 3(d)(3) hereof, dated as of the Closing Date.

5. Expenses. Whether or not the Bonds are delivered to the Underwriter as set forth herein:

(a) The Underwriter shall be under no obligation to pay, and the City shall pay or cause to be paid (out of any legally available funds of the District) all expenses incident to the performance of the City's obligations hereunder, including, but not limited to, the cost of printing,

engraving and delivering the Bonds to the Underwriter, the cost of preparation, printing, distribution and delivery of the Fiscal Agent Agreement, the Preliminary Official Statement, the Official Statement and all other agreements and documents contemplated hereby (and drafts of any thereof) in such reasonable quantities as requested by the Underwriter; and the fees and disbursements of the Financial Advisor, the Special Tax Consultant, the Fiscal Agent, Bond Counsel, Disclosure Counsel and Digital Assurance Certification LLC and any accountants, engineers or any other experts or consultants the City has retained in connection with the Bonds; and

(b) The City shall be under no obligation to pay, and the Underwriter shall pay, any fees of the California Debt and Investment Advisory Commission, the cost of preparation of any "blue sky" or legal investment memoranda and this Purchase Agreement; expenses to qualify the Bonds for sale under any "blue sky" or other state securities laws; and all other expenses incurred by the Underwriter in connection with its public offering and distribution of the Bonds (except those specifically enumerated in paragraph (a) of this section), including the fees and disbursements of its counsel and any advertising expenses.

Notices. Any notice or other communication to be given to the City under this Purchase Agreement may be given by delivering the same in writing to the City at 311 Vernon Street, Roseville, California 95678, Attention: City Manager; and any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Piper Jaffray & Co., Incorporated, 8880 Cal Center Drive, Suite 400 Sacramento, CA 95826, Attention: Dennis McGuire.

6. Parties in Interest. This Purchase Agreement is made solely for the benefit of the City, the District and the Underwriters (including their successors or assigns), and no other person shall acquire or have any right hereunder or by virtue hereof.

7. Survival of Representations and Warranties. The representations and warranties of the City set forth in or made pursuant to this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing or termination of this Purchase Agreement and regardless of any investigations made by or on behalf of the Underwriters (or statements as to the results of such investigations) concerning such representations and statements of the City and regardless of delivery of and payment for the Bonds.

8. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

9. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understandings between the parties hereto in relation to the sale of Bonds for the City.

10. Governing Law. This Purchase Agreement shall be governed by the laws of the State applicable to contracts made and performed in the State.

11. Counterparts. This Purchase Agreement may be executed simultaneously in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

Very truly yours,

PIPER JAFFRAY & CO., as Underwriter

By: _____
Managing Director

ACCEPTED:

CITY OF ROSEVILLE, CALIFORNIA, for and
on behalf of the City's The Fountains
Community Facilities District No. 1 (Public
Facilities)

By: _____
Finance Director

Time: ____a.m./p.m.

EXHIBIT A

MATURITY SCHEDULE

**CITY OF ROSEVILLE
THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX REFUNDING BONDS
SERIES 2016**

<i>Maturity Date (September 1)</i>	<i>Principal Amount</i>	<i>Interest Rate</i>	<i>Yield</i>	<i>Price</i>
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EXHIBIT B

**CITY OF ROSEVILLE
THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX REFUNDING BONDS
SERIES 2016**

RULE 15c2-12 CERTIFICATE

The undersigned hereby certifies and represents that he is the Finance Director of the City of Roseville, California (the "City"), and, as such, is duly authorized to execute and deliver this certificate and further hereby certifies that:

(1) this certificate is being delivered in connection with the sale and issuance of the City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Series 2016 (the "Bonds") in order to enable the underwriter of the Bonds to comply with Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934, as amended (the "Rule");

(2) in connection with the sale and issuance of the Bonds, there has been prepared a Preliminary Official Statement dated _____, 2016 setting forth information concerning the Bonds and the City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) (the "Preliminary Official Statement"); and

(3) except for the Permitted Omissions, the Preliminary Official Statement is deemed final within the meaning of the Rule. As used herein, the term "Permitted Omissions" refers to the offering price(s), interest rates(s), selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings and other terms of the Bonds depending on such matters, all as set forth in the Rule.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2016.

CITY OF ROSEVILLE, CALIFORNIA

By: _____
Its: Finance Director

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2016**NEW ISSUE-FULL BOOK ENTRY****NOT RATED**

In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to certain qualifications described herein, under existing law, the interest on the Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations, although for the purpose of computing the alternative minimum tax imposed on certain corporations, such interest is taken into account in determining certain income and earnings. In the further opinion of Bond Counsel, such interest is exempt from California personal income taxes. See "TAX MATTERS."

\$ _____ *

CITY OF ROSEVILLE
THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX REFUNDING BONDS
SERIES 2016

Dated: Date of Delivery

Due: September 1, as shown below

The City of Roseville (the "City") is issuing the above-captioned bonds (the "Bonds") for its The Fountains Community Facilities District No. 1 (Public Facilities) (the "District") under the Mello-Roos Community Facilities Act of 1982 (the "Act"), the Resolution of Issuance (as defined herein), and a Fiscal Agent Agreement, dated as of _____ 1, 2016 (the "Fiscal Agent Agreement"), by and between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent"). See "THE BONDS – Authority for Issuance."

The Bonds are issued to (i) refund the District's outstanding City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Series 2008; (ii) establish a debt service reserve fund for the Bonds; and (iii) pay the costs of issuing the Bonds. See "FINANCING PLAN."

The Bonds are payable the proceeds of Special Tax Revenues (as defined herein) levied on property within the District according to the rate and method of apportionment of special tax for the District. The Bonds are secured by a first pledge of the Special Tax Revenues and the moneys on deposit in certain funds held by the Fiscal Agent under the Fiscal Agent Agreement. No additional bonds, other than possible refunding bonds, will be issued for the District. **Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the District. In the event of delinquency, proceedings may be conducted only against the parcel of real property securing the delinquent Special Tax. There is no assurance the owners will be able to pay the Special Tax or that they will pay a Special Tax even though financially able to do so.** See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."

The District consists of two contiguous assessor's parcels (APNs 363-011-087 and -088) that comprise "The Fountains at Roseville" shopping center, which is located at 1175 Roseville Parkway, at the southwest corner of the Galleria Boulevard/Roseville Parkway Intersection in the City. The land area totals approximately 30 acres. "The Fountains at Roseville" is a multi-building open air lifestyle shopping center containing approximately 319,823 square feet of rentable area in 15 buildings. The center is anchored by Whole Foods Market, with the remaining space consisting of free standing restaurants such as Dave & Buster's, Yard House, McCormick & Schmick's and California Pizza Kitchen; junior anchors, such as DSW Shoe Warehouse, West Elm and Pet Food Express; in-line restaurant space; in-line retail space; and office space.

Currently, all of the land in the District is currently owned by The Roseville Fountains, L.P., a California limited partnership, (the "Owner") of which Peter P. Bollinger Investment Company, a California limited partnership ("Bollinger Investment") is a limited partner and Folsom Central, LLC, a California limited liability company ("Folsom Central"), is a general and limited partner. The Owner is a single purpose entity that was formed for the purpose of developing and owning the property within the District. The Owner is assisted in its management of the property by Inter-Cal Real Estate, a California corporation ("Inter-Cal"), a management and leasing company which is solely owned by Peter P. Bollinger. The Owner, Folsom Central and Inter-Cal are all related entities and affiliates of Bollinger Investment, which is controlled by Peter P. Bollinger and specializing in the development and management of shopping center developments.

Interest on the Bonds is payable on September 1, 2016, and semiannually thereafter on each March 1 and September 1. The Bonds will be issued in denominations of \$5,000 or integral multiples of \$5,000. The Bonds, when delivered, will be initially registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. See "THE BONDS – Description of the Bonds" and "APPENDIX F – DTC and the Book-Entry Only System."

The Bonds are subject to optional redemption, mandatory sinking fund redemption and special mandatory redemption from prepaid Special Taxes. See "THE BONDS – Redemption."

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE COUNTY OF PLACER, THE STATE OF CALIFORNIA OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS DO NOT CONSTITUTE A DEBT OF THE CITY IN CONTRAVENTION OF ANY STATUTORY OR CONSTITUTIONAL DEBT LIMITATION. THE INFORMATION SET FORTH IN THIS OFFICIAL STATEMENT, INCLUDING INFORMATION UNDER THE HEADING "SPECIAL RISK FACTORS," SHOULD BE READ IN ITS ENTIRETY.

This cover page contains certain information for quick reference only. It is not a summary of essential information about the Bonds. Potential investors should read this entire Official Statement to obtain information essential for making an informed investment decision. Investment in the Bonds involves risks that may not be appropriate for some investors. See "SPECIAL RISK FACTORS" for a discussion of special risk factors that should be considered in evaluating the investment quality of the Bonds.

The Bonds are offered when, as and if issued by the City and accepted by the Underwriter, subject to approval as to their legality by Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, and subject to certain other conditions. Jones Hall, A

Professional Law Corporation, has also served as disclosure counsel to the City. Certain matters will be passed upon for the City by the City Attorney, and for the Underwriter by Nossaman LLP, Irvine, CA. It is anticipated that the Bonds, in book-entry form, will be available for delivery through the facilities of DTC on or about _____, 2016.

[Piper Logo]

The date of this Official Statement is: _____, 2016.

* Preliminary; subject to change.

MATURITY SCHEDULE

\$ _____ Serial Bonds
(Base CUSIP†: _____)

Maturity Date (September 1)	Principal Amount	Interest Rate	Yield	Price	CUSIP†
--------------------------------	---------------------	------------------	-------	-------	--------

\$ _____ % Term Bond Due September 1, ____ Price: _____ % CUSIP: _____

† Copyright 2016, CUSIP Global Services, and a registered trademark of the American Bankers Association. CUSIP data is provided by CUSIP Global Services, which is managed on behalf of American Bankers Association by S&P Capital IQ. Neither the District nor the Underwriters assume any responsibility for the accuracy of the CUSIP data.

CITY OF ROSEVILLE, CALIFORNIA

City Council

Carol Garcia, *Mayor*
Susan Rohan, *Vice Mayor*
Bonnie Gore, *Councilmember*
Tim Herman, *Councilmember*
Pauline Roccucci, *Councilmember*

City Staff

Rob Jensen, *City Manager*
Jay Panzica, *Chief Financial Officer*
Monty Hanks, *Finance Director*
Robert R. Schmitt, *City Attorney*
Sonia Orozco, *City Clerk*

SPECIAL SERVICES

Bond Counsel

Jones Hall, A Professional Law Corporation
San Francisco, California

Fiscal Agent and Escrow Bank

The Bank of New York Mellon Trust Company, N.A.
Los Angeles, California

Municipal Advisor

First Southwest, a Division of Hilltop Securities Inc.
Santa Monica, California

Appraiser

Seevers Jordan Ziegenmeyer
Rocklin, California

Special Tax Consultant

Willdan Financial Services
Temecula, California

Verification Agent

Disclosure Counsel

Jones Hall, A Professional Law Corporation
San Francisco, California

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APPENDIX G – Summary of Certain Provisions of the Fiscal Agent Agreement

GENERAL INFORMATION ABOUT THIS OFFICIAL STATEMENT

Use of Official Statement. This Official Statement is submitted in connection with the sale of the Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose. This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

Estimates and Forecasts. When used in this Official Statement and in any continuing disclosure by the District or the City, in any press release and in any oral statement made with the approval of an authorized officer of the District or the City, the words or phrases “will likely result,” “are expected to,” “will continue,” “is anticipated,” “estimate,” “project,” “forecast,” “expect,” “intend” and similar expressions may identify “forward looking statements.” Such statements are subject to risks and uncertainties that could cause actual results to differ materially from those contemplated in such forward-looking statements. Any forecast is subject to such uncertainties. Inevitably, some assumptions used to develop the forecasts will not be realized and unanticipated events and circumstances may occur. Therefore, there are likely to be differences between forecasts and actual results, and those differences may be material. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, give rise to any implication that there has been no change in the affairs of the District or the City since the date hereof.

Limit of Offering. No dealer, broker, salesperson or other person has been authorized by the City or the Underwriter to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

Involvement of Underwriter. The Underwriter has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information. The information and expressions of opinions herein are subject to change without notice and neither delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof. All summaries of the Fiscal Agent Agreement or other documents referred to in this Official Statement, are made subject to the provisions of such documents, respectively, and do not purport to be complete statements of any or all of such provisions.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS OFFERED HEREBY AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITER MAY OFFER AND SELL THE BONDS TO CERTAIN DEALERS, INSTITUTIONAL INVESTORS AND OTHERS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICE STATED ON THE COVER PAGE HEREOF AND SAID PUBLIC OFFERING PRICE MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER.

THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXCEPTION FROM THE REGISTRATION REQUIREMENTS CONTAINED IN SUCH ACT. THE BONDS HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

The City maintains an Internet website, but the information on that website is not incorporated in this Official Statement.

OFFICIAL STATEMENT

\$ _____ *

CITY OF ROSEVILLE
THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX REFUNDING BONDS, SERIES 2016

This Official Statement, including the cover page, inside cover and attached appendices, is provided to furnish information regarding the bonds captioned above (the “**Bonds**”) to be issued by the City of Roseville (the “**City**”) on behalf of its The Fountains Community Facilities District No. 1 (Public Facilities) (the “**District**”).

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Definitions of certain terms used herein and not defined herein have the meaning set forth in the Fiscal Agent Agreement. Certain definitions and provisions of the Fiscal Agent Agreement not otherwise defined or summarized herein are set forth in “APPENDIX G – Summary of Certain Provisions of Fiscal Agent Agreement.”

INTRODUCTION

This introduction is not a summary of the entire Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained throughout the Official Statement, including the cover page, inside cover and attached appendices, and documents summarized or described in this Official Statement. A full review should be made of the entire Official Statement. The offering of the Bonds to potential investors is made only by means of the entire Official Statement.

Authority for Issuance of the Bonds. The Bonds are issued pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (Sections 53311, *et seq.*, of the Government Code of the State of California) (the “**Act**”) and pursuant to a Fiscal Agent Agreement dated as of _____ 1, 2016 (the “**Fiscal Agent Agreement**”) between the City, for and on behalf of the District, and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the “**Fiscal Agent**”), and Resolution No. _____ (the “**Resolution of Issuance**”) adopted on _____, 2016 by the City Council of the City (the “**City Council**”). The authorized amount of bonds for the District was set by the qualified electors of the District at a maximum of \$11,500,000. Pursuant to the Fiscal Agent Agreement, the City will covenant not to issue any additional bonds on a parity basis with the Bonds, except for possible refunding bonds. See “THE BONDS – Authority for Issuance.”

Description of the Bonds. The Bonds will be issued in denominations of \$5,000 or any integral multiple of \$5,000. Interest is payable semiannually on each March 1 and September 1,

* Preliminary; subject to change.

commencing September 1, 2016. See “THE BONDS.” The Bonds will be initially issued only in book-entry form and registered to Cede & Co. as nominee of The Depository Trust Company, New York, New York (“DTC”), which will act as securities depository of the Bonds. Principal and interest (and premium, if any) on the Bonds is payable by the Fiscal Agent to DTC, which remits such payments to its Participants for subsequent distribution to the registered owners as shown on the Fiscal Agent’s books.

Purpose of the Bonds. Proceeds of the Bonds will be used primarily to refund, on an advance basis, all of the City’s outstanding “City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Series 2008” (the “**2008 Bonds**”). Proceeds of the 2008 Bonds were used to finance infrastructure improvements in the District, all of which have been completed. Proceeds of the Bonds will also be used to establish a debt service reserve fund for the Bonds, and pay costs of issuance. See “FINANCING PLAN.”

Security and Sources of Payment for the Bonds. The City Council annually levies special taxes on the property in the District (the “**Special Taxes**”) in accordance with the First Amended Rate and Method of Apportionment for City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) (the “**Special Tax Formula**”), which is attached as APPENDIX A to this Official Statement. The Bonds are secured by and payable from a first pledge of the net proceeds of the Special Taxes, including interest and penalties levied and received thereon (as more particularly defined in the Fiscal Agent Agreement, the “**Special Tax Revenues**”), subject to the conditions contained in the Fiscal Agent Agreement. The Bonds will also be secured by certain funds and accounts established and held under the Fiscal Agent Agreement. In particular, a debt service reserve fund (the “**Reserve Fund**”) will be established in connection with the issuance of the Bonds in an amount equal to the Reserve Requirement (as defined herein). See “FINANCING PLAN – Estimated Sources and Uses of Funds” and “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS.”

Pursuant to the Act, the Resolution of Formation (as defined herein), and the Fiscal Agent Agreement, so long as any Bonds are outstanding, the City will annually levy the Special Tax against all land within the District taxable under the Act in accordance with the proceedings for the authorization and issuance of the Bonds and to make provision for the collection of the Special Tax in amounts which will be sufficient to pay interest on, principal of and redemption premium (if any) on the Bonds as such becomes due and payable and to replenish the Reserve Fund (as defined herein) as necessary. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Taxes” herein.

Unpaid Special Taxes do not constitute a personal indebtedness of the owner(s) of the parcels within the District. In the event of delinquency, proceedings may be conducted only against the real property on which the Special Tax is delinquent. The unpaid Special Taxes are not required to be paid upon sale of property within the District.

No Additional Bonds. The City has covenanted in the Fiscal Agent Agreement not to issue any additional special tax bonds for the District, except for refunding purposes. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – No Additional Bonds.”

Covenant to Foreclose. The City has covenanted in the Fiscal Agent Agreement to cause foreclosure proceedings to be commenced and prosecuted against certain parcels with delinquent installments of the Special Taxes. For a more detailed description of the foreclosure

covenant see “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure.”

The City and the County. The City is located in central Placer County (the “**County**”) within the greater Sacramento region. It lies on the Highway 80 corridor between the City of Sacramento and the City of Auburn. For economic and demographic information regarding the area in and around the City, see APPENDIX B.

The District. The District consists of two contiguous assessor’s parcels (APNs 363-011-087 and -088) that comprise “The Fountains at Roseville” shopping center, which is located at 1175 Roseville Parkway, at the southwest corner of the Galleria Boulevard/Roseville Parkway Intersection in the City. The land area totals approximately 30 acres. “The Fountains at Roseville” is a multi-building open air lifestyle shopping center containing approximately 319,823 square feet of rentable area in 15 buildings. The center is anchored by Whole Foods Market, with the remaining space consisting of free standing restaurants such as Dave & Buster’s, Yard House, McCormick & Schmick’s and California Pizza Kitchen; junior anchors, such as DSW Shoe Warehouse, West Elm and Pet Food Express; in-line restaurant space; in-line retail space; and office space.

All of the land in the District is currently owned by The Roseville Fountains, L.P., a California limited partnership, (the “**Owner**”) of which Peter P. Bollinger Investment Company, a California limited partnership (“**Bollinger Investment**”) is a limited partner and Folsom Central, LLC, a California limited liability company (“**Folsom Central**”), is a general and limited partner. The Owner is a single purpose entity that was formed for the purpose of developing and owning the property within the District. The Owner is assisted in its management of the property by Inter-Cal Real Estate, a California corporation (“**Inter-Cal**”), a management and leasing company which is solely owned by Peter P. Bollinger. The Owner, Folsom Central and Inter-Cal are all related entities and affiliates of Bollinger Investment, which is controlled by Peter P. Bollinger and specializing in the development and management of shopping center developments.

Value Estimate of Property in the District and Debt Burden Ratios. In connection with valuing the property in the District, the City obtained the 2015-16 County assessed valuation of both parcels, which, in aggregate, totaled \$65,652,027. However, given recent development in the District and in order to provide a more accurate estimate of the value of land in the District, the City obtained an appraisal of both parcels. The aggregate appraised value of both parcels in the District, in aggregate, totaled \$125,850,000. See “SPECIAL TAX REVENUES AND VALUE OF PROPERTY WITHIN THE DISTRICT” and “APPENDIX C – The Appraisal.”

Based upon the \$125,850,000 appraised value of the land in the District and an estimated principal amount of Bonds of \$_____,* plus overlapping indebtedness of \$_____ for an total debt burden of \$_____, the value of property in the District is expected to be approximately _____ times the total debt burden on land in the District. See “SPECIAL TAX REVENUES AND VALUE OF PROPERTY WITHIN THE DISTRICT – Value to Special Tax Burden Ratios” herein.

Redemption of Bonds Before Maturity. The Bonds are subject to optional redemption, mandatory sinking fund redemption and special mandatory redemption from prepaid Special Taxes. See “THE BONDS – Redemption.”

* Preliminary; subject to change.

Risk Factors Associated with Purchasing the Bonds. Investment in the Bonds involves risks that may not be appropriate for some investors. See “SPECIAL RISK FACTORS” for a discussion of certain risk factors which should be considered, in addition to the other matters set forth in this Official Statement, in considering the investment quality of the Bonds.

Limited Obligation of the City. The general fund of the City is not liable and the full faith and credit of the City is not pledged for the payment of the interest on, or principal of or redemption premiums, if any, on the Bonds. The Bonds are not secured by a legal or equitable pledge of, or charge, lien or encumbrance upon, any property of the City or any of its income or receipts, except the money in the Special Tax Fund (described herein) established under the Fiscal Agent Agreement, and neither the payment of the interest on nor principal of or redemption premiums, if any, on the Bonds is a general debt, liability or obligation of the City. The Bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restrictions and neither the City Council, the City nor any officer or employee thereof is liable for the payment of the interest on or principal of or redemption premiums, if any, on the Bonds other than from the proceeds of the Special Taxes (described herein) and the money in the Special Tax Fund, as provided in the Fiscal Agent Agreement.

Summary of Information. Brief descriptions of certain provisions of the Fiscal Agent Agreement and certain other documents are included herein. The descriptions and summaries of documents herein do not purport to be comprehensive or definitive, and reference is made to each such document for the complete details of all its respective terms and conditions, copies of which are available for inspection at the office of the City. All statements herein with respect to certain rights and remedies are qualified by reference to laws and principles of equity relating to or affecting creditors’ rights generally. Capitalized terms used in this Official Statement and not otherwise defined herein have the meanings ascribed to such terms in the Fiscal Agent Agreement. The information and expressions of opinion herein speak only as of the date of this Official Statement and are subject to change without notice. Neither delivery of this Official Statement, any sale made hereunder, nor any future use of this Official Statement shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof.

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

FINANCING PLAN

Refunding Plan

The City issued the 2008 Bonds in the original principal amount of \$11,200,000 for the purpose of financing a portion of the costs of acquiring and constructing certain public infrastructure improvements of benefit to property in the District (the “**Improvements**”). The Improvements consisted primarily of roadway, sewer, water, drainage and parks improvements. See “THE DISTRICT – The Improvements.”

The 2008 Bonds are currently outstanding in the aggregate principal amount of \$_____, all of which will be redeemed in full, on an advance basis, on September 1, 2018 (the “**Redemption Date**”), at a redemption price equal to 100% of the principal amount thereof, together with interest coming due and payable on the Redemption Date.

In order to accomplish the refunding plan, proceeds of the Bonds, together with certain other funds on hand with respect to the 2008 Bonds and the interest and earnings on certain federal securities to be purchased with such funds, in a total amount sufficient to pay interest and principal on the 2008 Bonds through the Redemption Date and to redeem the 2008 Bonds on the Redemption Date, will be transferred to The Bank of New York Mellon Trust Company, N.A., as escrow agent (the “**Escrow Bank**”), for deposit to an Escrow Fund (the “**Escrow Fund**”) to be established pursuant to an Escrow Agreement by and between the City and Escrow Bank.

The Escrow Bank will hold the amounts on deposit in the Escrow Fund in federal securities. These funds will be sufficient to pay and redeem the Prior Bonds in full on the Redemption Date. See “VERIFICATION OF MATHEMATICAL ACCURACY.”

Funds deposited with the Escrow Bank for purposes of paying and redeeming the 2008 Bonds are not pledged for, and will not be available for, the payment of debt service on the Bonds.

Estimated Sources and Uses of Funds

The estimated sources and uses of the proceeds of the Bonds is as follows:

Sources

Principal Amount of Bonds	\$
[Plus] [Less]: Original Issue [Premium][Discount]	
Plus: Funds Related to 2008 Bonds	
Total Sources	\$

Uses

Deposit to Escrow Fund ⁽¹⁾	\$
Deposit to Reserve Fund ⁽²⁾	
Costs of Issuance ⁽³⁾	
Total Uses	\$

(1) Will be used to defease and refund the 2008 Bonds. See “–Refunding Plan” above.

(2) Equal to the Reserve Requirement with respect to the Bonds as of their date of delivery.

(3) Includes, among other things, the fees and expenses of Bond Counsel and Disclosure Counsel, the Fiscal Agent, the Municipal Advisor, the Special Tax Consultant and the Verification Agent; Underwriter's discount; and the cost of printing the preliminary and final Official Statements.

THE BONDS

Authority for Issuance

The Bonds are issued pursuant to the Fiscal Agent Agreement, the Resolution of Issuance, and the Act.

On December 5, 2007, the City Council adopted Resolution No. 07-635 (the “**Resolution of Formation**”), which formed the District. The District was established and authorized to incur bonded indebtedness in an aggregate principal amount not to exceed \$11,500,000 at a special election in the District held on the same day. Under the provisions of the Act, since there were fewer than 12 registered voters residing within the District at a point during the 90-day period preceding the adoption of the Resolution of Formation, the qualified electors entitled to vote in the special election consisted solely of the Owner. The sole landowner in the District voted to incur the indebtedness and to approve the annual levy of Special Taxes to be collected within the District, for the purpose of paying for the Improvements, including repaying any indebtedness of the District, replenishing the Reserve Fund and paying the administrative expenses of the District. See “THE DISTRICT” herein.

The 2008 Bonds, issued in the amount of original principal amount of \$11,200,000, were the first and only series to be issued under the authorization. Pursuant to the Fiscal Agent Agreement, the City will covenant not to issue any additional bonds on a parity basis with the Bonds, except for possible refunding bonds.

Description of the Bonds

The Bonds are being issued as fully registered bonds, registered in the name of Cede & Co. as nominee of The Depository Trust Company, New York, New York (“**DTC**”), and will be available to ultimate purchasers in the denomination of \$5,000 or any integral multiple thereof, under the book-entry system maintained by DTC. Ultimate purchasers of Bonds will not receive physical certificates representing their interest in the Bonds. So long as the Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners will mean Cede & Co., and will not mean the ultimate purchasers of the Bonds.

Payments of the principal, premium, if any, and interest on the Bonds will be made directly to DTC, or its nominee, Cede & Co., so long as DTC or Cede & Co. is the registered owner of the Bonds. Disbursements of such payments to DTC’s participants is the responsibility of DTC, and disbursements of such payments to the Beneficial Owners is the responsibility of DTC’s participants and indirect participants, as more fully described in “APPENDIX F – DTC and the Book-Entry Only System.”

The Bonds will be dated as of, and bear interest from, the date of their delivery at the rates contained, and mature in the amounts and years shown on the inside cover page of this Official Statement.

The principal of, and any redemption premium due with respect to, the Bonds will be payable in lawful money of the United States of America at the principal corporate trust office of the Fiscal Agent in Los Angeles, California, or such other place as designated by the Fiscal Agent, upon presentation and surrender of the Bonds. Interest on the Bonds, computed on the basis of a 360-day year consisting of twelve 30-day months, will be paid in lawful money of the

United States of America semiannually on March 1 and September 1 of each year (each an “**Interest Payment Date**”), commencing September 1, 2016.

Interest on the Bonds (including the final interest payment upon maturity or earlier redemption) is payable by check of the Fiscal Agent mailed on each Interest Payment Date by first class mail to the registered Owner thereof at such registered Owner’s address as it appears on the registration books maintained by the Fiscal Agent at the close of business on the 15th day of the calendar month preceding the Interest Payment Date (the “**Record Date**”), or by wire transfer made on such Interest Payment Date upon written instructions received by the Fiscal Agent on or before the Record Date preceding the Interest Payment Date, of any Owner of \$1,000,000 or more in aggregate principal amount of Bonds; provided that so long as any Bonds are in book-entry form, payments with respect to such Bonds will be made by wire transfer, or such other method acceptable to the Fiscal Agent, to DTC. See “APPENDIX F – DTC and the Book-Entry Only System.”

Each Bond will bear interest from the Interest Payment Date next preceding the date of authentication thereof unless (i) it is authenticated on an Interest Payment Date, in which event it will bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it will bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it will bear interest from the dated date; provided, however, that if at the time of authentication of a Bond, interest is in default thereon, such Bond will bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon.

So long as the Bonds are registered in the name of Cede & Co., as nominee of DTC, payments of the principal, premium, if any, and interest on the Bonds will be made directly to DTC, or its nominee, Cede & Co. Disbursements of such payments to DTC’s participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC’s direct participants and indirect participants, as more fully described herein. See “APPENDIX F – DTC and the Book-Entry Only System.”

Redemption

Optional Redemption. The Bonds are subject to optional redemption from any source of available funds (other than prepayments of Special Taxes) prior to maturity, in whole, or in part among series and maturities as will be specified by the City and by lot within a maturity, on any Interest Payment Date on or after September 1, _____, at the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	Redemption Price
September 1, _____ and March 1, _____	103%
September 1, _____ and March 1, _____	102%
September 1, _____ and March 1, _____	101%
September 1, _____ and Interest Payment Dates thereafter	100%

Special Mandatory Redemption From Prepayments. The Bonds are subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among series and maturities as will be specified by the City and by lot within a maturity, on September 1, 2016 and on any Interest Payment Date thereafter, at a redemption price equal to

the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	Redemption Price
September 1, _____ and March 1, _____	103%
September 1, _____ and March 1, _____	102%
September 1, _____ and March 1, _____	101%
September 1, _____ and Interest Payment Dates thereafter	100%

Mandatory Sinking Fund Redemption. The Bonds maturing September 1, _____ and September 1, _____ (the “Term Bonds”) are subject to mandatory sinking payment redemption in part on September 1, _____ and September 1, _____, respectively, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of their principal amount to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

Term Bonds of _____ Mandatory	
Redemption Date (September 1)	Sinking Fund Payment

Term Bonds of _____ Mandatory	
Redemption Date (September 1)	Sinking Fund Payment

The amounts in the foregoing tables will be reduced pro rata, in order to maintain substantially level debt service, as a result of any prior partial optional redemption or special mandatory redemption from prepayments of the Term Bonds.

Purchase In Lieu of Redemption. In lieu of redemption, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding Bonds, upon the filing with the Fiscal Agent of an Officer’s Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer’s Certificate may provide, but in no event may Bonds be purchased at a price in excess of their principal amount, plus interest accrued to the date of purchase.

Redemption Procedure by Fiscal Agent. The Fiscal Agent will cause notice of any redemption to be mailed by first class mail, postage prepaid, or by customary electronic means, at least 30 days but not more than 60 days prior to the date fixed for redemption, to the respective registered Owners of any Bonds designated for redemption, at their addresses

appearing on the Bond registration books in the Principal Office of the Fiscal Agent; but such mailing will not be a condition precedent to such redemption and failure to mail or to receive any such notice, or any defect therein, will not affect the validity of the proceedings for the redemption of such Bonds.

The notice will state the redemption date and the redemption price and, if less than all of the then Outstanding Bonds are to be called for redemption, will designate the CUSIP numbers and Bond numbers of the Bonds to be redeemed by giving the individual CUSIP number and Bond number of each Bond to be redeemed or will state that all Bonds between two stated Bond numbers, both inclusive, are to be redeemed or that all of the Bonds of one or more maturities have been called for redemption, will state as to any Bond called in part the principal amount thereof to be redeemed, and will require that such Bonds be then surrendered at the Principal Office of the Fiscal Agent for redemption at the said redemption price, and will state that further interest on such Bonds will not accrue from and after the redemption date. Any notice of redemption may indicate that such redemption will be conditional upon the Fiscal Agent having sufficient moneys available on the date specified to cause the redemption to occur as provided in the notice.

Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose will, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

Whenever provision is made in the Fiscal Agent Agreement for the redemption of less than all of the Bonds of any maturity, the Fiscal Agent will select the Bonds to be redeemed, from all Bonds or such given portion thereof of such maturity by lot in any manner which the Fiscal Agent in its sole discretion will deem appropriate. Upon surrender of Bonds redeemed in part only, the City will execute and the Fiscal Agent will authenticate and deliver to the registered Owner a new Bond or Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Bond or Bonds.

Right to Rescind. The City shall have the right to rescind any notice of prepayment delivered by the Fiscal Agent prior to the date fixed for prepayment.

Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the Bonds so called for redemption will have been deposited in the Bond Fund, the Bonds so called will cease to be entitled to any benefit under the Fiscal Agent Agreement other than the right to receive payment of the redemption price, and no interest will accrue on the called Bonds on or after the redemption date specified in the notice.

Transfer or Exchange of Bonds

So long as the Bonds are registered in the name of Cede & Co., as nominee of DTC, transfers and exchanges of Bonds will be made in accordance with DTC procedures. See APPENDIX F. Any Bond may, in accordance with its terms, be transferred or exchanged by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a duly written instrument of transfer in a form approved by the Fiscal Agent. Whenever any Bond(s) will be surrendered for transfer or exchange, the City will execute and the Fiscal Agent will authenticate and deliver a

new Bond(s), for a like aggregate principal amount of Bond(s) of authorized denominations and of the same maturity. The City will pay the cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such transfer or exchange. The Fiscal Agent will collect from the Owner requesting such transfer any tax or other governmental charge required to be paid with respect to such transfer or exchange.

No transfers or exchanges of Bonds will be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after that Bond has been selected for redemption.

SECURITY AND SOURCES OF PAYMENT FOR THE BONDS

Special Taxes

A Special Tax applicable to each taxable parcel in the District will be levied and collected according to the tax liability determined by the City Council through the application of the Special Tax Formula for all taxable properties in the District, which is attached hereto as APPENDIX A. Interest and principal on the Bonds is payable from the annual Special Taxes to be levied and collected on taxable property within the District, from amounts held in the funds and accounts established under the Fiscal Agent Agreement and from the proceeds, if any, from the sale of such property for delinquency of such Special Taxes.

The Special Taxes are exempt from the property tax limitation of Article XIII A of the California Constitution, pursuant to Section 4 thereof as a “special tax” authorized by a two-thirds vote of the qualified electors. The levy of the Special Taxes was authorized by the City pursuant to the Act in an amount determined according to the Special Tax Formula approved by the City. See “Special Tax Methodology” below and “APPENDIX A – Rate and Method of Apportionment of Special Tax.”

The amount of Special Taxes that the District may levy in any year, and from which principal and interest on the Bonds is to be paid, is strictly limited by the maximum rates approved by the qualified electors within the District which are set forth as the annual “**Maximum Special Tax**” in the Special Tax Formula. Under the Special Tax Formula, Special Taxes for the purpose of making payments on the Bonds will be levied annually in an amount, not in excess of the annual Maximum Special Tax. The Special Taxes and any interest earned on the Special Taxes constitute a trust fund for the principal of and interest on the Bonds pursuant to the Fiscal Agent Agreement and, so long as the principal of and interest on these obligations remains unpaid, the Special Taxes and investment earnings thereon will not be used for any other purpose, except as permitted by the Fiscal Agent Agreement, and will be held in trust for the benefit of the owners thereof and will be applied pursuant to the Fiscal Agent Agreement. The Special Tax Formula apportions the Special Tax Requirement (as defined in the Special Tax Formula and described below) among the taxable parcels of real property within the District according to the rate and methodology set forth in the Special Tax Formula. See “Special Tax Methodology” below. See also “APPENDIX A – Rate and Method of Apportionment of Special Tax.”

The City may annually levy the Special Tax in an amount up to the annual Maximum Special Tax rate, which has been authorized by the qualified electors within the District, as set forth in the Special Tax Formula, if conditions so require. The City has covenanted to annually levy the Special Taxes in an amount at least sufficient to pay the Special Tax Requirement (as defined below). Because each Special Tax levy is limited to the annual Maximum Special Tax rates authorized as set forth in the Special Tax Formula, no assurance can be given that, in the event of Special Tax delinquencies, the amount of the Special Tax Requirement will in fact be collected in any given year. See “SPECIAL RISK FACTORS – Tax Delinquencies” herein. The Special Taxes are collected for the City by the County of Placer in the same manner and at the same time as *ad valorem* property taxes.

Special Tax Methodology

The Special Tax authorized under the Act applicable to land within the District will be levied and collected according to the tax liability determined by the City through the application

of the appropriate amount or rate as described in the Special Tax Formula set forth in APPENDIX A. Capitalized terms set forth in this section and not otherwise defined have the meanings set forth in the Special Tax Formula.

Determination of the Special Tax Requirement. Each year, the City will determine the annual Special Tax Requirement of the District for the upcoming fiscal year. The “**Special Tax Requirement**” is defined in the Special Tax Formula as the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds, (ii) to create or replenish reserve funds, (iii) to pay Administrative Expenses, (iv) to cure any delinquencies in the payment of principal or interest on indebtedness of the District that have occurred in the prior Fiscal Year or (based on delinquencies in the payment of Special Taxes that have already taken place) are expected to occur in the Fiscal Year in which the tax will be collected, and (v) to pay construction expenses to be funded directly from Special Tax proceeds. The amounts referred to in clauses (i) and (ii) of the preceding sentence may be reduced in any Fiscal Year by: (i) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to an indenture, resolution, or other legal document that sets forth these terms; (ii) proceeds received by the District from the collection of penalties associated with delinquent Special Taxes; and (iii) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

The Special Tax Requirement is the basis for the amount of Special Tax to be levied within the District to pay the Bonds. In no event may the City levy a Special Tax in any year above the Maximum Special Tax identified for each parcel in the Special Tax Formula.

Original Parcel and Initial Maximum Special Tax. At the time of the formation of the District, Assessor’s Parcel number 363-010-006 (the “**Original Parcel**”) was the sole property located within the District subject to the Special Tax. The Original Parcel is subject to The Initial Maximum Special Tax for Fiscal Year 2007-08 established by the Special Tax Formula to be \$827,678. Beginning in Fiscal Year 2008-09, and each Fiscal Year thereafter (but subject to the following paragraph), the Maximum Special Tax for each Parcel in the District is adjusted by the Annual Special Tax Escalation Factor which is an amount equal to 2% of the Maximum Special Tax in effect in the prior Fiscal Year.

Reduction of Maximum Special Tax Due to “Final Bond Sale”. The Special Tax Formula provides that after the Final Bond Sale (described as the last series of bonds issued for the District, which issuance shall generally use up the remaining capacity available from the Maximum Special Tax revenues that can be generated within the District), the Maximum Special Tax for each Assessor’s Parcel of Taxable Property shall be reduced proportionately until the total Maximum Special Tax that can be levied within the District is equal to the amount required to maintain the debt service coverage requirements set forth in the applicable Bond documents, including an amount to pay Administrative Expenses, as determined by the City. In connection with the issuance of the Bonds, the City is covenanting not to issue any additional bonds on a parity basis except for refunding purposes. Accordingly, the City has determined that the sale of the Bonds will be the Final Bond Sale for purposes of the Special Tax Formula, and the Maximum Special Tax for each Parcel for 2015-16 will be reduced to an amount equal to 110% of the initial debt service on the Bonds. The 2% escalation of the Maximum Special Tax continues to be applicable.

Annual Special Tax Levy. Each Fiscal Year, the Administrator will determine the Special Tax Requirement for that Fiscal Year and the Special Tax will be levied proportionately on each Parcel of Taxable Property that is not Taxable Public Property within the District up to

100% of the Maximum Special Tax for each Parcel for such Fiscal Year until the amount levied is equal to the Special Tax Requirement. If additional revenue is needed, the Special Tax will be levied proportionately on each Assessor's Parcel of Taxable Public Property, up to 100% of the Maximum Special Tax assigned to each Parcel.

Termination of the Special Tax. The Special Tax will be levied and collected until the principal and interest on the Bonds have been repaid, costs of constructing or acquiring the authorized District-funded facilities from Special Tax proceeds have been paid and all Administrative Expenses have been reimbursed.

Prepayment of the Special Tax. The Special Tax Formula provides that landowners may partially or fully satisfy future Special Tax payments by reaching a cash settlement with the City, subject to the conditions set forth in the Special Tax Formula. See "APPENDIX A – Rate and Method of Apportionment of Special Tax."

Levy of Annual Special Tax; Maximum Special Tax

The annual Special Tax will be calculated by the City and levied to provide money for debt service on the Bonds, replenishment of the Reserve Fund, anticipated Special Tax delinquencies, and administration of the District. In no event may the City levy a Special Tax in any year above the Maximum Special Tax identified for each parcel in the Special Tax Formula. See "APPENDIX A – Rate and Method of Apportionment of Special Tax."

The Special Tax will be levied in an amount at least equal to the annual Special Tax Requirement as described in the Special Tax Formula and may be levied in an amount up to the maximum rates. The Maximum Special Tax rates for both parcels in District, in the aggregate, for Fiscal Year 2015-16 was \$969,757. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Tax Methodology" above. See "APPENDIX A – Rate and Method of Apportionment of Special Tax" for a copy of the Special Tax Formula.

Special Tax Fund

When received, the Special Taxes are required under the Fiscal Agent Agreement to be deposited into a Special Tax Fund to be held by the City in trust for the benefit of the City and the Owners of the Bonds. Within the Special Tax Fund, the City will establish and maintain two accounts, (i) the Debt Service Account, to the credit of which the City will deposit, immediately upon receipt, all Special Tax revenue, and (ii) the Surplus Account, to the credit of which the City will deposit surplus Special Tax Revenue, if any, as described below. Moneys in the Special Tax Fund will be disbursed as provided below and, pending any disbursement, will be subject to a lien in favor of the Owners of the Bonds.

All Special Tax Revenue will be deposited in the Debt Service Account upon receipt. No later than 10 Business Days prior to each Interest Payment Date, the City will withdraw from the Debt Service Account of the Special Tax Fund and transfer (i) to the Fiscal Agent for deposit in the Reserve Fund, an amount which when added to the amount then on deposit therein is equal to the Reserve Requirement, and (ii) to the Fiscal Agent for deposit in the Bond Fund an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount in the Bond Fund equals the principal, premium, if any, and interest due on the Bonds on the next Interest Payment Date. At such time as deposits to the Debt Service Account equal the principal, premium if any, and interest becoming due on the Bonds for the current Bond Year and the amount needed to restore the Reserve Fund balance to the Reserve Requirement, the

amount in the Debt Service Account in excess of such amount may, at the discretion of the City, be transferred to the Surplus Account, which will occur on or after September 15th of each year. From time to time, the City may withdraw from the Surplus Account of the Special Tax Fund amounts needed to pay the City's administrative expenses and County fees; provided that such transfers will not be in excess of the portion of the Special Tax Revenues collected by the City that represent levies for administrative expenses. Moneys in the Surplus Account may also, at the City's discretion be used to pay the principal of, premium, if any, and interest on the Bonds or to replenish the Reserve Fund to the amount of the Reserve Requirement.

Deposit and Use of Proceeds of Bonds

The Bonds are additionally secured by amounts generated from proceeds of the Bonds, together with interest earnings thereon pledged under the Fiscal Agent Agreement. *Proceeds of the Bonds sufficient to redeem the 2008 Bonds in full on the Redemption Date will be paid to the Escrow Bank, and not available to pay debt service on the Bonds.* See "FINANCING PLAN." The remaining proceeds of the Bonds will be paid to the Fiscal Agent, who will deposit such proceeds in the Reserve Fund and Costs of Issuance Fund established under the Fiscal Agent Agreement. The Fiscal Agent Agreement includes direction on the use of the moneys, including investment earnings thereon, in the various funds established under the Fiscal Agent Agreement. See "–Reserve Fund" below.

Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure

The Special Tax will be collected in the same manner and the same time as *ad valorem* property taxes, except at the City's option, the Special Taxes may be billed directly to property owners. In the event of a delinquency in the payment of any installment of Special Taxes, the City is authorized by the Act to order institution of an action in superior court to foreclose the lien therefor.

The City has covenanted in the Fiscal Agent Agreement with and for the benefit of the Owners of the Bonds that it will annually on or before September 1 of each year review the public records of the County of Placer relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior fiscal year, and if the City determines on the basis of such review that the amount so collected is less than the amount levied, it will within 30 days thereafter institute foreclosure proceedings as authorized by the Act in order to enforce the lien of the delinquent installment of the Special Tax against each separate lot or parcel of land in the District for which such installment of the Special Tax is delinquent, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale.

Under the Act, foreclosure proceedings are instituted by the bringing of an action in the superior court of the county in which the parcel lies, naming the owner and other interested persons as defendants. The action is prosecuted in the same manner as other civil actions. In such action, the real property subject to the special taxes may be sold at a judicial foreclosure sale for a minimum price which will be sufficient to pay or reimburse the delinquent special taxes.

The owners of the Bonds benefit from the Reserve Fund established pursuant to the Fiscal Agent Agreement; however, if delinquencies in the payment of the Special Taxes with respect to the Bonds are significant enough to completely deplete the Reserve Fund, there could be a default or a delay in payments of principal and interest to the owners of the Bonds

pending prosecution of foreclosure proceedings and receipt by the City of the proceeds of foreclosure sales. Provided that it is not levying the Special Tax at the annual Maximum Special Tax rates set forth in the Special Tax Formula, the City may adjust (but not to exceed the annual Maximum Special Tax) the Special Taxes levied on all property within the District subject to the Special Tax to provide an amount required to pay debt service on the Bonds and to replenish the Reserve Fund.

Under current law, a judgment debtor (property owner) has at least 140 days from the date of service of the notice of levy in which to redeem the property to be sold. If a judgment debtor fails to redeem and the property is sold, his or her only remedy is an action to set aside the sale, which must be brought within 90 days of the date of sale. If, as a result of such an action a foreclosure sale is set aside, the judgment is revived and the judgment creditor is entitled to interest on the revived judgment as if the sale had not been made (California Code of Civil Procedure Section 701.680).

Foreclosure by court action is subject to normal litigation delays, the nature and extent of which are largely dependent upon the nature of the defense, if any, put forth by the debtor and the condition of the calendar of the superior court of the county. Such foreclosure actions can be stayed by the superior court on generally accepted equitable grounds or as the result of the debtor's filing for relief under the Federal bankruptcy laws. The Act provides that, upon foreclosure, the Special Tax lien will have the same lien priority as is provided for *ad valorem* taxes and special assessments.

No assurances can be given that the real property subject to a judicial foreclosure sale will be sold or, if sold, that the proceeds of sale will be sufficient to pay any delinquent Special Tax installment. The Act does not require the District to purchase or otherwise acquire any lot or parcel of property foreclosed upon if there is no other purchaser at such sale.

Section 53356.6 of the Act requires that property sold pursuant to foreclosure under the Act be sold for not less than the amount of judgment in the foreclosure action, plus post-judgment interest and authorized costs, unless the consent of the owners of 75% of the outstanding Bonds is obtained. However, under Section 53356.6 of the Act, the District, as judgment creditor, is entitled to purchase any property sold at foreclosure using a "credit bid," where the District could submit a bid crediting all or part of the amount required to satisfy the judgment for the delinquent amount of the Special Tax. If the District becomes the purchaser under a credit bid, the District must pay the amount of its credit bid into the redemption fund established for the Bonds, but this payment may be made up to 24 months after the date of the foreclosure sale.

Reserve Fund

A Reserve Fund (the “**Reserve Fund**”) for the Bonds will be established under the Fiscal Agent Agreement, to be held by the Fiscal Agent. Upon delivery of the Bonds, the amount on deposit in the Reserve Fund will be established by depositing certain proceeds of the Bonds in the amount of the “**Reserve Requirement**” for the Bonds, which is the lesser of 10% of the original principal amount of the Bonds, 100% of maximum annual debt service on the Bonds, or 125% of average annual debt service on the Bonds. The City is required to maintain an amount of money or other security equal to the Reserve Requirement in the Reserve Fund at all times that the Bonds are outstanding. All amounts deposited in the Reserve Fund will be used and withdrawn by the Fiscal Agent solely for the purpose of making transfers to the Bond Fund in the event of any deficiency at any time in the Bond Fund of the amount then required for payment of the principal of, and interest on, the Bonds. Whenever transfer is made from the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Fiscal Agent will provide written notice thereof to the City.

Whenever, on the Business Day prior to any Interest Payment Date, the amount in the Reserve Fund exceeds the then applicable Reserve Requirement, the Fiscal Agent will transfer an amount equal to the excess from the Reserve Fund to the Bond Fund as provided below, except that investment earnings on amounts in the Reserve Fund may be withdrawn from the Reserve Fund for purposes of making payment to the Federal government to comply with rebate requirements.

The City has the right at any time to cause the Fiscal Agent to release funds from the Reserve Fund, in whole or in part, by tendering to the Fiscal Agent an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company (a “**Qualified Reserve Fund Credit Instrument**”), provided certain conditions are met, including that the long-term credit rating of such bank or insurance company is rated in a “AA” rating category or higher by S&P or Moody’s at the time of issuance.

Moneys in the Reserve Fund will be invested and deposited in accordance with the Fiscal Agent Agreement. Interest earnings and profits resulting from the investment of moneys in the Reserve Fund and other moneys in the Reserve Fund will remain therein until the balance exceeds the Reserve Requirement; any amounts in excess of the Reserve Requirement will be transferred to the Bond Fund to be used for the payment of the principal of and interest on the Bonds in accordance with the Fiscal Agent Agreement.

Whenever the balance in the Reserve Fund exceeds the amount required to redeem or pay the Outstanding Bonds, including interest accrued to the date of payment or redemption and premium, if any, due upon redemption, and make any other transfer required under the Fiscal Agent Agreement, the Fiscal Agent will transfer the amount in the Reserve Fund to the Bond Fund to be applied, on the next succeeding Interest Payment Date, to the payment and redemption of all of the Outstanding Bonds. If the amount so transferred from the Reserve Fund to the Bond Fund exceeds the amount required to pay and redeem the Outstanding Bonds, the balance in the Reserve Fund will be transferred to the City, after payment of any amounts due the Fiscal Agent, to be used for any lawful purpose of the City.

No Additional Bonds

In the Fiscal Agent Agreement, the City covenants that it will not authorize the issuance of additional bonds payable from Special Taxes and secured by the Special Tax Revenues

equally and ratably with Bonds previously issued, except that the City may issue bonds secured by the Special Taxes to refund all or a portion of the Bonds.

DEBT SERVICE SCHEDULE

The annual debt service on the Bonds, based on the interest rates and maturity schedule set forth on the cover of this Official Statement, is set forth below.

**City of Roseville
The Fountains Community Facilities District No. 1 (Public Facilities)
Special Tax Refunding Bonds, Series 2016
Debt Service Schedule**

Year Ending (Sept. 1)	Principal	Interest	Total
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Source: Underwriter.

THE DISTRICT

Formation of the District

On October 17, 2007, the City Council adopted a Resolution of Intention to form a community facilities district under the Act, to levy a special tax and to incur bonded indebtedness for the purpose of financing the Improvements and making contributions to certain public facilities. After conducting a noticed public hearing, on December 5, 2007, the City Council adopted the Resolution of Formation, which established The Fountains Community Facilities District No. 1 (Public Facilities), set forth the Special Tax Formula within the District and set forth the necessity to incur bonded indebtedness in a total amount not to exceed \$11,500,000. On the same day, an election was held within the District in which the Owner (who was then the only eligible landowner voter in the District) unanimously approved the proposed bonded indebtedness and the levy of the Special Tax. See "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT" below.

Location and Description of the District and the Immediate Area

The District consists of two contiguous assessor's parcels (APNs 363-011-087 and -088) that comprise "The Fountains at Roseville" shopping center, which is located at 1175 Roseville Parkway, at the southwest corner of the Galleria Boulevard/Roseville Parkway Intersection in the City. The land area totals approximately 30 acres. "The Fountains at Roseville" is a multi-building open air lifestyle shopping center containing approximately 319,823 square feet of rentable area in 15 buildings. The center is anchored by Whole Foods Market, with the remaining space consisting of free standing restaurants such as Dave & Buster's, Yard House, McCormick & Schmick's and California Pizza Kitchen; junior anchors, such as DSW Shoe Warehouse, West Elm and Pet Food Express; in-line restaurant space; in-line retail space; and office space.

Surrounding land uses include residential homes to the southwest (the Diamond Oaks neighborhood), a wetland preserve, the Westfield Galleria at Roseville to the north, Ridge at Creekside and the Creekside Town Center to the northeast, and the Vintage Oaks single-family residential subdivision and office complex to the south. Much of the area in the vicinity of the District, particularly to the north and west, has been transitioning from largely undeveloped, agriculturally oriented uses toward a mixture of suburban land uses. The predominant suburban land use in the immediate area is commercial and in the greater vicinity of the District is single family residential. Sales of new homes a few miles away in the western area of the City are ongoing and expected to continue for several years into the future.

Maps showing the location and boundaries of the District, and a site plan are set forth on the following pages.

[Reserved for CFD boundary map]

[Reserved for Site Plan]

The Improvements

The 2008 Bonds provided a funding source to the Owner for moneys expended for a portion of the cost of the Improvements and for certain developer fees paid by the Owner. The Improvements authorized to be financed by the District are set forth in the Resolution of Formation. The Improvements consist generally of roadway improvements, including roadway design, project management, grading, and construction of transportation, water system, drainage and wastewater system improvements, and other miscellaneous improvements, as well as incidental expenses as authorized by the Act. Authorized Improvements also included public capital improvements financed with all or part of the following fees: drainage fees, public facilities fees, regional and local sewer fees, water connection fees, traffic mitigation related fees and certain County capital facilities fees. Infrastructure work to the site financed by the proceeds of the 2008 Bonds has been completed.

Environmental Matters

Flood Hazard Map Information. According to the Federal Emergency Management Agency's flood insurance rate maps (Map Panel Number 06061C-0479G, dated November 21, 2011), the developable portions of the property in the District are located within Flood Zone X, described as areas of minimal flooding (outside of the 100 and 500-year floodplains).

Seismic Conditions. According to the Seismic Safety Commission, the District is located within Zone 3, which is considered to be the lowest risk zone in California. There are only two zones in California: Zone 4, which is assigned to areas near major faults; and Zone 3, which is assigned to all other areas of more moderate seismic activity. In addition, the District is not located within a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 of the California Department of Conservation, Division of Mines and Geology.

Development of the District

As noted above, land in the District consists of "The Fountains at Roseville" shopping center, which is located at 1175 Roseville Parkway, at the southwest corner of the Galleria Boulevard/Roseville Parkway Intersection in the City. The land area totals approximately 30 acres. "The Fountains at Roseville" is a multi-building open air lifestyle shopping center containing approximately 319,823 square feet of rentable area in 15 buildings. The shopping center has been constructed in phases beginning in 2008 with the most recent building (Building F) completed in 2015.

Zoning. Land in the District is zoned CC/SA-NC – Community Commercial, Special Area - North Central Roseville Specific Plan. According to the City of Roseville Municipal Code, the Community Commercial (CC) District is intended to serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service use. The Special Area (SA) District is an overlay district which allows modification of the underlying general district regulations (including both permitted Use Types and Development Standards) by reference to regulations adopted either in a Specific Plan, which applies to the property so classified, or in the ordinance rezoning the property so classified.

Environmental. A Mitigated Negative Declaration for the project was adopted by the City Council on October 26, 2000. Pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines Section 15164 the

Planning Commission adopted an Addendum to the Mitigated Negative Declaration for the MPP Modification on March 24, 2005, to address the minor modifications to the project request. The California Environmental Quality Act (CEQA) specifies that supplemental review is not required for subsequent discretionary approvals unless there are changes in the project or changed circumstances that would produce new impacts or significantly greater impacts than those described in the previous environmental document. The project as built is in substantial conformance with the project described and evaluated in the adopted Negative Declaration and Addendum, and there has been no change in surrounding circumstances. No further environmental review is required.

Utilities. All typical urban utility services are available to the property in the District. These utilities include electric power, natural gas, telephone, cable television, water, and sanitary sewer and storm water facilities. The City provides electric, water, police and fire services, Pacific Gas & Electric provides natural gas. Sewer and storm water facilities are also provided by the City.

Parking. The Appraisal notes that based on the Appraised Parcels' current uses, certain parking requirements apply, and based on the Appraiser's inspection, there appears to be an adequate amount of striped and paved spaces. See APPENDIX C.

Development Status and Occupancy Rates. As of the date of inspection by the Appraiser, the occupancy rate of the buildings comprising the Appraised Parcels was 97%. The Appraiser was not provided with specific lease details, however the Appraiser notes that a number of the Appraised Parcels' retail tenants have leases expiring in 2018 (21.61%) and after 2026 (19.08%); and a number of office tenants have leases expiring in 2017 (17.19%) and 2018 (17.99%). (All the foregoing percentages are based on square feet expiring, not number of tenants with leases expiring.) The Appraised Parcels' retail portion has maintained occupancy levels of at least 92%, with an average of 95.5%, since 2011, and the office portion has maintained an average occupancy level of 87% over the past five years. A table summarizing the subject buildings is presented below.

City of Roseville
The Fountains Community Facilities District No. 1 (Public Facilities)
Special Tax Refunding Bonds, Series 2016
Development Status of Parcels in the District

<u>APN</u>	<u>Total APN Land Area (Acre/SF)</u>	<u>Building</u>	<u>Rentable Building Area (SF)</u>	<u>Status</u>	<u>Leased Area (SF)</u>	<u>Occupancy Rate</u>
363-011-087	0.32 acres (14,149 SF)	Building F	9,700	42% leased to one tenant (Sleep Number Store); currently in shell condition	4,100	42%
363-011-088	29.5 acres (1,2850,020 SF)	Building A	44,705	100% leased (West Elm and In-line retail)	44,705	100%
		Building B	45,481	100% leased (Jr. Anchor and Inline)	45,481	100%
		Building C	17,232	100% leased (Dave & Buster's)	17,232	100%
		Building E	11,687	100% leased (Yard House)	11,687	100%
		Building G	6,015	100% leased (California Pizza Kitchen)	6,015	100%
		Building H	8,627	100% leased (In-line Restaurant/Retail & Dental)	6,500	100%
		Building L	12,108	100% leased (In-line Restaurant/Retail)	12,108	100%
		Building M	25,264	100% leased (In-line Retail)	25,264	100%

Building N	15,289	100% leased (In-line Restaurant/Retail)	15,289	100%
Building J	8,064	100% leased (McCormick & Schmick)	8,064	100%
Kiosk	300	100% leased	300	100%
Building MJ2	55,884	100% leased (Whole Foods)	55,884	100%
Building MJ3	13,446	100% leased (Pet Food Express)	13,446	100%
Building MJ5	19,026	100% leased (DSW Shoe Warehouse)	19,026	100%
	292,828		285,101	97%
<u>Office Space</u>				
Building M	26,995	91% leased (Multi-tenant general office)	24,485	91%
TOTAL	319,823		309,586	97%

Source: Seevers, Jordan, Ziegenmeyer.

OWNERSHIP OF PROPERTY WITHIN THE DISTRICT

Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the District. There is no assurance that the present property owners or any subsequent owners will have the ability to pay the Special Taxes or that, even if they have the ability, they will choose to pay the Special Taxes. An owner may elect to not pay the Special Taxes when due and cannot be legally compelled to do so. Neither the City nor any Bondowner will have the ability at any time to seek payment directly from the owners of property within the District of the Special Tax or the principal or interest on the Bonds, or the ability to control who becomes a subsequent owner of any property within the District.

The Owner has provided the information set forth in this section entitled "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT." The information herein regarding ownership of the property in the District has been included because it is considered relevant to an informed evaluation of the Bonds. In addition, any Internet addresses included below are for reference only, and the information on those Internet sites is not a part of this Official Statement or incorporated by reference into this Official Statement.

The Special Taxes are not personal obligations of the Owner or of any subsequent landowners and the following information should not be construed to suggest that the Special Taxes or Bonds are personal obligations or indebtedness of the Owner or any subsequent landowners; the Bonds are secured only by the Special Taxes and certain funds pledged under the Fiscal Agent Agreement. In the event that the Owner or any subsequent landowner defaults in the payment of the Special Taxes, the District may proceed with judicial foreclosure but has no direct recourse to any other assets of any landowner. As a result, other than as provided herein, no financial statements or financial information is, or will be provided about the Owner or any other landowner. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS" and "SPECIAL RISK FACTORS" herein.

The Owner

Ownership. All of the land in the District is currently owned by The Roseville Fountains, L.P., a California limited partnership, (the "**Owner**") of which Peter P. Bollinger Investment Company, a California limited partnership ("**Bollinger Investment**") is a limited partner and Folsom Central, LLC, a California limited liability company ("**Folsom Central**"), is a general and limited partner. The Owner is a single purpose entity that was formed for the purpose of developing and owning the property within the District. The Owner is assisted in its management of the property by Inter-Cal Real Estate, a California corporation ("**Inter-Cal**"), a management and leasing company which is solely owned by Peter P. Bollinger. The Owner, Folsom Central and Inter-Cal are all related entities and affiliates of Bollinger Investment, which is controlled by Peter P. Bollinger and specializing in the development and management of shopping center developments.

Prior Experience. Peter P. Bollinger has been involved in the real estate field since 1959. After two years of general brokerage, Peter P. Bollinger formed a partnership with Barry Spivak known as Spivak-Bollinger Company. Spivak-Bollinger Company was primarily involved in the development of freeway oriented commercial properties, including restaurants, motels, service stations and the development of retail commercial buildings.

Tenants involved in Spivak-Bollinger developments included: Denny's Restaurants, Colony Kitchen Restaurants, Sambo's Restaurants and VIP'S Restaurants. Motel tenants

included: Motel 6, Vagabond Motel and various independent motels. Oil Company tenants included: Standard Oil, Shell Oil, Mobil, Texaco and Atlantic-Richfield. General commercial tenants included: Alpha Beta Markets and Farmers Market among other independent commercial tenants.

In January of 1969, the Spivak-Bollinger partnership was dissolved and Bollinger Investment was formed. The company was initially involved mainly in freeway oriented commercial developments.

In 1974, Bollinger Investment entered into the shopping center development field and since that date has developed shopping centers at various locations in Northern California. In addition to shopping center developments, Peter P. Bollinger also owns Inter-Cal which is a management and leasing company. Peter P. Bollinger companies develop, own, lease and manage their shopping center developments.

Shopping Centers developed and currently owned and managed by Bollinger Investment or its related entities include the following:

- Sunrise Festival - Marshalls, Old Navy, Beverages & More, Eddie Bauer, and Filco Appliance Video & Audio Center, at Sunrise Boulevard and Greenback Lane, Citrus Heights, Sacramento County;
- Sunrise Festival II - Staples, PetsMart, Rite Aid center at Sunrise Boulevard in Citrus Heights, Sacramento County;
- Ming Around the Corner - Food Maxx, Walgreen's Center at Ming Avenue and Old Steine Road, Bakersfield, Ventura County;
- County Fair - Rite Aid, Big Lots center at Highway 50 and Placerville Drive, Placerville, Kern County;
- Greenback Square - Elliott's Foods, center at Greenback Lane between Sunrise Boulevard and Fair Oaks Boulevard, Citrus Heights, Sacramento County;
- Folsom Faire - Grocery Outlet, Dollar Tree, Filco Appliance Video & Audio center at Bidwell Street and Glenn Drive, Folsom, Sacramento County;
- Lake Crest Village - Nugget Market, Rite Aid, Marshalls center at I-5 and Florin Road, Sacramento County;
- Loehmann's Plaza - Loehmann's, Albertson's Save-Mart center at Fair Oaks Boulevard and Munroe Street, Sacramento County;
- Greenfaire Village - Sacramento Blood Center, Greenfaire Salon Center at Greenback Lane and Fair Oaks Boulevard, Citrus Heights, Sacramento County;
- Woodland Plaza - Center located at West and West Main Street, Woodland, Yolo County; and
- Folsom Central - Kinko's, Round Table center located in Folsom, Sacramento County.

In addition to the Project in the District, Bollinger Investment expects to develop a shopping center to be known as Breton Village in Roseville on the corner of Foothill and

Pleasant Grove Blvd. This shopping center is expected to consist of approximately 30,000 square feet of upscale usage.

Bollinger Investment also owns 2 apartment properties that were purchased as investments. The two properties are Ashford Park Apartments and River Terrace Apartments. The properties are both off of Highway 5 in Sacramento. The total number of units from both properties combined is 626.

Peter P. Bollinger Investment Company reports that it has developed and/or currently owns approximately 75 properties principally located throughout Northern California. These developments include, in addition to freeway oriented properties and shopping centers referenced above, land, office buildings and industrial properties.

SPECIAL TAX REVENUES AND VALUE OF PROPERTY WITHIN THE DISTRICT

Valuation of Property

The value of the land within the District is a critical factor in determining the investment quality of the Bonds. If a property owner defaults in the payment of a Special Tax, the City's only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Taxes. There is currently only a single owner in the District. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure" and "SPECIAL RISK FACTORS – Bankruptcy and Foreclosure Delays." Reductions in District property values due to a downturn in the economy, natural disasters such as earthquakes or floods, stricter land use regulations or other events could have an adverse impact on the security for payment of the Special Taxes.

The Special Tax is levied on each parcel within the District and only the respective individual parcel is responsible for such Special Tax. In comparing the aggregate value of the real property within the District and the principal amount of the Bonds, it should be noted that only the Assessor's parcel of real property upon which there is a delinquent Special Tax can be foreclosed upon. All of the real property within the District cannot be foreclosed upon as a whole to pay delinquent Special Taxes unless all of the property is subject to delinquent Special Taxes. Individual parcels may be foreclosed upon to pay delinquent Special Taxes levied against such parcels only.

The principal amount of the Bonds will not be allocated pro-rata between the parcels within the District; rather, the annual Special Taxes for the District will be billed annually for each parcel within the District. Upon sale of developed parcels, the buyer typically acquires the property subject to the unpaid portion of any special taxes and special taxes levied against the parcel purchased. Special Taxes and special taxes levied against the parcel are not required to be removed from the property and are not required to be, but may be, paid off in full upon transfer of property or upon development of the property.

Assessed Valuation

Assessed Valuations. In connection with valuing property in the District, the City has obtained the 2015-16 County assessed valuation (the "**Assessed Valuation**") of the two parcels in the District. The Assessed Valuation equaled, in aggregate, \$65,652,027.

Due to the recent and ongoing nature of development in the District (particularly, APN 363-011-087), the Assessed Valuation is not necessarily reflective of current market value. As provided by Article XIII A of the California Constitution, county assessors' assessed values are to reflect market value as of the date the property was last assessed (or 1975, whichever is more recent), increased by a maximum of 2% per year. Properties may be reassessed by the County only upon a change of at least 51% ownership of existing property or upon new construction. The Assessed Valuation thus reflects the estimate of the County Assessor (the "**Assessor**") of market value of the two parcels when acquired, possibly increased by 2% per year, and for parcels on which construction has occurred since their date of acquisition, the Assessor's estimate of market value as of the time of construction, possibly increased by 2% per year. The actual market value of parcels in the District, if sold at foreclosure, may be higher or lower than the Assessor's assessed values. The actual fair market value of any parcel can often be more accurately established through an arms-length sale or an appraisal by an independent

appraiser, which the City has done in connection with valuing the land in the District in connection with the sale of the Bonds.

Historical Assessed Values. The following table shows a history of assessed valuations of the property that was levied a Special Tax in each of the past six fiscal years in the District.

Table 3
City of Roseville
The Fountains Community Facilities District No. 1 (Public Facilities)
Special Tax Refunding Bonds, Series 2016
Historical Assessed Valuations

Fiscal Year	Assessed Land Value	Assessed Structure Value	Total Assessed Value	Percent Change
2010-2011	\$1,575,124	\$51,200,000	\$52,775,124	--
2011-2012	1,586,984	60,000,000	61,586,984	16.7%
2012-2013	1,618,723	61,200,000	62,818,723	2.0
2013-2014	1,651,097	62,424,000	64,075,097	2.0
2014-2015	1,658,592	62,707,404	64,365,996	0.5
2015-2016	1,691,730	63,960,297	65,652,027	2.0%

Source: Placer County Secured Roll, as compiled by Willdan Financial Services

Because of the general limitation to 2% per year in increases in full cash value of properties that remain in the same ownership, the County tax roll does not reflect values uniformly proportional to actual market values. No assurance can be given that should a parcel with delinquent Special Taxes be foreclosed and sold for the amount of the delinquency, that any bid will be received for such property, or if a bid is received that such bid will be sufficient to pay such delinquent installments.

Appraised Values

General. In order to obtain a more accurate estimate of the value of the parcels in the District without structure value, the City commissioned an appraisal of such land. SeEVER Jordan Ziegenmeyer, Rocklin, California (the “**Appraiser**”) prepared an appraisal report dated _____, 2016, with a date of value of May 4, 2016. The Appraisal report (the “**Appraisal**”) was prepared at the request of the City. The Appraisal estimates the market value of the two parcels (APNs 363-011-087 and 363-011-088) in the District (the “**Appraised Parcels**”).

The Appraisal is set forth in its entirety in “APPENDIX C – The Appraisal.” The description herein of the Appraisal is intended for limited purposes only; the Appraisal should be read in its entirety. The conclusions reached in the Appraisal are subject to certain assumptions, hypothetical conditions and qualifications which are set forth in the Appraisal.

Value Estimates. Because the Appraiser was not provided with specific contract rents being achieved for the buildings on the Appraised Parcels, the Appraisal provides an estimate of market value (by parcel) of the fee simple estate of each of the Appraised Parcels, based on the assumptions and limiting conditions set forth therein. The valuation accounts for the impact of the lien of the Special Tax. In total, the aggregate amount of the appraised values of the Appraised Parcels was \$125,850,000, as of the May 4, 2016 date of value.

Appraisal Methodology. The appraisal methodology used in the Appraisal is based on the sales comparison approach and the income capitalization approach.

In its analysis, the Appraiser analyzed several comparable sales of similar properties (power retail centers) throughout the region. The Appraiser noted that the sales comparison approach is typically most relevant when valuing small, owner-user properties; however, it can be useful in appraising any type of property for which recent market sales data can be obtained. This approach is relevant to the valuation of the Appraised Parcels because there have been a number of sales of similar retail centers in the subject's market area and surrounding areas within the last 24 months. The data obtained for this analysis was reasonably similar to the Appraised Parcels, and the adjustments accounted for any differences between the comparables and the subject.

The Appraiser further noted that projects like the Appraised Parcels are primarily purchased by investors for their income producing potential; thus, the income capitalization approach typically provides a more relevant estimate of market value. In summary, the sales comparison approach is considered a relevant and supporting indicator of value for the subject property. Buyers of income-producing real estate rely primarily upon the income capitalization approach when assessing the feasibility of an investment. According to the Appraisal, this approach is highly relevant to the valuation of the Appraised Parcels, since it is an income-producing property. The reliability of this approach is good in light of the fact that we identified several recent leases of comparable properties. The data obtained in estimating vacancy, operating expenses and a capitalization rate for the subject property are reliable. However, a weakness of this approach is that the Appraiser was not provided with specific contract rents for the tenants occupying the buildings in the Appraised Parcels or historical operating expenses; thus, the Appraiser's conclusions are based on market data alone.

In light of the quantity and quality of data present in each approach and given the fact that the Appraiser has formulated a fee simple market value based on market data alone, equal emphasis was placed on each approach in formulating the conclusion of market value for the Appraised Parcels. See APPENDIX C for additional details.

Assumptions and Limiting Conditions. There were no extraordinary assumptions or hypothetical conditions upon which the estimates of value were based. However, the Appraisal is based upon a number of standard and special assumptions, which affect the estimates as to value of the Appraised Parcels, some of which include the following. See "APPENDIX C – The Appraisal" for a complete list of the assumptions used by the Appraiser.

- The Appraiser assumed that there are no adverse soil conditions, toxic substances or other environmental hazards that may interfere or inhibit development of the Appraised Parcels. If, at some future date, items are discovered that are determined to have a detrimental impact on value, the Appraiser reserves the right to amend the opinion(s) of value stated in the Appraisal.

- The Appraiser has also assumed that there is no hazardous material on or in the property that would cause a loss in value. The value estimated is predicated on the assumption there is no such material on or in the property that would cause a loss in value. No responsibility is assumed by the Appraiser for such conditions or for any expertise or engineering knowledge required to discover them. Investors are urged to retain an expert in this field, if desired.

- An inspection of the Appraised Parcels by the Appraiser revealed no apparent adverse easements, encroachments or other conditions, which currently impact the Appraised Parcels. However, the exact locations of typical roadway and utility easements, or any additional easements, which would be referenced in a preliminary title report, were not provided to the Appraiser. The Appraiser is not a surveyor nor qualified to determine the exact location of easements. It is assumed by the Appraiser that typical easements do not have an impact on the opinion (s) of value as provided in the Appraisal. If, at some future date, these easements are determined to have a detrimental impact on value, the Appraiser reserves the right to amend the opinion(s) of value.

Limitations of Appraisal Valuation. Economic and other factors beyond the property owners' control, such as economic recession, deflation of land values, acts of terrorism, or the complete or partial destruction of taxable property caused by, among other possibilities, earthquake, flood, fire or other natural disaster, could cause a reduction in the assessed value within the District. See "SPECIAL RISK FACTORS – Property Values." Property values may not be evenly distributed throughout the District; thus, certain parcels may have a greater value than others. This disparity is significant because in the event of nonpayment of the Special Tax, the only remedy is to foreclose against the delinquent parcel.

Special taxes are levied on each parcel within the District and only the respective individual parcel is responsible for such Special Taxes. No assurance can be given that the foregoing valuation estimate can or will be maintained during the period of time that the Bonds are outstanding in that the City has no control over the market value of the property within the District or the amount of additional indebtedness that may be issued in the future by other public agencies, the payment of which, through the levy of a tax or an assessment, may be on a parity with the Special Taxes. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS" above and "– Overlapping Liens and Priority of Lien" below.

For a description of certain risks that might affect the assumptions made in the Appraisal, see "SPECIAL RISK FACTORS" herein.

Value to Special Tax Burden Ratios

The value of the land within the District is a critical factor in determining the investment quality of the Bonds. If a property owner defaults in the payment of a special tax, the City's only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent special tax. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant to Commence Superior Court Foreclosure" and "SPECIAL RISK FACTORS – Bankruptcy and Foreclosure Delays." Reductions in District property values due to a downturn in the economy, natural disasters such as earthquakes or floods, stricter land use regulations or other events could have an adverse impact on the security for payment of the Special Taxes.

Based upon the \$125,850,000 appraised value of the land in the District and an estimated principal amount of Bonds of \$_____, plus overlapping indebtedness of \$_____ for an total debt burden of \$_____, the value of property in the District is expected to be approximately _____ times the total debt burden on land in the District. However, the principal amount of the Bonds will not be allocated pro-rata among the parcels

* Preliminary; subject to change.

within the District; rather, the annual special taxes for the District will be billed annually for each parcel within the District. Upon sale of parcels, the buyer typically acquires the property subject to the unpaid portion of any special taxes and assessments levied against the parcel purchased. Special taxes and assessments are not required to be removed from the property and are not required to be, but may be, paid off in full upon transfer of property or upon development of the property.

The following tables set forth, for taxable parcels within the District, 2015-16 assessed values, 2015-16 maximum special taxes, 2015-16 actual special taxes, debt burdens, overlapping CFD debt burdens, total debt burdens and value-to-debt burdens.

Table 4
City of Roseville
The Fountains Community Facilities District No. 1 (Public Facilities)
Special Tax Refunding Bonds, Series 2016
Value-to-Lien Ratios

Value-to-Lien Ratio	2015-16 Assessed Values			Appraised Values	Projected Series 2016 Bonds	Overlapping Debt	Total Projected & Overlapping Debt
	Land	Structure	Total				
5:1 to 9.99:1							
3:1 to 4.99:1							
1:1 to 2.99:1							
Total	\$1,691,730	\$63,960,297	\$65,652,027	\$125,850,000			

* Preliminary; subject to change.

Sources: Assessed Values from Placer County Secured Roll, as compiled by Willdan Financial Services; Overlapping Tax and Assessment Debt, as of April 1, 2016, from California Municipal Statistics, Inc.

Overlapping Liens and Priority of Lien

The principal of and interest on the Bonds are payable from the Special Tax authorized to be collected within the District, and payment of the Special Tax is secured by a lien on certain real property within the District. Such lien is co-equal to and independent of the lien for general taxes and any other liens imposed under the Act, regardless of when they are imposed on the property in the District. The imposition of additional special taxes, assessments and general property taxes will increase the amount of independent and co-equal liens which must be satisfied in foreclosure. The City, the County and certain other public agencies are authorized by the Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District.

For example, parcels in the District are subject to an additional lien of special taxes of North Central Roseville CFD No. 1, which special taxes provide payment for special tax bonds issued for that district. North Central Roseville CFD No. 1 was formed in 1990, and consists of approximately 1.33 acres, of which land in the District forms a part. The lien of special taxes for North Central Roseville CFD No. 1 is a parity lien with respect to the lien of the Special Taxes for the District.

There can be no assurance that the Owner, its affiliates or any subsequent owner will not petition for the formation of other community facilities districts and improvement areas or for a special assessment district or districts and that parity special taxes or special assessments will not be levied by the County or some other public agency to finance additional public facilities, however no other special districts are currently contemplated by the City or the Owner.

Private liens, such as deeds of trust securing loans obtained by the Owner, may be placed upon property in the District at any time, and the Owner currently has a loan secured by such a deed of trust. Under California law, the Special Taxes have priority over all existing and future private liens imposed on property subject to the lien of the Special Taxes.

Set forth below is an overlapping debt table showing the existing authorized indebtedness payable with respect to property within the District. This table has been prepared by California Municipal Statistics, Inc. as of the date indicated, and is included for general information purposes only. The City has not reviewed the data for completeness or accuracy and makes no representations in connection therewith.

Table 5
City of Roseville
The Fountains Community Facilities District No. 1 (Public Facilities)
Summary of Overlapping Bonded Debt
As of June 1, 2016

CITY OF ROSEVILLE – THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1

2015-16 Assessed Valuation: \$65,652,027 (Land and Improvement)

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt</u>
Roseville Joint Union High School District General Obligation Bonds	0.264%	\$195,871
Roseville City School District General Obligation Bonds	0.471	98,071
City of Roseville The Fountains Community Facilities District No. 1	100.000	11,020,000⁽¹⁾
City of Roseville North Central Community Facilities District No. 1	2.761	191,055
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$11,504,997
 <u>OVERLAPPING GENERAL FUND DEBT:</u>		
Placer County Certificates of Participation	0.103%	\$34,772
Placer County Office of Education Certificates of Participation	0.103	1,518
Sierra Joint Community College District Certificates of Participation	0.078	5,624
Roseville Joint Union High School District Certificates of Participation	0.264	2,908
Roseville City School District General Fund Obligations	0.471	41,245
Placer Mosquito and Vector Control District Certificates of Participation	0.103	3,799
City of Roseville Certificates of Participation	0.353	95,281
TOTAL GROSS OVERLAPPING GENERAL FUND DEBT		\$185,147
Less: City of Roseville Certificates of Participation supported by golf course enterprise		12,682
TOTAL NET OVERLAPPING GENERAL FUND DEBT		\$172,465
 GROSS COMBINED TOTAL DEBT		\$11,690,144⁽²⁾
NET COMBINED TOTAL DEBT		\$11,677,462

Ratios to 2015-16 Assessed Valuation:

Direct Debt (\$11,020,000)	16.79%
Total Direct and Overlapping Tax and Assessment Debt.....	17.52%
Gross Combined Total Debt.....	17.81%
Net Combined Total Debt.....	17.79%

(1) Excludes issue to be sold.

(2) Excludes tax and revenue anticipation notes, revenue, mortgage revenue and non-bonded capital lease obligations.

Source: California Municipal Statistics, Inc.

Delinquencies

The following table is a summary of Special Tax levies in the District, delinquencies and delinquency rates in the District since formation. As shown in the table, currently, there are no delinquencies in the District.

Table 6
City of Roseville
The Fountains Community Facilities District No. 1 (Public Facilities)
Delinquency Summary
(as of May 17, 2016)

Fiscal Year	Number of Parcels Levied	Annual Special Tax	Amount Delinquent	Number of Parcels Delinquent	Percent Delinquent
2011-2012	\$760,822	1	0	\$0	0.00%
2012-2013	779,504	1	0	0	0.00
2013-2014	826,868	1	0	0	0.00
2014-2015	839,526	1	0	0	0.00
2015-2016	799,478	2	0	0	0.00

Source: Placer County, as compiled by Willdan Financial Services.

SPECIAL RISK FACTORS

The purchase of the Bonds described in this Official Statement involves a degree of risk that may not be appropriate for some investors. The following includes a discussion of some of the risks which should be considered before making an investment decision.

Limited Obligation of the City to Pay Debt Service

The City has no obligation to pay principal of and interest on the Bonds in the event Special Tax collections are delinquent, other than from amounts, if any, on deposit in the Reserve Fund or funds derived from the tax sale or foreclosure and sale of parcels on which levies of the Special Tax are delinquent, nor is the City obligated to advance funds to pay such debt service on the Bonds. The Bonds are not general obligations of the City but are limited obligations of the City and the District payable solely from the proceeds of the Special Tax and certain funds held under the Fiscal Agent Agreement, including amounts deposited in the Reserve Fund and investment income thereon, and the proceeds, if any, from the sale of property in the event of a foreclosure. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS." Any tax for the payment of the Bonds will be limited to the Special Tax to be collected within the jurisdiction of the District.

Concentration of Ownership

Land within the District is entirely owned by the Owner and the Owner does not currently have plans to sell the land. An owner of property in the District is not personally obligated to pay the Special Tax attributable to the owner's property. Rather, the Special Tax is an obligation only against the parcel of property, secured by the amount which could be realized in a foreclosure proceeding against the property, and not by any promise of the owner to pay. If the value of the property is not sufficient, taking into account other obligations also constituting a lien against the property, the City, Fiscal Agent and owners of the Bonds have no recourse against the owner, such as filing a lawsuit to collect money.

Failure of the Owner or any future owner of significant property subject to the Special Taxes in the District to pay installments of Special Taxes when due could cause the depletion of the Reserve Fund prior to reimbursement from the resale of foreclosed property or payment of the delinquent Special Tax and, consequently, result in the delinquency rate reaching a level that would cause an insufficiency in collection of the Special Tax to meet the District's obligations on the Bonds. For a description of the Owner, see "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT." In that event, there could be a delay or failure in payments on the Bonds. See "SPECIAL RISK FACTORS – Bankruptcy and Foreclosure Delays" below and "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure."

Property Values and Property Development

The value of the taxable land within the District is a critical factor in determining the investment quality of the Bonds. If a property owner defaults in the payment of the Special Tax, the District's only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Tax.

Both parcels in the District were appraised by the Appraiser. See "APPENDIX C – The Appraisal." A land value determined by an appraiser is an opinion with respect to the market

value, and is generally based upon a sales comparison approach, which determines the value of the subject property by comparing it to sales of comparable property, adjusted for differences between the subject and the comparable property. No assurance can be given that if a parcel with delinquent special taxes is foreclosed, any bid will be received for such property or, if a bid is received, that such bid will be equal to the value determined by the Appraiser or, for those parcels not appraised, the current assessed value of the parcel set forth on the County assessor's tax roll, or that it will be sufficient to pay delinquent special taxes.

Land development and land values could be adversely affected by economic and other factors beyond the District's control, such as: a general economic downturn; adverse judgments in future litigation that could affect the scope, timing or viability of development; relocation of employers out of the area; stricter land use regulations; shortages of water, electricity, natural gas or other utilities; destruction of property caused by earthquake, flood or other natural disasters; environmental pollution or contamination.

Neither the District nor the City has evaluated development risks related to the parcels in the District. Since these are largely business risks of the type that property owners customarily evaluate individually, and inasmuch as changes in land ownership may well mean changes in the evaluation with respect to any particular parcel, the District is issuing the Bonds without regard to any such evaluation. Thus, the creation of the District and the issuance of the Bonds in no way implies that the District or the City has evaluated these risks or the reasonableness of these risks.

The following is a discussion of specific risk factors that could affect the timing or scope of property development in the District or the value of property in the District.

Risks of Real Estate Investment Generally. The value of land within the District may be adversely affected by changes in general or local economic conditions, fluctuations in the real estate market, increased construction costs, development, financing and marketing capabilities of individual property owners, water or electricity shortages, and other similar factors. The value of land in the District may also be affected by development in surrounding areas, which may compete with the District. In addition, land development operations are subject to comprehensive federal, state and local regulations, including environmental, land use, zoning and building requirements.

Natural Disasters. The value of the parcels in the District in the future can be adversely affected by a variety of natural occurrences, particularly those that may affect infrastructure and other public improvements and private improvements on the parcels in the District and the continued habitability and enjoyment of such private improvements. For example, the areas in and surrounding the District, like those in much of the State, may be subject to earthquakes or other unpredictable seismic activity, however, the District is not located in a seismic special studies zone.

Other natural disasters could include, without limitation, landslides, floods, droughts or tornadoes. One or more natural disasters could occur and could result in damage to improvements of varying seriousness. The damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost, or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances there could be significant delinquencies in the payment of Special Taxes, and the value of the parcels may well depreciate.

Legal Requirements. Other events that may affect the value of land in the District include changes in the law or application of the law. Such changes may include, without limitation, local growth control initiatives, local utility connection moratoriums and local application of statewide tax and governmental spending limitation measures.

Hazardous Substances. Any discovery of a hazardous substance detected on property within the District would affect the marketability and the value of some or all of the property in the District. In that event, the owners and operators of a parcel within the District may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Superfund Act," is the most well-known and widely applicable of these laws. State laws with regard to hazardous substances are also applicable to property within the District and are as stringent as the federal laws. Under many of these laws, the owner (or operator) is obligated to remedy a hazardous substance condition of property whether or not the owner (or operator) has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the parcels be contaminated by a hazardous substance is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition just as is the seller.

Although the City is not aware that the owner (or operator) of any of the property within the District has a current liability for a hazardous substance with respect to any of the parcels, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the parcels within the District resulting from the existence, currently, on the parcel of a substance presently classified as hazardous but which has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently, on the parcel of a substance not presently classified as hazardous but which may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the value of a parcel within the District that is realizable upon a foreclosure sale.

Bankruptcy and Foreclosure Delays

The payment of the Special Tax and the ability of the District to foreclose the lien of a delinquent unpaid tax, as discussed in "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS — Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure," may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. The various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the Special Taxes to become extinguished, bankruptcy of a property owner could result in a delay in prosecuting superior court foreclosure proceedings and could result in the possibility of delinquent Special Tax installments not being paid in full. Such a delay would increase the likelihood of a delay or default in payment of the principal of and interest on the Bonds. To the extent that property in

the District continues to be owned by a limited number of property owners, the chances are increased that the Reserve Fund established for the Bonds could be fully depleted during any such delay in obtaining payment of delinquent Special Taxes. As a result, sufficient moneys would not be available in the Reserve Fund for transfer to the Bond Fund to make up shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the Bonds on a timely basis.

To the extent that bankruptcy or similar proceedings were to involve a large property owner, the chances would increase the likelihood that the Reserve Fund could be fully depleted during any resulting delay in receiving payment of delinquent Special Taxes. As a result, sufficient monies would not be available in the Reserve Fund for transfer to the Bond Fund to make up any shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the Bonds on a timely basis.

Parity Taxes and Special Assessments; Private Debt

The City, the County and certain other public agencies are authorized by the Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District.

In general, as long as the Special Tax is collected on the County tax roll, the Special Tax and all other taxes, assessments and charges also collected on the tax roll are on a parity, that is, are of equal priority. Questions of priority become significant when collection of one or more of the taxes, assessments or charges is sought by some other procedure, such as foreclosure and sale. In the event of proceedings to foreclose for delinquency of Special Taxes securing the Bonds, the Special Tax will be subordinate only to existing prior governmental liens, if any. Otherwise, in the event of such foreclosure proceedings, the Special Taxes will generally be on a parity with the other taxes, assessments and charges, and will share the proceeds of such foreclosure proceedings on a pro-rata basis. Although the Special Taxes will generally have priority over non-governmental liens on a parcel of Taxable Property, regardless of whether the non-governmental liens were in existence at the time of the levy of the Special Tax or not, this result may not apply in the case of bankruptcy. See “– Bankruptcy and Foreclosure Delays” above.

In addition to liens for special taxes or assessments to finance public improvements of benefit to land within the District, owners of property may obtain loans from banks or other private sources which loans may be secured by a lien on the parcels in the District. Such loans would increase amounts owed by the owner of such parcel with respect to development of its property in the District. However, the lien of such loans would be subordinate to the lien of the Special Taxes.

Tax Delinquencies

Under provisions of the Act, the Special Taxes will be billed to the properties within the District on the regular property tax bills sent to owners of such properties. Such Special Tax installments are due and payable, and bear the same penalties and interest for nonpayment, as do regular property tax installments. Special Tax installment payments cannot be made separately from property tax payments. Therefore, the unwillingness or inability of a property owner to pay regular property tax bills as evidenced by property tax delinquencies may also

indicate an unwillingness or inability to make regular property tax payments and Special Tax payments in the future.

The annual Special Tax will be billed and collected in two installments payable without penalty by December 10 and April 10. In the event such Special Taxes are not timely paid, moneys available to pay debt service on the Bonds becoming due on the subsequent respective March 1 and September 1 may be insufficient, except to the extent moneys are available in the Reserve Fund.

In the event of non-payment of Special Taxes, funds in the Reserve Fund, if available, may be used to pay principal of and interest on the Bonds. If funds in the Reserve Fund for the Bonds are depleted, the funds can be replenished from the proceeds of the levy and collection of the Special Tax that are in excess of the amount required to pay all amounts to be paid to the Bond holders pursuant to the Fiscal Agent Agreement. However, no replenishment from the proceeds of a Special Tax levy can occur as long as the proceeds that are collected from the levy of the Special Tax against property within the District at the maximum Special Tax rates, together with other available funds, remains insufficient to pay all such amounts. Thus it is possible that the Reserve Fund will be depleted and not be replenished by the levy of the Special Tax.

See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS — Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure,” for a discussion of the provisions which apply, and procedures which the City is obligated to follow, in the event of delinquency in the payment of Special Taxes.

No Acceleration Provisions

The Bonds do not contain a provision allowing for the acceleration of the Bonds in the event of a payment default or other default under the terms of the Bonds or the Fiscal Agent Agreement. Under the Fiscal Agent Agreement, a Bondholder is given the right for the equal benefit and protection of all Bond holders similarly situated to pursue certain remedies. So long as the Bonds are in book-entry form, DTC will be the sole Bondholder and will be entitled to exercise all rights and remedies of Bondholders.

Ballot Initiatives

From time to time, initiative measures qualify for the State ballot pursuant to the State’s constitutional initiative process and those measures could be adopted by California voters. The adoption of any such initiative might place limitations on the ability of the State, the City, the County or other local districts to increase revenues or to increase appropriations or on the ability of the landowners to complete the development of the District. See “–Property Values and Property Development – Land Development” above. See also “–Proposition 218” below.

Proposition 218

On November 5, 1996, the voters of the State approved Proposition 218, the so-called “Right to Vote on Taxes Act.” Proposition 218 added Articles XIIIC and XIID to the State Constitution, which contain a number of provisions affecting the ability of the City to levy and collect both existing and future taxes, assessments and property related fees and charges.

Article XIIC removes limitations on the initiative power in matters of local taxes, assessments, fees and charges. Article XIIC does not define the term "local taxes" and it is unclear whether this term is intended to include special taxes levied under the Act. This provision with respect to the initiative power is not limited to taxes imposed on or after November 6, 1996, the effective date of Proposition 218. In the case of the Special Taxes which are pledged as security for payment of the Bonds, the laws of the State provide a mandatory, statutory duty of the City and the County Auditor to post the Special Taxes on the property tax roll of the County each year while any of the Bonds are outstanding. Additionally, on July 1, 1997, a bill was signed into law by the Governor of the State enacting Government Code 5854, which states:

Section 3 of Article XIIC of the California Constitution, as adopted at the November 5, 1996 general election, shall not be construed to mean that any owner or beneficial owner of a municipal security, purchased before or after that date, assumes the risk of, or in any way consents to, any action by initiative measure that constitutes an impairment of contractual rights protection by Section 10 of Article I of the United States Constitution.

The Special Taxes and the Bonds were each authorized by not less than a two-thirds vote of the Owner, as the sole landowner within the District, who constituted the qualified electors of the District at the time of such voted authorization. The City believes, therefore, that issuance of the Bonds does not require the conduct of further proceedings under the Act or Proposition 218.

The interpretation and application of Proposition 218 will ultimately be determined by the courts with respect to a number of the matters discussed above, and it is not possible at this time to predict with certainty the outcome of such determination.

CONSTITUTIONAL LIMITATIONS ON TAXATION AND APPROPRIATIONS

Article XIII A of the California Constitution, commonly known as “**Proposition 13**,” provides that each county will levy the maximum *ad valorem* property tax permitted by Proposition 13 and will distribute the proceeds to local agencies in accordance with an allocation formula based in part on pre-Proposition 13 *ad valorem* property tax rates levied by local agencies.

Article XIII A limits the maximum *ad valorem* tax on real property to 1% of “full cash value,” which is defined as the County Assessor’s valuation of real property as shown on the 1975-76 tax bill under full cash value, or, thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. The full cash value may be adjusted annually to reflect increases of no more than 2% per year or decreases in the consumer price index or comparable local data, or declining property value caused by damage, destruction or other factors.

Article XIII A exempts from the 1% tax limitation any taxes to repay indebtedness approved by the voters prior to July 1, 1978, and requires a vote of two-thirds of the qualified electorate to impose Special Taxes or any additional *ad valorem*, sales, or transaction taxes on real property. In addition, Article XIII A requires the approval of two-thirds of all members of the State Legislature to change any State laws resulting in increased tax revenues. On June 3, 1986, California voters approved an amendment to Article XIII A of the California Constitution to allow local governments and school districts to raise their property tax rates above the constitutionally mandated 1% ceiling for the purpose of paying off certain new general obligation debt issued for the acquisition or improvement of real property and approved by two-thirds of the votes cast by the qualified electorate. If any such voter-approved debt is issued, it may be on a parity with the lien of the Special Tax on the parcels within the District.

State and local government agencies in the State, and the State itself are subject to annual appropriation limits, imposed by Article XIII B of the State Constitution. Article XIII B prohibits government agencies and the State from spending “appropriations subject to limitation” in excess of the appropriations limits imposed. “Appropriations subject to limitation” are authorizations to spend “proceeds of taxes,” which consist of tax revenues, certain state subventions and certain other funds, including proceeds from regulatory licenses, user charges or other fees to the extent that such proceeds exceed the cost reasonably borne by such entity in providing the regulation, product or service. No limit is imposed on appropriations of funds which are not “proceeds of taxes” such as debt service on indebtedness existing or authorized before January 1, 1979, or subsequently authorized by the voters, appropriations required to comply with mandates of courts or the federal government, reasonable user charges or fees and certain other non-tax funds.

CONTINUING DISCLOSURE

The City has covenanted for the benefit of owners of the Bonds to provide certain financial information and operating data relating to the District by not later than nine months after the end of the City’s fiscal year (presently June 30) in each year (the “**City Annual Report**”) commencing with its report for the 2015-16 fiscal year (due April 1, 2017) and to provide notices of the occurrence of certain enumerated events.

The Owner has also covenanted for the benefit of owners of the Bonds to provide certain financial information and operating data relating to the property it owns, or its affiliates or subsidiaries, or entities it has an interest in or controls owns, in the District by not later than April 1 of each year (reflecting reported information as of December 31 of the prior year) beginning with the report due April 1, 2017 (the “**Owner Annual Report**”) and to provide notices of the occurrence of certain enumerated events. The obligation of the Owner to provide such information is in effect only so long as the Owner and its affiliates, or their successors, are collectively responsible for a certain percentage of the Special Taxes, as described in the Owner Annual Report.

The City Annual Report, Owner Annual Report and notices of listed events will be filed with the Municipal Securities Rulemaking Board. The covenants of the City have been made in order to assist the Underwriter in complying with Securities Exchange Commission Rule 15c2-12(b)(5) (the “**Rule**”). The specific nature of the information to be contained in the annual reports or the notices of listed events by the City and the Owner is summarized in “APPENDIX E – Form of Continuing Disclosure Undertakings.”

The City believes it currently is in material compliance with all of its continuing disclosure undertakings. Notwithstanding the foregoing, in the last five years:

(1) The Annual Reports for Fiscal Years 2011, 2012 and 2013 for certain of the City’s then-outstanding obligations were filed between 1 and 950 days after the dates required for such filings.

(2) The Audited Financial Statements of the City for Fiscal Years 2011, 2012 and 2013 for certain of the City’s then-outstanding obligations were filed between 1 and 1,663 days after the dates required for such filings.

(3) The City may not have in a timely manner filed all significant event notices, including notices of changes in the ratings of certain then-outstanding obligations resulting from changes in ratings to the bond insurers who insured such obligations or the underlying rates for such obligations. However, the City has subsequently filed all previous event notices of changes in ratings on all currently outstanding obligations of which it is aware.

[NOTE: Insert information re: Owner Continuing Disclosure compliance.]

The City and the Owner have engaged contract support for the preparation and filing of their respective continuing disclosure reports, in order to ensure compliance with future continuing disclosure obligations.

UNDERWRITING

The Bonds were purchased through negotiation by Piper Jaffray & Co. (the “**Underwriter**”). The Underwriter agreed to purchase the Bonds at a price of \$_____ (which is equal to the par amount of the Bonds, less an original issue discount of \$_____ and less the Underwriter’s discount of \$_____). The initial public offering prices set forth on the cover page hereof may be changed by the Underwriter. The Underwriter may offer and sell the Bonds to certain dealers and others at a price lower than the public offering prices set forth on the cover page hereof.

LEGAL OPINION

The validity of the Bonds and certain other legal matters are subject to the approving opinion of Jones Hall, a Professional Law Corporation, Bond Counsel. A complete copy of the proposed form of Bond Counsel opinion is contained in APPENDIX D to this Official Statement, and the final opinion will be made available to registered owners of the Bonds at the time of delivery. The fees of Bond Counsel are contingent upon the sale and delivery of the Bonds.

TAX MATTERS

In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to the qualifications set forth below, under existing law, the interest on the Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; provided, however, that, for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes), such interest is taken into account in determining certain income and earnings.

The opinions set forth in the preceding paragraph are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended (the "**Tax Code**") that must be satisfied subsequent to the issuance of the Bonds. The City has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of such interest in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

If the initial offering price to the public (excluding bond houses and brokers) at which a Bond is sold is less than the amount payable at maturity thereof, then such difference constitutes "original issue discount" for purposes of federal income taxes and State of California personal income taxes. If the initial offering price to the public (excluding bond houses and brokers) at which a Bond is sold is greater than the amount payable at maturity thereof, then such difference constitutes "original issue premium" for purposes of federal income taxes and State of California personal income taxes. *De minimis* original issue discount and original issue premium is disregarded.

Under the Tax Code, original issue discount is treated as interest excluded from federal gross income and exempt from State of California personal income taxes to the extent properly allocable to each owner thereof subject to the limitations described in the first paragraph of this section. The original issue discount accrues over the term to maturity of the Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). The amount of original issue discount accruing during each period is added to the adjusted basis of such Bonds to determine taxable gain upon disposition (including sale, redemption, or payment on maturity) of such Bond. The Tax Code contains certain provisions relating to the accrual of original issue discount in the case of purchasers of the Bonds who purchase the Bonds after the initial offering of a substantial amount of such maturity. Owners of such Bonds should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount, including the treatment of purchasers who do not purchase in the original offering, the allowance of a deduction for any loss on a sale or other disposition, and the treatment of

accrued original issue discount on such Bonds under federal individual and corporate alternative minimum taxes.

Under the Tax Code, original issue premium is amortized on an annual basis over the term of the Bond (said term being the shorter of the Bond's maturity date or its call date). The amount of original issue premium amortized each year reduces the adjusted basis of the owner of the Bond for purposes of determining taxable gain or loss upon disposition. The amount of original issue premium on a Bond is amortized each year over the term to maturity of the Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). Amortized Bond premium is not deductible for federal income tax purposes. Owners of premium Bonds, including purchasers who do not purchase in the original offering, should consult their own tax advisors with respect to State of California personal income tax and federal income tax consequences of owning such Bonds.

Current and future legislative proposals, if enacted into law, clarification of the Tax Code or court decisions may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent beneficial owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Tax Code or court decisions may also affect the market price for, or marketability of, the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

In the further opinion of Bond Counsel, interest on the Bonds is exempt from California personal income taxes.

Current and future legislative proposals, if enacted into law, clarification of the Tax Code or court decisions may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent beneficial owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Tax Code or court decisions may also affect the market price for, or marketability of, the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Owners of the Bonds should also be aware that the ownership or disposition of, or the accrual or receipt of interest on, the Bonds may have federal or state tax consequences other than as described above. Bond Counsel expresses no opinion regarding any federal or state tax consequences arising with respect to the Bonds other than as expressly described above.

MISCELLANEOUS

No Ratings

The City has not applied to a rating agency for the assignment of a rating to the Bonds and does not contemplate applying for a rating.

No Litigation

At the time of delivery of and payment for the Bonds, the City Attorney will deliver its opinion that to the best of its knowledge there is no action, suit, proceeding, inquiry or investigation at law or in equity before or by any court or regulatory agency pending against the City affecting its existence or the titles of its officers to office or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, or the collection or application of the Special Tax to pay the principal of and interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Fiscal Agent Agreement or any action of the City contemplated by any of said documents, or in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto, or contesting the powers of the City or its authority with respect to the Bonds or any action of the City contemplated by any of said documents.

Verification of Mathematical Accuracy

[_____, _____, _____] (the “**Verification Agent**”), independent accountants, upon delivery of the Bonds, will deliver a report on the mathematical accuracy of certain computations, contained in schedules provided to them which were prepared by the City and the Underwriter, relating to the sufficiency of moneys and securities deposited into the Escrow Fund to pay, when due, the principal, whether at maturity or upon prior prepayment, interest and prepayment premium requirements of the 2008 Bonds.

The report of the Verification Agent will include the statement that the scope of its engagement is limited to verifying the mathematical accuracy of the computations contained in such schedules provided to it, and that it has no obligation to update its report because of events occurring, or data or information coming to its attention, subsequent to the date of its report.

Municipal Advisor

The City has retained FirstSouthwest, a Division of Hilltop Securities Inc., Santa Monica, California, as municipal advisor (the “**Municipal Advisor**”) in connection with the planning, structuring and issuance of the Bonds. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or assume responsibility for the accuracy, completeness, or fairness of the information contained in this Official Statement. The fees of the Municipal Advisor are contingent upon the sale and delivery of the Bonds.

Execution

The execution and delivery of this Official Statement by the City has been duly authorized by the City Council on behalf of the District.

CITY OF ROSEVILLE

By: _____
Finance Director

APPENDIX A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

APPENDIX B

THE CITY OF ROSEVILLE AND PLACER COUNTY

The City of Roseville (the “City”) is located in Placer County (the “County”), in California’s Sacramento Valley near the foothills of the Sierra Nevada mountain range, about 16 miles northeast of Sacramento and 110 miles east of San Francisco. The City, with a population estimated to be approximately 128,382 at January 1, 2015, is the largest city in the County, as well as the residential and industrial center of the County.

The City has warm summers typical of central California, with an average July temperature of 77 degrees. Winter temperatures are moderate; the average January temperature is 46 degrees. The temperature drops below freezing an average of eight days per year. Rainfall averages 20 inches annually and falls mostly during the winter.

There is a wide variety of land uses within the City. Most of the City’s residential neighborhoods are located west of Interstate Highway 80; industrial facilities, including Hewlett-Packard, NEC Electronics, Inc. and Consolidated Communications, Inc. (CCI) are concentrated in the north Roseville area.

Municipal Government

The City was incorporated on April 10, 1909 and is a charter city. The City operates under the council-manager form of government, with a five-member City Council elected at large for staggered four-year terms. At each election, the council member receiving the most votes is appointed mayor pro-tempore for two years and becomes mayor for the final two years.

City services include, among others, police and fire protection, library services, street maintenance, and parks and recreation. The City also owns two golf courses and provides its own electricity, water, sewer and refuse services to its citizens.

Population

The City’s population has increased substantially over the past five years.

City of Roseville Population - 2011 through 2015

<u>Year</u>	<u>City of Roseville</u>	<u>Placer County</u>	<u>State of California</u>
2011	120,307	351,463	37,427,946
2012	122,102	355,450	37,668,804
2013	124,673	360,802	37,984,138
2014	126,956	366,115	38,340,074
2015	128,382	369,454	38,714,725

Source: California State Department of Finance.

Effective Buying Income

Effective buying income (“EBI”) is designated as personal income less personal tax and non-tax payments. Personal income is the aggregate of wages and salaries, other labor income (such as employer contributions to private pension funds), proprietor’s income, rental income (which includes imputed rental income of Owner-occupants of non-farm dwellings), dividends paid by corporations, personal interest income from all sources, and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local), non-tax payments (such as fines, fees, penalties), and personal contributions for social insurance. Effective buying income is a bulk measure of market potential. It indicates the general ability to buy and is essential in comparing, selecting and grouping markets on that basis. The following table demonstrates the growth in annual estimated EBI for the County, the State of California and the United States.

The following table summarizes the total effective buying income for the County, the State and the United States for the period 2010 through 2014. Effective buying income data is not yet available for calendar year 2015.

Effective Buying Income As of January 1, 2010 through 2014

Year	Area	Total Effective Buying Income (000's Omitted)	Median Household Effective Buying Income
2010	City of Roseville	\$ 3,073,595	\$55,878
	Placer County	9,455,123	56,109
	California	801,393,028	47,177
	United States	6,365,020,076	41,368
2011	City of Roseville	\$ 3,030,070	\$56,309
	Placer County	9,797,178	55,993
	California	814,578,458	47,062
	United States	6,438,704,664	41,253
2012	City of Roseville	\$ 3,308,060	\$55,367
	Placer County	9,955,120	55,173
	California	864,088,828	47,307
	United States	6,737,867,730	41,358
2013	City of Roseville	\$ 3,327,535	\$56,270
	Placer County	9,811,843	56,393
	California	858,676,636	48,340
	United States	6,982,757,379	43,715
2014	City of Roseville	\$ 3,507,655	\$59,074
	Placer County	10,287,888	58,583
	California	901,189,699	50,072
	United States	7,357,153,421	45,448

Source: The Nielsen Company (US), Inc.

Employment and Industry

The unemployment rate in the Sacramento-Arden Arcade-Roseville MSA (which is comprised of El Dorado, Placer, Sacramento and Yolo Counties) was 5.4% in February 2016, down from a revised 5.5% in January 2016, and below the year-ago estimate of 6.4%. This compares with an unadjusted unemployment rate of 5.7 percent for California and 5.2% for the nation during the same period. The unemployment rate was 5.4% in El Dorado County, 4.6% in Placer County, 5.5% in Sacramento County, and 6.6% in Yolo County.

The following table summarizes the civilian labor force, employment and unemployment, as well as employment by industry, in the Sacramento Arden Arcade Rocklin Metropolitan Statistical Area (which is comprised of Sacramento, Placer and El Dorado Counties) for the years 2011 through 2015.

Sacramento Arden Arcade Roseville Metropolitan Statistical Area (El Dorado, Placer, Sacramento, and Yolo Counties) Civilian Labor Force, Employment and Unemployment Annual Averages

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Civilian Labor Force ⁽¹⁾	1,044,400	1,049,500	1,046,800	1,049,200	1,060,200
Employment	920,900	941,100	956,100	974,100	998,100
Unemployment	123,600	108,300	90,800	75,100	62,100
Unemployment Rate	11.8%	10.3%	8.7%	7.2%	5.9%
Wage and Salary Employment ⁽²⁾					
Agriculture	8,200	8,600	8,900	9,200	9,300
Mining and Logging	500	400	500	500	600
Construction	36,900	38,400	43,300	45,400	49,900
Manufacturing	33,200	33,900	34,100	35,400	36,300
Wholesale Trade	23,700	25,200	25,000	24,500	24,600
Retail Trade	89,400	91,800	93,800	95,300	97,500
Transportation, Warehousing and Utilities	21,100	22,000	22,900	23,600	24,600
Information	16,300	15,600	14,800	13,900	14,200
Finance and Insurance	34,700	35,700	36,300	35,500	37,100
Real Estate and Rental and Leasing	12,000	12,500	13,100	13,400	13,900
Professional and Business Services	104,400	111,100	114,600	118,200	119,700
Educational and Health Services	122,500	125,600	130,700	134,300	140,300
Leisure and Hospitality	81,700	84,500	88,700	91,800	94,900
Other Services	28,000	28,600	29,000	30,200	30,800
Federal Government	14,000	13,700	13,500	13,600	13,700
State Government	109,700	108,200	109,900	113,400	115,400
Local Government	100,900	99,600	99,200	100,800	102,900
Total, All Industries ⁽³⁾	837,100	855,300	878,200	898,800	925,400

⁽¹⁾ Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

⁽²⁾ Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

⁽³⁾ Totals may not add due to rounding.

Source: State of California Employment Development Department.

Largest Employers

The following table lists the largest manufacturing and non-manufacturing employers within the County as of March 2015.

**Placer County
Largest Employers
March 2015
(In Alphabetical Order)**

<u>Employer Name</u>	<u>Location</u>	<u>Industry</u>
Adventist Health	Roseville	Health Services
Alpine Meadows	Alpine Meadows	Resorts
AT&T	Auburn	Telephone Companies
Composite Engineering Inc	Roseville	Engineers-Professional
Kaiser Foundation Hospitals	Roseville	Hospitals
Kw Commercial	Roseville	Real Estate
Northstar-At-Tahoe Resort	Truckee	Resorts
Oracle	Rocklin	Computer Software-Manufacturers
Placer County Fire Dept	Auburn	Government Offices-County
Placer County Food Stamps	Auburn	County Government-Social/Human Resources
Placer County of Education	Auburn	Schools
Placer County Sheriff	Auburn	Government Offices-County
Resort At Squaw Creek	Alpine Meadows	Resorts
Ritz-Carlton	Truckee	Hotels & Motels
Roseville Golfand-Sun Splash	Roseville	Water Parks
Roseville Toyota & Scion	Roseville	Automobile Dealers-New Cars
Sheriff's Training	Auburn	Government Offices-County
Sugar Bowl Ski Area Group Sls	Norden	Skiing Centers & Resorts
Sutter Roseville Medical Ctr	Roseville	Hospitals
Tami Saner & Assoc	Roseville	Real Estate
TASQ Technology	Roseville	Importers (whls)
Thunder Valley Casino & Resort	Lincoln	Casinos
UNFI Western Region Div	Rocklin	Food Products (whls)
Union Pacific Railroad Co	Roseville	Railroads
Village Lodge-Sugar Bowl	Norden	Hotels & Motels

Source: California Employment Development Department, extracted from The America's Labor Market Information System (ALMIS) Employer Database, 2015 2nd Edition.

Construction Permits

The County's 2015-2016 assessment roll totaled \$63.4 billion as compared to the prior year's assessment roll of \$58.2 billion, which reflected an 8.89% increase this year. These numbers over the last two years contrast with the real estate decline years of 2008 and after, where the County assessment roll experienced declines.

In January of 2016, the City issued 27 single-family building permits and 3 commercial building permits. The City maintains building permit data, which can be viewed on its website.

The following table shows valuations of residential and non-residential building permits issued for calendar years 2010 through 2014. Annual figures are not yet available for 2015.

City of Roseville* Building Permit Valuation (Valuation in Thousands of Dollars)					
	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
<u>Permit Valuation</u>					
New Single-family	\$133,206.3	\$91,310.0	\$249,559.2	\$118,547.9	\$154,499.7
New Multi-family	0.0	0.0	0.0	6,632.0	15,360.4
Res. Alterations/Additions	<u>2,808.4</u>	<u>7,329.2</u>	<u>3,082.0</u>	<u>3,395.0</u>	<u>4,967.8</u>
Total Residential	\$136,014.7	\$98,639.2	\$252,641.2	\$128,575.0	\$174,827.9
 New Commercial	 \$ 1,625.8	 \$ 707.9	 \$16,280.4	 \$26,058.9	 \$19,546.6
New Industrial	0.0	0.0	0.0	0.0	0.0
New Other	5,026.5	0.0	0.0	2,627.4	10,935.1
Com. Alterations/Additions	<u>46,534.4</u>	<u>67,245.2</u>	<u>31,868.5</u>	<u>45,489.0</u>	<u>62,138.9</u>
Total Nonresidential	\$53,186.7	\$67,953.1	\$48,148.9	\$74,175.4	\$92,620.6
 <u>New Dwelling Units</u>					
Single Family	635	411	663	528	644
Multiple Family	<u>0</u>	<u>0</u>	<u>0</u>	<u>224</u>	<u>0</u>
Total New Dwelling Units	635	411	663	752	644

* 2014 data available but not comparable to previous years.

Source: Construction Industry Research Board, Building Permit Summary.

The following table shows residential and non-residential building permits issued within the County for calendar years 2010 through 2014. Annual figures are not yet available for 2015.

**Placer County
Building Permit Valuation
(Valuation in Thousands of Dollars)**

	2010	2011	2012	2013	2014
<u>Permit Valuation</u>					
New Single-family	\$272,263.0	\$230,831.8	\$431,611.6	\$378,286.0	\$523,638.2
New Multi-family	11,385.1	6,549.5	11,368.0	7,078.5	48,645.5
Res. Alterations/Additions	50,586.8	62,155.8	35,481.3	50,358.2	59,428.5
Total Residential	\$334,234.9	\$299,537.1	\$478,460.9	\$435,722.7	\$631,712.2
 New Commercial	 \$ 5,551.8	 \$ 7,014.3	 \$ 44,303.0	 \$70,876.0	 \$43,477.7
New Industrial	0.0	860.0	164.0	1,092.0	199.9
New Other	29,303.2	12,112.3	414.5	25,673.5	39,025.6
Com. Alterations/Additions	73,789.4	88,639.9	55,512.0	73,037.0	101,977.7
Total Nonresidential	\$108,644.4	\$108,626.5	\$100,393.5	\$170,678.5	\$184,680.9
 <u>New Dwelling Units</u>					
Single Family	1,090	802	1,209	1,249	1,620
Multiple Family	79	28	111	227	376
TOTAL	1,169	830	1,320	1,476	1,996

Source: Construction Industry Research Board, Building Permit Summary.

Commercial Activity

A summary of historic taxable sales within the City and the County during the past five years in which data is available is shown in the following tables. The total taxable sales during the first three quarters of the calendar year 2014 in the City were reported to be \$3,097,970, a 1.80% increase over the total taxable sales of \$3,043,284 reported during the first three quarters of the calendar year 2013. Annual figures for 2014 and 2015 are not yet available.

**City of Roseville
Taxable Transactions
Calendar Years 2009 through 2013
(Dollars in Thousands)**

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2009	3,400	\$2,708,864	4,441	\$3,104,840
2010	3,640	2,814,546	4,698	3,251,045
2011	3,405	3,024,189	4,476	3,499,616
2012	3,765	3,332,827	4,861	3,772,583
2013	3,757	3,558,765	4,819	4,171,738

Source: California State Board of Equalization, Taxable Sales in California (Sales & Use Tax).

The total taxable sales during the first three quarters of the calendar year 2014 in the County were reported to be \$5,945,101, a 4.70% increase over the total taxable sales of \$5,678,212 reported during the first three quarters of the calendar year 2013. Annual figures for 2014 and 2015 are not yet available.

**Placer County
Taxable Transactions
Calendar Years 2009 through 2013
(Dollars in Thousands)**

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2009	7,819	\$4,453,186	11,135	\$5,796,644
2010	8,110	4,678,785	11,439	6,017,542
2011	7,803	5,112,781	11,120	6,568,195
2012	8,272	5,613,981	11,621	7,065,597
2013	8,487	6,050,198	11,713	7,724,406

Source: California State Board of Equalization, Taxable Sales in California (Sales & Use Tax).

Transportation

The County's transportation network is an integral part of its development. Centrally located in the State, the area is the hub of several major highways. Interstate 80 runs through the County, connecting San Francisco to New York. Highway 65 runs north from I-80 to Lincoln and Marysville. Interstate 5, which is west of the County, runs north to Seattle and south to Los Angeles. In the City, the major highways in the area are Interstate 80 and Interstate 5, and State Highways 65, 50, and 99.

Union Pacific Railroad bought Southern Pacific in 1996 and the J.R. Davis Yard, located in the City, is the largest rail facility on the West Coast. Union Pacific owns and operates track in 23 states, primarily west of the Mississippi River. Amtrak provides passenger service daily to San Francisco and San Jose, and the California Zephyr connects the County to the Midwest and Chicago.

Greyhound operates a station in the City, providing interstate destination services. Greyhound also operates throughout the County, with bus depots or regularly scheduled stops in most of the communities along major highways and roads.

Sacramento International Airport serves the area in and around the City. Served by ten major carriers and several commuter airlines, as well as airfreight carriers, the airport handles passenger flights to over 140 cities with more than 130 scheduled departures per day and 4.3 million passengers annually. Nearby Auburn Municipal Airport serves charter and private aircraft for coastal, state and transcontinental flights. Executive air service is available as well. Auburn Municipal has an elevation of 1,520 feet and an east/west runway 3,100 feet in length.

Several trucking companies serve the County, ranging from interstate lines to local haulers, and transporting a wide variety of goods. United Parcel Service, with a distribution center in Rocklin, offers freight transportation services as well.

APPENDIX C
THE APPRAISAL

APPENDIX D
FORM OF OPINION OF BOND COUNSEL

[Closing Date]

City Council
City of Roseville
311 Vernon Street
Roseville, California 95678

OPINION: \$_____ City of Roseville, The Fountains Community Facilities
District No. 1 (Public Facilities) Special Tax Refunding Bonds, Series 2016

Members of the City Council:

We have acted as bond counsel to the City of Roseville (the "City") in connection with the delivery by the City of the above-referenced bonds (the "Bonds"), issued pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being California Government Code Section 53311, *et seq.* (the "Act"), and pursuant to a Fiscal Agent Agreement dated as of _____ 1, 2016 (the "Fiscal Agent Agreement"), by and between the City, for and on behalf of its The Fountains Community Facilities District No.1 (Public Facilities), and The Bank of New York Mellon Trust Company, N.A., as fiscal agent. We have examined the Act, an executed copy of the Fiscal Agent Agreement and such certified proceedings and other papers as we deem necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations of the City contained in the Fiscal Agent Agreement and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based upon our examination we are of the opinion, under existing law, that:

1. The City is a charter city duly organized and existing under the laws of the State of California, with power to enter into the Fiscal Agent Agreement, to perform the agreements on its part contained therein and to issue the Bonds.
2. The Bonds have been duly authorized, executed and delivered by the City and are legal, valid and binding limited obligations of the City, payable solely from the sources provided therefor in the Fiscal Agent Agreement.
3. The Fiscal Agent Agreement has been duly approved by the City and constitutes a legal, valid and binding obligation of the City enforceable against the City in accordance with its terms.
4. Pursuant to the Act, the Fiscal Agent Agreement establishes a valid lien on and pledge of the Special Tax Revenues (as such term is defined in the Fiscal Agent Agreement) for the security of the Bonds.

5. Interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations; it should be noted, however, that for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes), such interest is taken into account in determining certain income and earnings. The opinion set forth in the preceding sentence is subject to the condition that the City complies with all requirements of the Internal Revenue Code of 1986 that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The City has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. We express no opinion regarding other federal tax consequences arising with respect to the ownership, sale or disposition of the Bonds, or the amount, accrual or receipt of interest on the Bonds.

6. Interest on the Bonds is exempt from personal income taxation imposed by the State of California.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Fiscal Agent Agreement may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and may also be subject to the exercise of judicial discretion in accordance with principles of equity or otherwise in appropriate cases.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur. Our engagement with respect to this matter has terminated as of the date hereof.

Respectfully submitted,

APPENDIX E

FORM OF CONTINUING DISCLOSURE UNDERTAKINGS

(CITY)

\$ _____

CITY OF ROSEVILLE

THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) SPECIAL TAX REFUNDING BONDS, SERIES 2016

This Continuing Disclosure Agreement (this "Disclosure Agreement"), dated as of _____, 2016, is executed and delivered by the City of Roseville (the "City") in connection with the issuance of the bonds captioned above (the "Bonds"). The Bonds are being issued pursuant to a Fiscal Agent Agreement, dated as of _____ 1, 2016 (the "Fiscal Agent Agreement"), by and between the City, for and on behalf of its The Fountains Community Facilities District No. 1 (Public Facilities) (the "District"), and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent"). The City hereby covenants and agrees as follows:

Section 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the City for the benefit of the holders and beneficial owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule (as defined herein).

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Annual Report Date" means the date that is nine months after the end of the City's fiscal year (currently April 1 based on the City's fiscal year end of June 30).

"Dissemination Agent" means Willdan Financial Services, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

"Listed Events" means any of the events listed in Section 5(a) of this Disclosure Agreement.

"MSRB" means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule.

"Official Statement" means the final official statement dated _____, 2016, executed by the City in connection with the issuance of the Bonds.

"Participating Underwriter" means Piper Jaffray & Company, the original underwriter of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as it may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing April 1, 2017, with the report for the 2016-17 fiscal year, provide to the MSRB, in an electronic format as prescribed by the MSRB, an Annual Report that is consistent with the requirements of Section 4 of this Disclosure Agreement. Not later than 15 Business Days prior to the Annual Report Date, the City shall provide the Annual Report to the Dissemination Agent (if other than the City). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the City) has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the City’s fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c). The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) If the City does not provide, or cause the Dissemination Agent to provide, an Annual Report by the Annual Report Date as required in subsection (a) above, the Dissemination Agent shall provide in a timely manner to the MSRB, in an electronic format as prescribed by the MSRB, a notice in substantially the form attached as Exhibit A.

(c) The Dissemination Agent shall:

(1) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and

(2) if the Dissemination Agent is other than the City, file a report with the City and the Participating Underwriter certifying that the Annual Report has been provided pursuant to this Disclosure Agreement, and stating the date it was provided.

Section 4. Content of Annual Reports. The City’s Annual Report shall contain or incorporate by reference the following documents and information:

(a) Audited Financial Statements prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the City’s audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available. This submission should be made with the following caveat:

THE CITY'S ANNUAL FINANCIAL STATEMENT IS PROVIDED SOLELY TO COMPLY WITH THE SECURITIES EXCHANGE COMMISSION STAFF'S INTERPRETATION OF RULE 15C2-12. NO FUNDS OR ASSETS OF THE CITY (OTHER THAN THE PROCEEDS OF THE SPECIAL TAXES LEVIED FOR THE DISTRICT AND SECURING THE BONDS) ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS AND THE CITY IS NOT OBLIGATED TO ADVANCE AVAILABLE FUNDS FROM THE CITY TREASURY TO COVER ANY DELINQUENCIES. INVESTORS SHOULD NOT RELY ON THE FINANCIAL CONDITION OF THE CITY IN EVALUATING WHETHER TO BUY, HOLD OR SELL THE BONDS.

(b) The following additional items, indicating information as of the previous September 30th, with respect to the Bonds:

(1) Principal amount of Bonds outstanding under the Fiscal Agent Agreement.

(2) Balance in Reserve Fund.

(3) Table indicating Special Tax levy, amount collected, delinquent amount and percent delinquent for the most recent year.

(4) Status of foreclosure proceedings and summary of results of foreclosure sales, if available.

(5) Identity of any delinquent taxpayer, and value-to-lien ratios of applicable properties (using assessed values unless more accurate information is available).

(6) Most recently available total assessed value for all parcels in the District.

(c) For so long as there is any owner of property in the District whose properties in the District collectively represent 10% or more of the Special Taxes, the following information regarding the status of development in the District:

(1) Significant amendments to land use entitlements.

(2) Status of any legislative, administrative and judicial challenges to the construction of the development known to the City.

(3) List of landowners (as shown County Assessor's tax roll) and assessor's parcel number(s) of parcels held by owners whose properties collectively represent 10% or more of the Special Taxes for the current (as of the date of the report) fiscal year.

(d) For so long as any owner of property in the District whose properties in the District collectively represent 10% or more of the total Special Tax for the District, the information contained in Section 4 of the Continuing Disclosure Agreement executed by such property owner at the time of issuance of the Bonds.

(e) In addition to any of the information expressly required to be provided under paragraphs (a), (b) and (c) of this Section, the Issuer shall provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB's Internet web site or filed with the Securities and Exchange Commission. The City shall clearly identify each such other document so included by reference.

Section 5. Reporting of Listed Events.

(a) The City shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds:

- (1) Principal and interest payment delinquencies.
- (2) Non-payment related defaults, if material.
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5) Substitution of credit or liquidity providers, or their failure to perform.
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.
- (7) Modifications to rights of security holders, if material.
- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.
- (10) Release, substitution, or sale of property securing repayment of the securities, if material.
- (11) Rating changes.
- (12) Bankruptcy, insolvency, receivership or similar event of the City.
- (13) The consummation of a merger, consolidation, or acquisition involving the City, or the sale of all or substantially all of the assets of the City (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
- (14) Appointment of a successor or additional Fiscal Agent or the change of name of the Fiscal Agent, if material.

(b) Whenever the City obtains knowledge of the occurrence of a Listed Event, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 business days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (9) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds under the Fiscal Agent Agreement.

(c) The City acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), and (a)(14) of this Section 5 contain the qualifier “if material” and that subparagraph (a)(6) also contains the qualifier “material” with respect to certain notices, determinations or other events affecting the tax status of the Bonds. The City shall cause a notice to be filed as set forth in paragraph (b) above with respect to any such event only to the extent that it determines the event’s occurrence is material for purposes of U.S. federal securities law. Whenever the City obtains knowledge of the occurrence of any of these Listed Events, the City will as soon as possible determine if such event would be material under applicable federal securities law. If such event is determined to be material, the City will cause a notice to be filed as set forth in paragraph (b) above.

(d) For purposes of this Disclosure Agreement, any event described in paragraph (a)(12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

Section 6. Identifying Information for Filings with the MSRB. All documents provided to the MSRB under the Disclosure Agreement shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The City’s obligations under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(c).

Section 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent will be Willdan Financial Services.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the City may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver either (1) is approved by holders of the Bonds in the manner provided in the Fiscal Agent Agreement for amendments to the Fiscal Agent Agreement with the consent of holders, or (2) does not, in the opinion of the Fiscal Agent or nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first annual financial information filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative.

A notice of any amendment made pursuant to this Section 9 shall be filed in the same manner as for a Listed Event under Section 5(c).

Section 10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the City shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. Default. In the event of a failure of the City to comply with any provision of this Disclosure Agreement, the Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure

Agreement in the event of any failure of the City to comply with this Disclosure Agreement shall be an action to compel performance.

Section 12. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Fiscal Agent, the Bond owners or any other party. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

The Dissemination Agent shall be paid compensation by the City for its services provided hereunder in accordance with its schedule of fees as amended from time to time, and shall be reimbursed for all reasonable and documented expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder.

Section 13. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the City, the Fiscal Agent, the Dissemination Agent, the Participating Underwriter and holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 14. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Continuing Disclosure Agreement as of the date first above written.

CITY OF ROSEVILLE for and on behalf of
the CITY OF ROSEVILLE THE
FOUNTAINS COMMUNITY FACILITIES
DISTRICT NO. 1 (PUBLIC FACILITIES)

By: _____
Name: _____
Title: _____

AGREED AND ACCEPTED:
Willdan Financial Services,
as Dissemination Agent

By: _____
Name: _____
Title: _____

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: City of Roseville

Name of Bond Issue: City of Roseville The Fountains Community Facilities District No. 1
(Public Facilities), Special Tax Refunding Bonds, Series 2016

Date of Issuance: _____, 2016

NOTICE IS HEREBY GIVEN that the City has not provided an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Agreement dated _____, 2016 executed by the City and countersigned by Willdan Financial Services, as dissemination agent. The City anticipates that the Annual Report will be filed by _____.

Dated: _____

DISSEMINATION AGENT:

FORM OF CONTINUING DISCLOSURE UNDERTAKINGS

(THE OWNER)

\$ _____

CITY OF ROSEVILLE

THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) SPECIAL TAX REFUNDING BONDS, SERIES 2016

This Continuing Disclosure Agreement (this "Disclosure Agreement"), dated as of _____, 2016, is executed and delivered by The Roseville Fountains, L.P. (the "Owner") in connection with the issuance by the City of Roseville (the "City") of the bonds captioned above (the "Bonds"). The Bonds are being issued pursuant to a Fiscal Agent Agreement, dated as of _____ 1, 2016 (the "Fiscal Agent Agreement"), by and between the City, for and on behalf of its The Fountains Community Facilities District No. 1 (Public Facilities) (the "District"), and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent").

The Owner hereby covenants and agrees as follows:

Section 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Owner for the benefit of the holders and beneficial owners of the Bonds.

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"*Annual Report*" means any Annual Report provided by the Owner pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"*Dissemination Agent*" means Willdan Financial Services, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

"*Listed Events*" means any of the events listed in Section 5(a) of this Disclosure Agreement.

"*MSRB*" means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule.

"*Official Statement*" means the final official statement dated _____, 2016, executed by the City in connection with the issuance of the Bonds.

"*Participating Underwriter*" shall Piper Jaffray & Co., as the original underwriters of the Bonds.

Section 3. Provision of Annual Reports.

(a) The Owner shall, not later than January 15 of each year (reflecting reported information as of December 31st of the prior year) (the "Annual Report Date") beginning with the report due January 15, 2017 and continuing while this agreement is in effect, provide to the Dissemination Agent an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Agreement with a copy to the City. The Owner shall provide a written certification with each Annual Report furnished to the Dissemination Agent and the Issuer to the effect that the Annual Report is being provided pursuant to this Disclosure Agreement. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement. If the Owner's fiscal year changes, it shall give notice of such change in the manner set forth under Section 5(c).

(b) If by fifteen (15) Business Days prior to the Annual Report Date, the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the Owner to determine if the Owner is in compliance with subsection (a).

(c) If the Owner is unable to provide to the Dissemination Agent an Annual Report by the date required in subsection (a), the Owner shall send a notice to the Dissemination Agent substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(1) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and

(2) if the Dissemination Agent is other than the City, file a report with the City and the Participating Underwriter certifying that the Annual Report has been provided pursuant to this Disclosure Agreement, and stating the date it was provided.

Section 4. Content of Annual Reports. The Owner's Annual Report shall contain or incorporate by reference the following:

(a) A summary of property within the District sold by the Owner since the date of the Official Statement or the prior Annual Report, as applicable.

(b) A description of any change in the legal structure of the Owner which is material to Bond investors.

(c) Any default in any construction loans or any permanent financing received by the Owner with respect to its property in the District.

(d) Any failure by the Owner to pay prior to delinquency general property taxes, assessments or special taxes with respect to its property in the District.

(e) In addition to any of the information expressly required to be provided under paragraphs (a) – (d) of this Section, the Owner shall provide such further information, if any, as

may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Owner, which are available to the public on the MSRB's Internet web site or filed with the Securities and Exchange Commission. The Owner shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the Owner shall give, to the Dissemination Agent, notice of the occurrence of any of the following events with respect to the Bonds, if material:

- (i) The discovery of toxic material or hazardous waste which will require remediation on any property owned by the Owner subject to the Special Tax.
- (ii) Initiation of bankruptcy proceedings (whether voluntary or involuntary) by the Owner or any related entity.

(b) Whenever the Owner obtains knowledge of the occurrence of an event described in section (a), the Owner shall as soon as possible determine if such event would be material to Bond investors under applicable federal securities laws.

(c) If the Owner determines that knowledge of the occurrence of such event would be material under applicable federal securities laws, the Owner shall promptly provide a notice of such occurrence to the Dissemination Agent, with a copy to the City.

Section 6. Identifying Information for Filings with the MSRB. All documents provided to the MSRB under the Disclosure Agreement shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The obligations of the Owner and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. In addition the Owner shall have no obligations hereunder if the Special Tax of the District on all property within the District owned by the Owner and affiliates or partners thereof is less than twenty percent (20%) of the total Special Tax for the entire District. If such termination occurs prior to the final maturity of the Bonds, the Owner shall give notice of such termination in the manner set forth under Section 5. [Note: Consider requiring assumption agreement be entered into by new owner.]

Section 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent will be Willdan Financial Services.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the Owner may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted; and

(b) the proposed amendment or waiver either (1) is approved by holders of the Bonds in the manner provided in the Fiscal Agent Agreement for amendments to the Fiscal Agent Agreement with the consent of holders, or (2) does not, in the opinion of the Fiscal Agent or nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Owner shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type of information being presented by the Owner. A notice of the change in the accounting principles shall be filed in the same manner as for a Listed Event under Section 5.

Section 10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Owner from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of an event under Section 5, in addition to that which is required by this Disclosure Agreement. If the Owner chooses to include any information in any Annual Report or notice of occurrence of an event under Section 5 in addition to that which is specifically required by this Disclosure Agreement, the Owner shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of an event under Section 5.

Section 11. Default. In the event of a failure of the Owner to comply with any provision of this Disclosure Agreement, any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Owner to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure Agreement in the event of any failure of the Owner to comply with this Disclosure Agreement shall be an action to compel performance.

Section 12. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and the Owner agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it hereunder and shall not be deemed to be acting in any fiduciary capacity for the Owner, the Fiscal Agent, the Bond owners or any other party. The obligations of Owner City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 13. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Owner, the Fiscal Agent, the Dissemination Agent, the Participating Underwriter and holders

and beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 14. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

Section 15. Subsequent Owners. The Owner will require, as a condition of sale of any property which the Owner sells within the Project resulting in a new owner who, together with affiliates or partners thereof, owns at least twenty percent (20%) of the total assessments for the entire District, that such purchaser execute an agreement substantially in the form of this Disclosure Agreement, unless this Disclosure Agreement, as it may be amended from time to time, by its own terms would not require the purchaser to provide any disclosure.

Section 16. Notices. Any notices or communications to or among any of the parties to this Disclosure Agreement may be given as follows:

To the Owner:	The Roseville Fountains, L.P. 540 Fulton Avenue Sacramento, CA 95825 Attn: Chief Financial Officer
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To the Dissemination Agent:	Willdan Financial Services
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To the Issuer/City:	City of Roseville 311 Vernon Street Roseville, CA 95678 Attn: CFD Administrator
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Any person may, by written notice to the other persons listed above, designate a different address or telephone number(s) to which subsequent notices or communications should be sent.

IN WITNESS WHEREOF, the parties hereto have executed this Continuing Disclosure Agreement as of the date first above written.

The Fountains, L.P., a California limited partnership

By: Folsom Central, LLC, a California limited liability company, its general partner

By: _____
Its: _____

AGREED AND ACCEPTED:
Willdan Financial Services,
as Dissemination Agent

By: _____
Name: _____
Title: _____

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: City of Roseville

Name of Bond Issue: City of Roseville The Fountains Community Facilities District No. 1
(Public Facilities), Special Tax Refunding Bonds, Series 2016

Date of Issuance: _____, 2016

NOTICE IS HEREBY GIVEN that _____ (the "Owner") has not provided an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Agreement dated _____, 2016 executed by the Owner and countersigned by Willdan Financial Services, as dissemination agent. The Owner anticipates that the Annual Report will be filed by _____.

Dated: _____

DISSEMINATION AGENT:

CC: Owner; City of Roseville

APPENDIX F

DTC AND THE BOOK-ENTRY ONLY SYSTEM

The following description of the Depository Trust Company (“DTC”), the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal, interest and other payments on the Bonds (herein, the “Securities”) to DTC Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in the Securities and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and neither the DTC Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be.

Neither the issuer of the Securities (the “Issuer”) nor the fiscal agent appointed with respect to the Securities (the “Agent”) takes any responsibility for the information contained in this Appendix.

No assurances can be given that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Securities, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Securities, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Securities, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current “Rules” applicable to DTC are on file with the Securities and Exchange Commission and the current “Procedures” of DTC to be followed in dealing with DTC Participants are on file with DTC.

1. The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

2. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is

a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com. *The information contained on this Internet site is not incorporated herein by reference.*

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

10. Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

11. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

APPENDIX G

SUMMARY OF CERTAIN PROVISIONS OF THE FISCAL AGENT AGREEMENT

FISCAL AGENT AGREEMENT

by and between

CITY OF ROSEVILLE

and

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,
as Fiscal Agent**

Dated as of _____, 2016

**\$ _____
CITY OF ROSEVILLE
THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX REFUNDING BONDS
SERIES 2016**

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FISCAL AGENT AGREEMENT

THIS FISCAL AGENT AGREEMENT (this "Agreement") is made and entered into as of _____ 1, 2016, by and between the City of Roseville, a municipal corporation and charter city organized and existing under and by virtue of the Constitution and laws of the State of California (the "City"), for and on behalf of the City's The Fountains Community Facilities District No. 1 (Public Facilities) (the "CFD"), and The Bank of New York Mellon Trust Company, N.A., a national banking association organized and existing under the laws of the United States of America, as fiscal agent (the "Fiscal Agent").

R E C I T A L S :

WHEREAS, the City Council of the City formed the CFD under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California (the "Act"); and

WHEREAS, under the provisions of the Act, on behalf of the CFD, the City issued its City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2008, dated February 21, 2008 (the "Prior Bonds") to finance the costs of facilities constructed and acquired for the CFD (the "Project"); and

WHEREAS, the City wishes to refinance the Prior Bonds to take advantage of current interest rates; and

WHEREAS, the Prior Bonds maturing on or before September 1, 2018 are not subject to optional redemption prior to their maturity and the Prior Bonds maturing on or after September 1, 2019 are subject to optional redemption on September 1, 2018, in whole or in part, at a redemption price equal to 100% of the principal amount of the Prior Bonds to be redeemed on such date, plus accrued interest to the date fixed for redemption; and

WHEREAS, on _____, 2016, for the primary purpose of refinancing the Prior Bonds, the City Council adopted Resolution No. ____-____ (the "Resolution") authorizing the issuance and sale of the City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Series 2016 (the "Bonds"), by the City for and on behalf of the CFD pursuant to the Act and this Agreement, which special tax refunding bonds shall be issued in a single series; and

WHEREAS, the City has determined that it is in the public interest and for the benefit of the City, the persons responsible for the payment of special taxes and the owners of the Bonds that the City enter into this Agreement to provide for the issuance of the Bonds, the disbursement of proceeds of the Bonds, the disposition of the special taxes securing the bonds, and the administration and payment of the Bonds; and

WHEREAS, the City has determined that all things necessary to cause the Bonds, when authenticated by the Fiscal Agent and issued as provided in the Act, the Resolution and this Agreement, to be legal, valid and binding and limited obligations in accordance with their terms, and all things necessary to cause the creation, authorization, execution and delivery of this Agreement and the creation, authorization, execution and issuance of the Bonds, subject to the terms hereof, have in all respects been duly authorized;

NOW, THEREFORE, in order to establish the terms and conditions upon and subject to which the Bonds are to be issued, and in consideration of the premises and of the mutual covenants contained herein and of the purchase and acceptance of the Bonds by the Owners thereof, and for other valuable consideration, the receipt of which is hereby acknowledged, the City does hereby covenant and agree, for the benefit of the Owners of the Bonds as follows:

ARTICLE I

AUTHORITY AND DEFINITIONS STATUTORY AUTHORITY AND DEFINITIONS

Section 1.01. Authority for this Agreement. This Agreement is entered into pursuant to the provisions of the Act and the Resolution.

Section 1.02. Agreement for Benefit of Bondowners. The provisions, covenants and agreements herein set forth to be performed by or on behalf of the City shall be for the equal benefit, protection and security of the Owners. All of the Bonds, without regard to the time or times of their issuance or maturity, shall be of equal rank without preference, priority or distinction of any of the Bonds over any other thereof, except as expressly provided in or permitted by this Agreement. The Fiscal Agent may become the Owner of any of the Bonds in its own or any other capacity with the same rights it would have if it were not Fiscal Agent.

Section 1.03. Definitions. Unless the context otherwise requires, the terms defined in this Section 1.03 shall, for all purposes of this Agreement, of any Supplemental Agreement, and of any certificate, opinion or other document herein mentioned, have the meanings herein specified. All references herein to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Agreement, and the words "herein," "hereof," "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Article, Section or subdivision hereof.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Sections 53311 *et seq.* of the California Government Code.

"*Administrative Expenses*" means any or all of the following: the fees and expenses of the Fiscal Agent (including any fees or expenses of its counsel), the expenses of the City in carrying out its duties hereunder (including, but not limited to, the levying and collection of the Special Taxes, and the foreclosure of the liens of delinquent Special Taxes) including the fees and expenses of its counsel, an allocable share of the salaries of City staff directly related thereto and a proportionate amount of City general administrative overhead related thereto, any amounts paid by the City from its general funds pursuant to Section 6.02, and all other costs and expenses of the City or the Fiscal Agent incurred in connection with the issuance and administration of the Bonds and/or the discharge of their respective duties hereunder (including, but not limited to, the calculation of the levy of the Special Taxes, foreclosures with respect to delinquent taxes, and the calculation of amounts subject to rebate to the United States) and, in the case of the City, in any way related to the administration of the CFD. Administrative Expenses shall include any such expenses incurred in prior years but not yet paid.

"*Agreement*" means this Fiscal Agent Agreement, as it may be amended or supplemented from time to time by any Supplemental Agreement.

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled, and (ii) the principal amount of the Outstanding Bonds due in such Bond Year.

"Authorized Officer" means, with respect to the City, its City Manager, Treasurer/Chief Financial Officer, Finance Director or City Clerk, or any other Person authorized by the City to perform an act or sign a document on behalf of the City for purposes of this Fiscal Agent Agreement.

"Bonds" means the City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Series 2016.

"Bond Counsel" means any attorney or firm of attorneys acceptable to the City and nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Fund" means the fund by that name established pursuant to Section 4.02(A) hereof.

"Bond Year" means each twelve-month period beginning on September 2 in any year and extending to the next succeeding September 1, both dates inclusive; except that the first Bond Year shall begin on the Closing Date and end on September 1, 2016.

"Business Day" means any day other than (i) a Saturday or a Sunday or (ii) a day on which banking institutions in the state in which the Principal Office of the Fiscal Agent is located are authorized or obligated by law or executive order to be closed.

"CDIAC" means the California Debt and Investment Advisory Commission of the office of the State Treasurer of the State of California or any successor agency or bureau thereto.

"CFD" means the City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) formed pursuant to the Resolution of Formation.

"City" means the City of Roseville, California, and any successor thereto.

"Closing Date" means _____, 2016, the date upon which there is a physical delivery of the Bonds in exchange for the amount representing the purchase price of the Bonds by the Original Purchaser.

"Code" means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Bonds, together with applicable temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

"Continuing Disclosure Agreement" means the Continuing Disclosure Agreement, dated the Closing Date, by and among the City and _____, in its capacity as initial Dissemination Agent, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Costs of Issuance Fund" means the fund by that name established pursuant to Section 3.04(A) hereof.

"Cost of Issuance" means items of expense payable or reimbursable directly or indirectly by the City and related to the authorization, sale and issuance of the Bonds, which items of expense shall include, but not be limited to, printing costs, costs of reproducing and binding documents, closing costs, filing and recording fees, initial fees, expenses and charges of the Fiscal Agent, including its first annual administration fee, expenses and fees of counsel to the Fiscal Agent, expenses incurred by the City in connection with the issuance of the Bonds, financial advisor fees, Bond (underwriter's) discount or underwriting fee, legal fees and charges, including bond counsel fees, appraisal fees, charges for execution, transportation and safekeeping of the Bonds and other costs, charges and fees in connection with the foregoing.

"Debt Service" means the scheduled amount of interest and amortization of principal payable on the Bonds during the period of computation, excluding amounts scheduled during such period which relate to principal which has been retired before the beginning of such period.

"Depository" means (a) initially, DTC, and (b) any other securities depository acting as Depository pursuant to Section 2.12.

"DTC" means the Depository Trust Company, New York, New York, and its successors and assigns.

"Escrow Agent" means The Bank of New York Mellon Trust Company, N.A., as escrow agent.

"Escrow Agreement" means the Escrow Agreement, dated the Closing Date, by and between the City and Escrow Agent.

"Facilities" means the facilities authorized to be financed for the CFD pursuant to the Resolution of Formation.

"Fair Market Value" means, with respect to any investment, the price at which a willing buyer would purchase such investment from a willing seller in a bona fide, arm's length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of Section 1273 of the Code) and, otherwise, the term "Fair Market Value" means the acquisition price in a bona fide arm's length transaction (as described above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Code, (iii) the investment is a United States Treasury Security - State and Local Government Series that is acquired in accordance with applicable regulations of the United States Bureau of Public Debt, or (iv) any commingled investment fund in which the City and related parties do not own more than a ten percent (10%) beneficial interest therein if the return paid by the fund is without regard to the source of the investment.

"Federal Securities" means any of the following which are non-callable and which at the time of investment are legal investments under the laws of the State of California for funds held

by the Fiscal Agent (the Fiscal Agent entitled to rely upon investment direction from the City as a certification that such investment constitutes a legal investment):

(i) Direct general obligations of the United States of America (including obligations issued or held in book-entry form on the books of the United States Department of the Treasury) and obligations, the payment of principal of and interest on which are directly or indirectly guaranteed by the United States of America, including, without limitation, such of the foregoing which are commonly referred to as "stripped" obligations and coupons; or

(ii) Any of the following obligations of the following agencies of the United States of America: (a) direct obligations of the Export-Import Bank, (b) certificates of beneficial ownership issued by the Farmers Home Administration, (c) participation certificates issued by the General Services Administration, (d) mortgage-backed bonds or pass-through obligations issued and guaranteed by the Government National Mortgage Association, (e) project notes issued by the United States Department of Housing and Urban Development, and (f) public housing notes and bonds guaranteed by the United States of America.

"Fiscal Agent" means the Fiscal Agent appointed by the City and acting as an independent fiscal agent with the duties and powers herein provided, its successors and assigns, and any other corporation or association which may at any time be substituted in its place, as provided in Section 7.01.

"Fiscal Year" means the twelve-month period extending from July 1 in a calendar year to June 30 of the succeeding year, both dates inclusive.

"Interest Payment Dates" means March 1 and September 1 of each year, commencing March 1, 2017.

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds.

"Officer's Certificate" means a written certificate of the City signed by an Authorized Officer of the City.

"Ordinance" means any ordinance of the City levying the Special Taxes.

"Original Purchaser" means Piper Jaffray & Co., the first purchaser of the Bonds from the City.

"Outstanding," when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 8.04) all Bonds except (i) Bonds theretofore canceled by the Fiscal Agent or surrendered to the Fiscal Agent for cancellation; (ii) Bonds paid or deemed to have been paid within the meaning of Section 9.03; and (iii) Bonds in lieu of or in substitution for which other Bonds shall have been authorized, executed, issued and delivered by the City pursuant to the Agreement or any Supplemental Agreement.

"Owner" or "Bondowner" means any person who shall be the registered owner of any Outstanding Bond.

"Participating Underwriter" shall have the meaning ascribed thereto in the Continuing Disclosure Agreement.

"Permitted Investments" means any of the following, to the extent that they are lawful investments for City funds at the time of investment, and are acquired at Fair Market Value (the Fiscal Agent entitled to rely upon investment direction from the City as a certification that such investment constitutes a Permitted Investment):

- (i) Federal Securities;
- (ii) any of following obligations of federal agencies not guaranteed by the United States of America: (a) debentures issued by the Federal Housing Administration; (b) participation certificates or senior debt obligations of the Federal Home Loan Mortgage Corporation or Farm Credit Banks (consisting of Federal Land Banks, Federal Intermediate Credit Banks or Banks for Cooperatives); (c) bonds or debentures of the Federal Home Loan Bank Board established under the Federal Home Loan Bank Act, bonds of any federal home loan bank established under said act and stocks, bonds, debentures, participations and other obligations of or issued by the Federal National Mortgage Association, the Student Loan Marketing Association, the Government National Mortgage Association and the Federal Home Loan Mortgage Corporation; and (d) bonds, notes or other obligations issued or assumed by the International Bank for Reconstruction and Development;
- (iii) interest-bearing demand or time deposits (including certificates of deposit) in federal or State of California chartered banks (including the Fiscal Agent and its affiliates), provided that (a) in the case of a savings and loan association, such demand or time deposits shall be fully insured by the Federal Deposit Insurance Corporation, or the unsecured obligations of such savings and loan association shall be rated in one of the top two rating categories by a nationally recognized rating service, and (b) in the case of a bank, such demand or time deposits shall be fully insured by the Federal Deposit Insurance Corporation, or the unsecured obligations of such bank (or the unsecured obligations of the parent bank holding company of which such bank is the lead bank) shall be rated in one of the top two rating categories by a nationally recognized rating service;
- (iv) repurchase agreements with a registered broker/dealer subject to the Securities Investors Protection Corporation Liquidation in the event of insolvency, or any commercial bank provided that: (a) the unsecured obligations of such bank shall be rated in one of the top two rating categories by a nationally recognized rating service, or such bank shall be the lead bank of a banking holding company whose unsecured obligations are rated in one of the top two rating categories by a nationally recognized rating service; (b) the most recent reported combined capital, surplus and undivided profits of such bank shall be not less than \$100 million; (c) the repurchase obligation under any such repurchase obligation shall be required to be performed in not more than thirty (30) days; (d) the entity holding such securities as described in clause (c) shall have a pledged first security interest therein for the benefit of the Fiscal Agent under the California Commercial Code or pursuant to the book-entry procedures described by 31 C.F.R. 306.1 *et seq.* or 31 C.F.R. 350.0 *et seq.* and are rated in one of the top two rating categories by a nationally recognized rating service;

(v) bankers acceptances endorsed and guaranteed by banks described in clause (iv) above;

(vi) obligations, the interest on which is exempt from federal income taxation under Section 103 of the Code and which are rated in the one of the top two rating categories by a nationally recognized rating service;

(vii) money market funds which invest solely in Federal Securities or in obligations described in the preceding clause (ii) of this definition, or money market funds which are rated in the highest rating category by Standard & Poor's Ratings Services or Moody's Investor Service, including such funds for which the Fiscal Agent, its affiliates or subsidiaries provide investment advisory or other management services or for which the Fiscal Agent or an affiliate of the Fiscal Agent serves as investment administrator, shareholder servicing agent, and/or custodian or subcustodian, notwithstanding that (a) the Fiscal Agent or an affiliate of the Fiscal Agent receives fees from funds for services rendered, (b) the Fiscal Agent collects fees for services rendered pursuant to this Agreement, which fees are separate from the fees received from such funds, and (c) services performed for such funds and pursuant to this Agreement may at times duplicate those provided to such funds by the Fiscal Agent or an affiliate of the Fiscal Agent;

(viii) units of a taxable government money market portfolio comprised solely of obligations listed in (i) and (iv) above, including such funds for which the Fiscal Agent, its affiliates or subsidiaries provide investment advisory or other management services or for which the Fiscal Agent or an affiliate of the Fiscal Agent serves as investment administrator, shareholder servicing agent, and/or custodian or subcustodian, notwithstanding that (a) the Fiscal Agent or an affiliate of the Fiscal Agent receives fees from funds for services rendered, (b) the Fiscal Agent collects fees for services rendered pursuant to this Agreement, which fees are separate from the fees received from such funds, and (c) services performed for such funds and pursuant to this Agreement may at times duplicate those provided to such funds by the Fiscal Agent or an affiliate of the Fiscal Agent;

(ix) any investment which is a legal investment for proceeds of the Bonds at the time of the execution of such agreement, and which investment is made pursuant to an agreement between the City or the Fiscal Agent or any successor Fiscal Agent and a financial institution or governmental body whose long term debt obligations are rated in one of the top two rating categories by a nationally recognized rating service;

(x) commercial paper which at the time of purchase is of "prime" quality of the highest ranking or of the highest letter and numerical rating as provided for by Moody's Investors Service, or Standard and Poor's Corporation, of issuing corporations that are organized and operating within the United States and having total assets in excess of five hundred million dollars (\$500,000,000) and having an "AA" or higher rating for the issuer's debentures, other than commercial paper, as provided for by Moody's Investors Service or Standard and Poor's Corporation, and provided that purchases of eligible commercial paper may not exceed 180 days maturity nor represent more than 10 percent of the outstanding paper of an issuing corporation;

(xi) any general obligation of a bank or insurance company whose long term debt obligations are rated in one of the two highest rating categories of a national rating service;

(xii) shares in a common law trust established pursuant to Title 1, Division 7, Charter 5 of the Government Code of the State which invests exclusively in investments permitted by Section 53635 of Title 5, Division 2, Chapter 4 of the Government Code of the State, as it may be amended;

(xiii) shares in the California Asset Management Program;

(xiv) the Local Agency Investment Fund established pursuant to Section 16429.1 of the Government Code of the State of California, *provided, however*, that the Fiscal Agent shall be permitted to make investments and withdrawals in its own name and the Fiscal Agent may restrict investments in the such fund if necessary to keep moneys available for the purposes of this Fiscal Agent Agreement; or

(xv) any other lawful investment for City funds.

"Prepayment Account" means the account within the Bond Fund by that name established pursuant to Section 4.02(A) hereof.

"Principal Office" means the corporate trust office of the Fiscal Agent set forth in Section 9.06, or such other or additional offices as may be designated by the Fiscal Agent.

"Prior Bonds" means the \$11,200,000 original principal amount of bond designated, City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2008.

"Prior Bonds Fiscal Agent" means The Bank of New York Mellon Trust Company, N.A., as fiscal agent with respect to the Prior Bonds under the Prior Bonds Fiscal Agent Agreement.

"Prior Bonds Fiscal Agent Agreement" means the Fiscal Agent Agreement, dated as of February 1, 2008, between the City, for and on behalf of the CFD, and the Prior Bonds Fiscal Agent.

"Qualified Reserve Fund Credit Instrument" means an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company and deposited with the Fiscal Agent pursuant to Section 4.03, provided that all of the following requirements are met: (i) the long-term credit rating of such bank or insurance company is rated at the time of issuance in a "AA" Rating Category or higher by either Rating Agency; (ii) such letter of credit or surety bond has a term of at least twelve (12) months; (iii) such letter of credit or surety bond has a stated amount at least equal to the portion of the Reserve Requirement with respect to which funds are proposed to be released pursuant to Section 4.03; and (iv) the Fiscal Agent is authorized pursuant to the terms of such letter of credit or surety bond to draw thereunder an amount equal to any deficiencies which may exist from time to time in the Bond Fund for the purpose of making payments required pursuant to Section 4.03 or the amount to be restored to the Reserve Fund if not timely renewed or extended.

"Rating Agencies" means, as of any date, (i) Moody's, if Moody's then maintains a rating on the Bonds, and (ii) S&P, if S&P then maintains a rating on the Bonds; *"Rating Agency"* means either of the Rating Agencies.

"Rating Category" means any generic rating category of a Rating Agency, without regard to any refinement of such category by plus or minus sign or by numerical or other qualifying designation.

"Record Date" means the fifteenth (15th) day of the month next preceding the month of the applicable Interest Payment Date whether or not such day is a Business Day.

"Regulations" means temporary and permanent regulations promulgated under the Code.

"Reserve Fund" means the fund by that name established pursuant to Section 4.03(A) hereof.

"Reserve Requirement" means an amount equal to the lesser of (i) Maximum Annual Debt Service on the Outstanding Bonds, (ii) 125% of average Annual Debt Service, or (iii) ten percent (10%) of the original principal amount of the Bonds.

"Resolution" means Resolution No. __-2016 adopted by the City Council of the City on _____, 2016 which resolution, among other matters, authorized the issuance of the Bonds.

"Resolution of Formation" means Resolution No. 07-550, adopted by the City Council of the City on October 17, 2007, establishing the CFD for the purpose of providing for the financing of certain public facilities in and for such CFD.

"Series" means a series of bonds issued under this Fiscal Agent Agreement.

"Special Tax Fund" means the fund by that name established by Section 3.03(A) hereof.

"Special Tax Revenues" means the proceeds of the Special Taxes received by the City, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes, net of the administration charge of the County (currently 1% of the annual tax levy).

"Special Taxes" means the special taxes levied within the CFD pursuant to the Act, the Ordinance and this Agreement.

"Supplemental Agreement" means an agreement the execution of which is authorized by a resolution which has been duly adopted by the City under the Act and which agreement is amendatory of or supplemental to this Agreement, but only if and to the extent that such agreement is specifically authorized hereunder.

"Treasurer" means the duly acting Treasurer of the City or if the City has no Treasurer, the Chief Financial Officer, the Finance Director or other officer of the City serving a similar role.

ARTICLE II

THE BONDS

Section 2.01. Principal Amount; Designation. Under and pursuant to the Act, the Bonds in the aggregate principal amount of _____ Dollars (\$_____) shall be issued for the purpose of (a) refunding and defeasing the Prior Bonds, (b) funding the initial Reserve Requirement, and (c) funding the Costs of Issuance.

Section 2.02. Terms of Bonds.

(A) Form; Denominations. The Bonds shall be issued as fully registered Bonds without coupons in the denomination of \$5,000 or any integral multiple of \$5,000 in excess thereof. Bonds shall be lettered and numbered in a customary manner as determined by the Fiscal Agent.

(B) Date of Bonds. The Bonds shall be dated the Closing Date.

(C) CUSIP Identification Numbers. "CUSIP" identification numbers may be imprinted on the Bonds, but such numbers shall not constitute a part of the contract evidenced by the Bonds and any error or omission with respect thereto shall not constitute cause for refusal of any purchaser to accept delivery of and pay for the Bonds. In addition, failure on the part of the City or the Fiscal Agent to use such CUSIP numbers in any notice to Owners shall not constitute an event of default or any violation of the City's contract with such Owners and shall not impair the effectiveness of any such notice.

(D) Maturities. The Bonds shall be issued as serial bonds and term bonds and shall mature and become payable as follows:

<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2017			2028		
2018			2029		
2019			2030		
2020			2031		
2021			2032		
2022			2033		
2023			2034		
2024			2035		
2025			2036		
2026			2037		
2027			2038		

The amounts in the foregoing tables shall be reduced pro rata, in order to maintain substantially level debt service, as a result of any prior partial optional redemption or mandatory redemption of the Bonds.

(E) Interest. The Bonds shall bear interest at the rates set forth above payable on the Interest Payment Dates in each year. Interest shall be calculated on the basis of a

360-day year composed of twelve 30-day months. Each Bond shall bear interest from the Interest Payment Date next preceding the date of authentication thereof unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it shall bear interest from the Closing Date; provided, however, that if at the time of authentication of a Bond, interest is in default thereon, such Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon.

(F) Method of Payment. Interest on the Bonds (including the final interest payment upon maturity or earlier redemption) is payable by check of the Fiscal Agent mailed on the Interest Payment Dates by first class mail to the registered Owner thereof at such registered Owner's address as it appears on the registration books maintained by the Fiscal Agent at the close of business on the Record Date preceding the Interest Payment Date, or by wire transfer made on such Interest Payment Date upon written instructions received by the Fiscal Agent on or before the Record Date preceding the Interest Payment Date of any Owner of \$1,000,000 or more in aggregate principal amount of Bonds; provided that so long as any Bonds are in book-entry form, payments with respect to such Bonds shall be made by wire transfer or such other method acceptable to the Fiscal Agent. The principal of the Bonds and any premium on the Bonds are payable in lawful money of the United States of America upon surrender of the Bonds at the Principal Office of the Fiscal Agent. All Bonds paid by the Fiscal Agent pursuant to this Section shall be cancelled by the Fiscal Agent. The Fiscal Agent shall destroy the cancelled Bonds and issue a certificate of destruction thereof to the City.

Section 2.03. Redemption.

(A) Redemption Dates.

(i) Optional Redemption. The Bonds maturing on or before September 1, ____ are not subject to redemption prior to maturity. The Bonds maturing on and after September 1, ____ are subject to optional redemption from any source of available funds prior to maturity, in whole, or in part among series and maturities as will be specified by the City and by lot within a maturity, on September 1, ____ and on any date thereafter, at a redemption price equal to [[100% of the principal amount of the Bonds to be redeemed, without premium, plus accrued interest thereon to the date of redemption]].

(ii) Mandatory Redemption From Prepayments. The Bonds are subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among series and maturities as will be specified by the City and by lot within a maturity, on March 1, 2017 and on any Interest Payment Date thereafter, at the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Date</u>	<u>Redemption Price</u>
September 1, 20__ through March 1, 20__	103%
September 1, 20__ and March 1, 20__	102%
September 1, 20__ and March 1, 20__	101%
September 1, 20__ and thereafter	100%

(iii) Mandatory Sinking-Fund Redemption. The Bonds maturing on September 1, (collectively, the “Term Bonds”) are subject to mandatory sinking payment redemption in part on September 1, _____, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of their principal amount to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

\$ _____ % Term Bonds
Due September 1, 20____

Mandatory Redemption Date (September 1)	Sinking Fund Payment

(maturity)

\$ _____ % Term Bonds
Due September 1, 20____

Mandatory Redemption Date (September 1)	Sinking Fund Payment

(maturity)

The amounts in the foregoing tables will be reduced pro rata, in order to maintain substantially level debt service, as a result of any prior partial optional redemption or special mandatory redemption from Prepayments of the Term Bonds.

The proceeds of any such Prepayment shall be deposited in the Prepayment Account of the Bond Fund and applied by the Fiscal Agent to pay the redemption price of the Bonds.

The City shall give the Fiscal Agent an Officer's Certificate containing notice of its intention to redeem Bonds pursuant to subsections (A)(i) and (A)(ii) not less than sixty (60) days prior to the applicable redemption date and shall provide the Fiscal Agent with a revised sinking fund schedule.

In lieu of redemption, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may Bonds be purchased at a price in excess of their principal amount, plus interest accrued to the date of purchase.

(B) Redemption Procedure by Fiscal Agent. The Fiscal Agent shall cause notice of any redemption to be mailed by first class mail, postage prepaid, or by customary electronic means, at least thirty (30) days but not more than sixty (60) days prior to the date fixed for

redemption to the respective registered Owners of any Bonds designated for redemption, at their addresses appearing on the Bond registration books in the Principal Office of the Fiscal Agent; but such mailing shall not be a condition precedent to such redemption and failure to mail or to receive any such notice, or any defect therein, shall not affect the validity of the proceedings for the redemption of such Bonds.

Such notice shall state the redemption date and the redemption price and, if less than all of the then Outstanding Bonds are to be called for redemption, shall designate the CUSIP numbers and Bond numbers of the Bonds to be redeemed by giving the individual CUSIP number and Bond number of each Bond to be redeemed or shall state that all Bonds between two stated Bond numbers, both inclusive, are to be redeemed or that all of the Bonds of one or more maturities have been called for redemption, shall state as to any Bond called in part the principal amount thereof to be redeemed, and shall require that such Bonds be then surrendered at the Principal Office of the Fiscal Agent for redemption at the said redemption price, and shall state that further interest on such Bonds will not accrue from and after the redemption date. Any notice of redemption may indicate that such redemption will be conditional upon the Fiscal Agent having sufficient moneys available on the date specified to cause the redemption to occur as provided in the notice.

Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, of the Bonds being redeemed with the proceeds of such check or other transfer.

Whenever provision is made in this Agreement for the redemption of less than all of the Bonds of any maturity, the Fiscal Agent shall select the Bonds to be redeemed, from all Bonds or such given portion thereof of such maturity by lot in any manner which the Fiscal Agent in its sole discretion shall deem appropriate.

Upon surrender of Bonds redeemed in part only, the City shall execute and the Fiscal Agent shall authenticate and deliver to the registered Owner, at the expense of the City, a new Bond or Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Bond or Bonds.

The City shall have the right to rescind any notice of prepayment delivered by the Fiscal Agent prior to the date fixed for prepayment.

(C) Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the Bonds so called for redemption shall have been deposited in the Bond Fund, such Bonds so called shall cease to be entitled to any benefit under this Agreement other than the right to receive payment of the redemption price, and no interest shall accrue thereon on or after the redemption date specified in such notice.

All Bonds redeemed and purchased by the Fiscal Agent pursuant to this Section shall be canceled by the Fiscal Agent. The Fiscal Agent shall destroy the cancelled Bonds and issue a certificate of destruction thereof to the City.

Section 2.04. Form of Bonds. The Bonds, the form of Fiscal Agent's certificate of authentication and the form of assignment, to appear thereon, shall be substantially in the forms, respectively, set forth in Exhibit A attached hereto and by this reference incorporated

herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Agreement, the Resolution and the Act.

Section 2.05. Execution of Bonds. The Bonds shall be executed on behalf of the City by the Mayor and the City Clerk of the City who are in office on the date of adoption of this Agreement or at any time thereafter, and the seal of the City may be impressed, imprinted or reproduced by facsimile signature thereon. If any officer whose signature appears on any Bond ceases to be such officer before delivery of the Bonds to the Owner, such signature shall nevertheless be as effective as if the officer had remained in office until the delivery of the Bonds to the Owner. Any Bond may be signed and attested on behalf of the City by such persons as at the actual date of the execution of such Bond shall be the proper officers of the City although at the nominal date of such Bond any such person shall not have been such officer of the City.

Only such Bonds as shall bear thereon a certificate of authentication in substantially the form set forth in Exhibit A, executed and dated by the Fiscal Agent, shall be valid or obligatory for any purpose or entitled to the benefits of this Agreement, and such certificate of authentication of the Fiscal Agent shall be conclusive evidence that the Bonds registered hereunder have been duly authenticated, registered and delivered hereunder and are entitled to the benefits of this Agreement.

Section 2.06. Transfer of Bonds. Any Bond may, in accordance with its terms, be transferred, upon the books required to be kept pursuant to the provisions of Section 2.08 by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a duly written instrument of transfer in a form acceptable to the Fiscal Agent. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such transfer shall be paid by the City. The Fiscal Agent shall collect from the Owner requesting such transfer any tax or other governmental charge required to be paid with respect to such transfer.

Whenever any Bond or Bonds shall be surrendered for transfer, the City shall execute and the Fiscal Agent shall authenticate and deliver a new Bond or Bonds, for a like aggregate principal amount of Bonds of authorized denominations and of the same maturity.

No transfers of Bonds shall be required to be made (i) within fifteen (15) days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

Section 2.07. Exchange of Bonds. Bonds may be exchanged at the Principal Office of the Fiscal Agent for a like aggregate principal amount of Bonds of authorized denominations and of the same maturity. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such exchange shall be paid by the City. The Fiscal Agent shall collect from the Owner requesting such exchange any tax or other governmental charge required to be paid with respect to such exchange.

No exchanges of Bonds shall be required to be made (i) within fifteen (15) days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

Section 2.08. Bond Register. The Fiscal Agent will keep or cause to be kept, at its Principal Office, sufficient books for the registration and transfer of the Bonds (the "Bond

Register"), which books shall show the series number, date, amount, rate of interest and Owner of each Bond and shall at all times be open to inspection by the City during regular business hours upon reasonable notice; and, upon presentation for such purpose, the Fiscal Agent shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on said books, the ownership of the Bonds as hereinbefore provided.

Section 2.09. Temporary Bonds. The Bonds may be initially issued in temporary form exchangeable for definitive Bonds when ready for delivery. The temporary Bonds may be printed, lithographed or typewritten, shall be of such denominations as may be determined by the City, and may contain such reference to any of the provisions of this Agreement as may be appropriate. Every temporary Bond shall be executed by the City upon the same conditions and in substantially the same manner as the definitive Bonds. If the City issues temporary Bonds it will execute and furnish definitive Bonds without delay and thereupon the temporary Bonds shall be surrendered, for cancellation, in exchange for the definitive Bonds at the Principal Office of the Fiscal Agent or at such other location as the Fiscal Agent shall designate, and the Fiscal Agent shall authenticate and deliver in exchange for such temporary Bonds an equal aggregate principal amount of definitive Bonds of authorized denominations. Until so exchanged, the temporary bonds shall be entitled to the same benefits under this Agreement as definitive Bonds authenticated and delivered hereunder.

Section 2.10. Bonds Mutilated, Lost, Destroyed or Stolen. If any Bond shall become mutilated, the City shall execute, and the Fiscal Agent shall authenticate and deliver, a new Bond of like tenor and principal amount in exchange and substitution for the Bond so mutilated, but only upon surrender to the Fiscal Agent of the Bond so mutilated. Every mutilated Bond so surrendered to the Fiscal Agent shall be canceled by it and destroyed by the Fiscal Agent who shall deliver a certificate of destruction thereof to the City. If any Bond shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Fiscal Agent and, if such evidence be satisfactory to it and indemnity for the Fiscal Agent and the City satisfactory to the Fiscal Agent shall be given, the City shall execute, and the Fiscal Agent shall authenticate and deliver, a new Bond of like tenor and principal amount in lieu of and in substitution for the Bond so lost, destroyed or stolen. The City may require payment of a sum not exceeding the actual cost of preparing each new Bond delivered under this Section and of the expenses which may be incurred by the City and the Fiscal Agent for the preparation, execution, authentication and delivery. Any Bond delivered under the provisions of this Section in lieu of any Bond alleged to be lost, destroyed or stolen shall constitute an original additional contractual obligation on the part of the City whether or not the Bond so alleged to be lost, destroyed or stolen is at any time enforceable by anyone, and shall be equally and proportionately entitled to the benefits of this Agreement with all other Bonds issued pursuant to this Agreement.

Section 2.11. Limited Obligation. All obligations of the City under this Agreement and the Bonds shall be special obligations of the City, payable solely from the Special Tax Revenues and the funds pledged therefore hereunder. Neither the full faith and credit nor the taxing power of the City (except to the limited extent set forth herein) or the State of California or any political subdivision thereof is pledged to the payment of the Bonds.

Section 2.12. Book-Entry Only System. DTC shall act as the initial Depository for the Bonds. One Bond for each maturity of the Bonds shall be initially executed, authenticated, and delivered as set forth herein as a separate fully registered certificate (in printed or typewritten form). Upon initial execution, authentication, and delivery, the ownership of the Bonds shall be registered in the Bond Register kept by the Fiscal Agent for the Bonds in the name of Cede & Co, as nominee of DTC or such nominee as DTC shall appoint in writing.

The Authorized Officers and the Fiscal Agent are hereby authorized to take any and all actions as may be necessary and not inconsistent with this Agreement to qualify the Bonds for the Depository's book-entry system, including the execution of the Depository's required representation letter.

With respect to Bonds registered in the Bond Register in the name of Cede & Co, as nominee of DTC, the Fiscal Agent shall not have any responsibility or obligation to any broker-dealer, bank, or other financial institution for which DTC holds Bonds as Depository from time to time (the "DTC Participants") or to any person for which a DTC Participant acquires an interest in the Bonds (the "Beneficial Owners"). Without limiting the immediately preceding sentence, the Fiscal Agent shall not have any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co, or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant, any Beneficial Owner, or any other person, other than DTC, of any notice with respect to the Bonds, including any notice of redemption or mandatory tender, (iii) the selection by the Depository of the beneficial interests in the Bonds to be redeemed in the event the City elects to redeem the Bonds in part, (iv) the payment to any DTC Participant, any Beneficial Owner, or any other person, other than DTC, of any amount with respect to the principal of or interest on the Bonds, or (v) any consent given or other action taken by the Depository as Owner of the Bonds.

The Fiscal Agent may treat as and deem DTC to be the absolute Owner of each Bond for which DTC is acting as Depository for the purpose of payment of the principal of and interest on such Bonds, for the purpose of giving notices of prepayment and other matters with respect to such Bonds, for the purpose of registering transfers with respect to such Bonds, and for all purposes whatsoever. The Fiscal Agent shall pay all principal of and interest on the Bonds only to the Owners as shown on the Registration Books, and all such payments shall be valid and effective to fully satisfy and discharge all obligations with respect to the principal of and interest on the Bonds to the extent of the sums or sums so paid.

No person other than an Owner, as shown on the Bond Register, shall receive a physical Bond. Upon delivery by DTC to the Fiscal Agent of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the transfer provisions in Section 2.06 hereof, references to "Cede & Co." in this Section 2.12 shall refer to such new nominee of DTC.

DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the Fiscal Agent and the City during any time that the Bonds are Outstanding, and discharging its responsibilities with respect thereto under applicable law. The City may terminate the services of DTC with respect to the Bonds if it determines that DTC is unable to discharge its responsibilities with respect to the Bonds or that continuation of the system of book-entry transfers through DTC is not in the best interest of the Beneficial Owners, and the City shall mail notice of such termination to the Fiscal Agent.

Upon the termination of the services of DTC as provided in the previous paragraph, and if no substitute Depository willing to undertake the functions hereunder can be found which is willing and able to undertake such functions upon reasonable or customary terms, or if the City determines that it is in the best interest the Beneficial Owners of the Bonds that they be able to obtain certificated Bonds, the Bonds shall no longer be restricted to being registered in the Bond Register of the Fiscal Agent in the name of Cede & Co., as nominee of DTC, but may

be registered in whatever name or name the Owners shall designate at that time, in accordance with Section 2.06.

To the extent that the Beneficial Owners are designated as the transferee by the Owners, in accordance with Section 2.06, the Bonds will be delivered to such Beneficial Owners as soon as practicable.

Section 2.13. No Acceleration. The principal of the Bonds shall not be subject to acceleration hereunder. Nothing in this Section 2.13 shall in any way prohibit the prepayment or redemption of Bonds under Section 2.03 hereof, or the defeasance of the Bonds and discharge of this Agreement under Section 9.03 hereof.

ARTICLE III

ISSUANCE OF BONDS

Section 3.01. Issuance and Delivery of Bonds. At any time after the execution of this Agreement, the City may issue the Bonds for the CFD in the aggregate principal amount set forth in Section 2.01 or as authorized in any supplemental agreement and deliver such Bonds to the Original Purchaser. The Authorized Officers of the City are hereby authorized and directed to deliver any and all documents and instruments necessary to cause the issuance of Bonds in accordance with the provisions of the Act, the Resolution and this Agreement, to authorize the payment of Costs of Issuance of the Bonds from the proceeds of the Bonds and to do and cause to be done any and all acts and things necessary or convenient for delivery of the Bonds to the Original Purchaser.

Section 3.02. Application of Proceeds of Sale of Bonds.

(a) The proceeds of the purchase of the Bonds by the Original Purchaser in the amount of \$_____ (representing the principal of amount of the Bonds, plus a net original issue premium of \$_____ and less Underwriters' discount of \$_____) shall be paid to the Fiscal Agent, who shall forthwith set aside, pay over and deposit such proceeds on the Closing Date as follows:

- (i) \$_____ of the proceeds of the purchase of the Bonds shall be transferred to the Escrow Agent for deposit into the Escrow Fund established and held by the Escrow Agent under and pursuant to the Escrow Agreement;
- (ii) Deposit in the Reserve Fund \$_____, equaling the initial Reserve Requirement; and
- (iii) Deposit in the Costs of Issuance Fund \$_____.

Section 3.03. Special Tax Fund.

(A) Establishment of Special Tax Fund. There is hereby established as a separate fund to be held by the Treasurer, The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Special Tax Fund, to the credit of which the City shall deposit, immediately upon receipt, all Special Tax Revenues received by the City and any

amounts required hereunder to be deposited in the Special Tax Fund, and within such fund, a Prepayment Account, to the credit of which the City shall deposit prepayments of Special Taxes described in Section 2.03(A)(ii) above, and a Surplus Account, to the credit of which the City shall deposit surplus Special Tax Revenues described in Section 3.03(B) below. Moneys in the Special Tax Fund shall be held in trust by the City for the benefit of the City and the Owners of the Bonds, shall be disbursed as provided below and, pending any disbursement, shall be subject to a lien in favor of the Owners of the Bonds.

(B) Disbursements. As soon as practicable after the receipt by the City of any Special Tax Revenues, other than from prepayment of Special Taxes, or the transfer of amounts to the Special Tax Fund pursuant to the terms hereof, but no later than ten (10) Business Days after such receipt or transfer, the City shall withdraw from the Special Tax Fund and transfer: (i) to the Fiscal Agent for deposit in the Bond Fund an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount in the Bond Fund equals the principal, premium, if any, and interest due on the Bonds during the then-current Bond Year, and (ii) to the Fiscal Agent for deposit in the Reserve Fund, an amount which when added to the amount then on deposit therein is equal to the Reserve Requirement.

At such time as deposits to the Special Tax Fund other than from prepayment of Special Taxes equal the principal, premium if any, and interest becoming due on the Bonds for the current Bond Year and the amount needed to restore the Reserve Fund balance to the Reserve Requirement, the amount in the Special Tax Fund in excess of such amount shall be transferred by the City, on or after September 2nd of each year, to the Surplus Account, whereupon such moneys transferred shall be free of the pledge for payment of the Bonds.

Prepayment Account. As soon as practicable after the receipt by the City of any Special Tax Revenues derived from prepayments of the Special Tax, the City shall, from the money in the Special Tax Fund constituting such prepayments, deposit in the Prepayment Account the amount of money constituting such prepayments, and all money in the Prepayment Account shall be used and withdrawn by the City for deposit in the Bond Fund to implement a mandatory redemption of Bonds in accordance with Section 2.03(A)(ii) hereof. To implement such mandatory redemption, the City shall deliver to the Fiscal Agent an Officer's Certificate which includes directions to the Fiscal Agent regarding the Bonds to be redeemed.

Surplus Account. From time to time, the City may withdraw from the Surplus Account of the Special Tax Fund amounts needed to pay Administrative Expenses or other expenses of the CFD authorized under the Act. Moneys in the Surplus Account may, at the City's discretion, also be used to pay the principal of, premium, if any, and interest on the Bonds or to replenish the Reserve Fund to the amount of the Reserve Requirement.

(C) Investment. Moneys in the Special Tax Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from such investment and deposit shall be retained in the Special Tax Fund to be used for the purposes thereof.

Section 3.04. Costs of Issuance Fund.

(A) Establishment of Costs of Issuance Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Costs of Issuance Fund, to the credit of which a deposit shall be made as required by Section 3.02(a)(iii). Moneys in the Costs of Issuance

Fund shall be held in trust by the Fiscal Agent and shall be disbursed as provided in subsection (B) of this Section for the payment or reimbursement of Costs of Issuance of the Bonds.

(B) Disbursement. Amounts in the Costs of Issuance Fund shall be disbursed from time to time to pay Costs of Issuance, as set forth in an Officer's Certificate of the City containing respective amounts to be paid to the designated payees and delivered to the Fiscal Agent. The Fiscal Agent shall pay all Costs of Issuance of the Bonds upon receipt of an invoice from any such payee which requests payment in an amount which is less than or equal to the amount set forth with respect to such payee in such Officer's Certificate, or upon receipt of an Officer's Certificate of the City requesting payment of a Cost of Issuance not listed on the initial Officer's Certificate delivered to the Fiscal Agent on the Closing Date of the Bonds. The Fiscal Agent shall maintain the Costs of Issuance Fund for a period of 2 months, from the Closing Date of the Bonds and then shall transfer any moneys remaining therein, including any investment earnings thereon, to the Treasurer for deposit by the Treasurer in the Special Tax Fund. Thereafter, every invoice received by the Fiscal Agent shall be submitted to the Treasurer or Finance Director for payment from amounts on deposit in the Special Tax Fund.

(C) Investment. Moneys in the Costs of Issuance Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from said investment shall be retained by the Fiscal Agent in the Costs of Issuance Fund to be used for the purposes of such fund.

ARTICLE IV

SPECIAL TAX REVENUES; BOND FUND AND RESERVE FUND

Section 4.01. Pledge of Special Tax Revenues and Other Amounts. All of the Special Tax Revenues and all moneys deposited in the Bond Fund, the Reserve Fund and the Special Tax Fund are hereby pledged to secure the repayment of the Bonds. Such pledge shall constitute a first lien on the Special Tax Revenues and said amounts. The Special Tax Revenues and all moneys deposited into such funds (except as otherwise provided herein) are hereby dedicated in their entirety to the payment of the principal of, including any mandatory sinking fund payments, and interest and any premium on, the Bonds as provided herein and in the Act until all of the Bonds have been paid and retired or until moneys or Federal Securities have been set aside irrevocably for that purpose in accordance with Section 9.03.

Amounts in the Costs of Issuance Fund are not pledged to the repayment of the Bonds. The facilities acquired with the proceeds of the Prior Bonds and the amounts deposited into the Escrow Fund pursuant to Section 3.02 are not in any way pledged to pay the Debt Service on the Bonds. Any proceeds of condemnation, destruction or other disposition of any facilities financed with the proceeds of the Prior Bonds are not pledged to pay the Debt Service on the Bonds and are free and clear of any lien or obligation imposed hereunder.

Section 4.02. Bond Fund.

(A) Establishment of Bond Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Bond Fund, to the credit of which deposits shall be made as required by Section 3.02, clause (ii) of Section 3.03(B), Section 4.03 and any other amounts required to be deposited therein by this Agreement or the Act. Moneys in the Bond

Fund shall be held in trust by the Fiscal Agent for the benefit of the Owners of the Bonds, shall be disbursed for the payment of the principal of, and interest and any premium on, the Bonds as provided below, and, pending such disbursement, shall be subject to a lien in favor of the Owners of the Bonds.

Within the Bond Fund there is hereby established the Prepayment Account, which shall be used exclusively for the administration of any prepayments of Special Taxes to assure the timely redemption of Bonds. Monies in the Prepayment Account shall be used to redeem Bonds on the redemption date specified in the notice to the Fiscal Agent given pursuant to Section 2.03. In the event all of the Special Taxes are prepaid in full, the Prepayment Account shall be closed.

(B) Disbursements. On each Interest Payment Date, the Fiscal Agent shall withdraw from the Bond Fund and pay to the Owners of the Bonds the principal of, and interest and any premium, then due and payable on the Bonds, including any amounts due on the Bonds by reason of the sinking payments set forth in Section 2.03(A)(iii) or any redemption of the Bonds under Section 2.03(A)(i); provided, however, that if the amounts so transferred under this Section 4.02(B) equal the amount due on the Bonds for the then-current Bond Year and if there is excess moneys in the Bond Fund, such excess shall be paid to the City upon receiving a request from an Authorized Officer to do so.

In the event that amounts in the Bond Fund are insufficient to pay regularly scheduled payments of principal of and interest on the Bonds, the Fiscal Agent shall withdraw from the Reserve Fund to the extent of any funds therein, the amount of such insufficiency, and the Fiscal Agent shall provide written notice to the Treasurer or Finance Director of the amounts so withdrawn from the Reserve Fund. Amounts so withdrawn from the Reserve Fund shall be deposited in the Bond Fund.

If, after the foregoing transfer, there are insufficient funds in the Bond Fund to make the payments provided for to pay regularly scheduled payments of principal of and interest on the Bonds, the Fiscal Agent shall apply the available funds first to the payment of interest on the Bonds, then to the payment of principal due on the Bonds other than by reason of sinking payments, and then to payment of principal due on the Bonds by reason of sinking payments. Any sinking payment not made as scheduled shall be added to the sinking payment to be made on the next sinking payment date.

(C) Investment. Moneys in the Bond Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from such investment and deposit shall be retained in the Bond Fund to be used for the purposes of such fund.

(D) Deficiency. If ten days before any Interest Payment Date it appears to the Fiscal Agent that there is a danger of deficiency in the Bond Fund and that the Fiscal Agent may be unable to pay regularly scheduled debt service on the Bonds in a timely manner, the Fiscal Agent shall report to the Treasurer or Finance Director such fact. The City covenants to increase the levy of the Special Taxes in the next Fiscal Year (subject to the maximum amount authorized by the Resolution of Formation) in accordance with the procedures set forth in the Act for the purpose of curing Bond Fund deficiencies.

If on any Interest Payment Date the Fiscal Agent is unable to pay principal, interest and premium, if any, due on any Interest Payment Date for the Bonds due to insufficient funds in the Bond Fund, or if funds are withdrawn from the Reserve Fund to pay principal and/or

interest on the Bonds the Fiscal Agent shall notify the Treasurer or Finance Director in writing of such fact, and the Treasurer or Finance Director shall notify CDIAC of such fact within 10 days of such Interest Payment Date. The Fiscal Agent has no obligation under this Agreement to provide notice or disclosure to the Bondowners of insufficient funds or anticipation of deficiency in the Bond Fund.

Section 4.03. Reserve Fund.

(A) Establishment of Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Reserve Fund, to the credit of which a deposit shall be made as required by Section 3.02 and deposits shall be made as provided in Section 3.03(B). Moneys in the Reserve Fund shall be held in trust by the Fiscal Agent for the benefit of the Owners of the Bonds as a reserve for the payment of principal of, and interest on, the Bonds and shall be subject to a lien in favor of the Owners of the Bonds.

The City has the right at any time to cause the Fiscal Agent to release funds from the Reserve Fund, in whole or in part, by tendering to the Fiscal Agent: (1) a Qualified Reserve Fund Credit Instrument, and (2) an opinion of Bond Counsel stating that such release will not, of itself, cause the portion of the interest on the Bonds to become includable in gross income for purposes of federal income taxation. Upon tender of such items to the Fiscal Agent, the Fiscal Agent will transfer such funds from the Reserve Fund to the City. Prior to the expiration of any Qualified Reserve Fund Credit Instrument, the City is obligated either to replace such Qualified Reserve Fund Credit Instrument with a new Qualified Reserve Fund Credit Instrument, or to deposit or cause to be deposited with the Fiscal Agent an amount of funds such that the funds on deposit in the Reserve Fund together with all Qualified Reserve Fund Credit Instruments held by the Fiscal Agent is at least equal to the Reserve Requirement (which funds may come from a draw by the Fiscal Agent on the Qualified Reserve Fund Credit Instrument prior to its expiration). Any Qualified Reserve Fund Credit Instrument deposited with the Fiscal Agent shall contain instructions to the Fiscal Agent with respect to the purpose and use thereof.

(B) Use of Fund. Except as otherwise provided in this Section, all amounts deposited in the Reserve Fund shall be used and withdrawn by the Fiscal Agent solely for the purpose of making transfers to the Bond Fund in the event of any deficiency within five days prior to any Interest Payment Date in the Bond Fund of the amount required for payment of the principal of, and interest on, the Bonds on such Interest Payment Date. Whenever transfer is made from the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Fiscal Agent shall provide written notice thereof to the Treasurer or Finance Director.

(C) Transfer of Excess of Reserve Requirement. Whenever, on the Business Day prior to any Interest Payment Date, the amount in the Reserve Fund exceeds the then applicable Reserve Requirement, the Fiscal Agent shall provide written notice to the Treasurer or Finance Director of the amount of the excess and, following any transfer required pursuant to Section 4.03(D) below, shall transfer an amount equal to the excess from the Reserve Fund to the Bond Fund to be used for the payment of the principal of and interest on the Bonds in accordance with Section 4.02; provided, however, that to the extent that such excess results from the prepayment of Special Taxes, such amount shall be transferred to the Prepayment Account and applied to the corresponding redemption of Bonds.

(D) Transfer for Rebate Purposes. Investment earnings on amounts in the Reserve Fund may be withdrawn from the Reserve Fund for purposes of making payment to the federal government to comply with Section 6.02.

(E) Transfer When Balance Exceeds Outstanding Bonds. Whenever the balance in the Reserve Fund exceeds the amount required to redeem or pay the Outstanding Bonds, including interest accrued to the date of payment or redemption and premium, if any, due upon redemption, and after making any transfer required under Section 4.03(D) above and upon receipt of an Officer's Certificate directing it to do so, the Fiscal Agent shall transfer the amount in the Reserve Fund to the Bond Fund to be applied, on the next succeeding Interest Payment Date to the payment and redemption, in accordance with Section 4.02 or 2.03 as applicable, of all of the Outstanding Bonds. In the event that the amount so transferred from the Reserve Fund to the Bond Fund exceeds the amount required to pay and redeem the Outstanding Bonds, the balance in the Reserve Fund shall be transferred to the City, after payment of any amounts due the Fiscal Agent hereunder, to be used for any lawful purpose of the City.

Notwithstanding the foregoing, no amounts shall be transferred from the Reserve Fund pursuant to this Section 4.03(E) until after the calculation, pursuant to Section 6.02, of any amounts due to the federal government following payment of the Bonds and withdrawal of any such amount under Section 4.03(D) for purposes of making such payment to the federal government, and payment of any fees and expenses due to the Fiscal Agent.

(F) Investment. Moneys in the Reserve Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from such investment and deposit shall be retained in the Reserve Fund to be used and disbursed as provided in this Section 4.03.

ARTICLE V

OTHER COVENANTS OF THE CITY

Section 5.01. Punctual Payment. The City will punctually pay or cause to be paid the principal of, and interest and any premium on, the Bonds when and as due in strict conformity with the terms of this Agreement, and it will faithfully observe and perform all of the conditions covenants and requirements of this Agreement and all Supplemental Agreements and of the Bonds.

Section 5.02. Limited Obligation. The Bonds are limited obligations of the City on behalf of the CFD and are payable solely from and secured solely by the Special Tax Revenues and the amounts in the Bond Fund, the Reserve Fund and the Special Tax Fund created hereunder.

Section 5.03. Extension of Time for Payment. In order to prevent any accumulation of claims for interest after maturity, the City shall not, directly or indirectly, extend or consent to the extension of the time for the payment of any claim for interest on any of the Bonds and shall not, directly or indirectly, be a party to the approval of any such arrangement by purchasing or funding said claims for interest or in any other manner. In case any such claim for interest shall be extended or funded, whether or not with the consent of the City, such claim for interest so extended or funded shall not be entitled, in case of default hereunder, to the benefits of this Agreement, except subject to the prior payment in full of the principal of all of the Bonds then Outstanding and of all claims for interest which shall not have been so extended or funded.

Section 5.04. Against Encumbrances. The City will not encumber, pledge or place any charge or lien upon any of the Special Tax Revenues or other amounts pledged to the Bonds superior to or on a parity with the pledge and lien herein created for the benefit of the Bonds, except as permitted by this Agreement.

Section 5.05. Books and Accounts. The City will keep, or cause to be kept, proper books of record and accounts, separate from all other records and accounts of the City, in which complete and correct entries shall be made of all transactions relating to the expenditure of amounts disbursed from the Special Tax Fund and to the Special Tax Revenues. Such books of record and accounts shall at all times during business hours be subject to the inspection of the Fiscal Agent and the Owners of not less than ten percent (10%) of the principal amount of the Bonds then Outstanding, or their representatives duly authorized in writing. The Fiscal Agent may establish and maintain for so long as is necessary one or more temporary funds and accounts under this Agreement.

The Fiscal Agent will keep, or cause to be kept, proper books of record and accounts, separate from all other records and accounts of the Fiscal Agent, in which complete and correct entries shall be made of all transactions relating to the expenditure of amounts disbursed from the Bond Fund, the Reserve Fund and the Costs of Issuance Fund. Such books of record and accounts shall at all times during business hours and upon reasonable prior notice, be subject to the inspection of the City and the Owners of not less than ten percent (10%) of the principal amount of the Bonds then Outstanding, or their representatives duly authorized in writing.

Section 5.06. Protection of Security and Rights of Owners. The City will preserve and protect the security of the Bonds and the rights of the Owners, and will warrant and defend their rights against all claims and demands of all persons. From and after the delivery of any of the Bonds by the City, the Bonds shall be incontestable by the City.

Section 5.07. Private Activity Bond Limitation. The City shall assure that the proceeds of the Bonds are not so used as to cause the Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

Section 5.08. Federal Guarantee Prohibition. The City shall not take any action or permit or suffer any action to be taken if the result of the same would be to cause any of the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 5.09. Collection of Special Tax Revenues. The City shall comply with all requirements of the Act so as to assure the timely collection of Special Tax Revenues, including without limitation, the enforcement of delinquent Special Taxes.

On or within five (5) Business Days of each June 1, the Fiscal Agent shall provide the Treasurer or Finance Director with a notice stating the amount then on deposit in the Bond Fund and the Reserve Fund. The receipt of such notice by the Treasurer or Finance Director shall in no way affect the obligations of the Treasurer or Finance Director under the following two paragraphs. Upon receipt of such notice, the City shall ascertain the relevant parcels on which the Special Taxes are to be levied, taking into account any parcel splits during the preceding and then current year.

The City shall effect the levy of the Special Taxes each Fiscal Year in accordance with the Ordinance such that the computation of the levy is complete before the final date on which

County Auditor will accept the transmission of the Special Tax amounts for the parcels within the CFD for inclusion on the next secured real property tax roll. Upon the completion of the computation of the amounts of the levy, the City shall prepare or cause to be prepared, and shall transmit to the Treasurer or Finance Director, such data as the County Auditor requires to include the levy of the Special Taxes on the next secured real property tax roll.

The City shall fix and levy the amount of Special Taxes within the CFD required for the payment of principal of and interest on any outstanding Bonds of the CFD becoming due and payable during the ensuing year, including any necessary replenishment or expenditure of the Reserve Fund for the Bonds and an amount estimated to be sufficient to pay the Administrative Expenses during such year, all in accordance with the rate and method of apportionment of the Special Taxes for the CFD and the Ordinance. In any event, the Special Taxes so levied shall not exceed the authorized amounts as provided in the proceedings pursuant to the Resolution of Formation.

The Special Taxes shall be payable and be collected in the same manner and at the same time and in the same installment as the general taxes on real property are payable, and have the same priority, become delinquent at the same times and in the same proportionate amounts and bear the same proportionate penalties and interest after delinquency as do the general taxes on real property. Notwithstanding the foregoing, the Special Taxes may be collected in such other manner as the City shall prescribe if necessary to pay the debt service on the Bonds.

Section 5.10. Further Assurances. The City will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Agreement, and for the better assuring and confirming unto the Owners of the rights and benefits provided in this Agreement.

Section 5.11. No Arbitrage. The City shall not take, or permit or suffer to be taken by the Fiscal Agent or otherwise, any action with respect to the gross proceeds of the Bonds which if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the Closing Date would have caused the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code and Regulations.

Section 5.12. Maintenance of Tax-Exemption. The City shall take all actions necessary to assure the exclusion of interest on the Bonds from the gross income of the Owners of the Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Bonds.

Section 5.13. Annual State Reports. The following requirements shall apply to the Bonds:

(A) Annual Reporting. Not later than October 30 of each calendar year, beginning with the October 30 first succeeding the date of the Bonds, and in each calendar year thereafter until the October 30 following the final maturity of the Bonds, the Treasurer shall prepare and supply CDIAC, by mail, postage prepaid, with the information required under Section 53359.5(c) of the Act. The annual reporting shall be made using such form or forms as may be prescribed by CDIAC.

(B) Other Reporting. If within 10 days prior to any Interest Payment Date it appears to the Fiscal Agent that there is a danger of deficiency in the Bond Fund and that the Fiscal Agent may be unable to pay regularly scheduled debt service on the Bonds in a timely manner or if the Fiscal Agent is unable to pay principal, interest and premium, if any, due on any Interest Payment Date for the Bonds due to insufficient funds in the Bond Fund, or if funds are withdrawn from the Reserve Fund to pay principal and/or interest on the Bonds the Fiscal Agent shall make the reports required under Section 4.02(D) hereof.

(C) Amendment. The reporting requirements of this Section shall be amended from time to time, without action by the City or the Fiscal Agent, to reflect any amendments to Section 53359.5(b) or Section 53359.5(c) of the Act.

(D) No Liability. None of the City and its officers, agents and employees, the Treasurer or the Fiscal Agent shall be liable for any inadvertent error in reporting the information required by this Section .

Section 5.14. Covenant to Foreclose. The City hereby covenants with and for the benefit of the Owners of the Bonds that it will annually on or before September 1 of each year review the public records of the County of Placer relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior Fiscal Year, and if the City determines on the basis of such review that the amount so collected is less than the amount levied, it will within thirty (30) days thereafter institute foreclosure proceedings as authorized by the Act in order to enforce the lien of the delinquent installment of the Special Tax against each separate lot or parcel of land in the CFD for which such installment of the Special Tax is delinquent, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale. The Treasurer or Finance Director shall notify the City Attorney of any such delinquency of which it is aware, and the City Attorney shall commence, or cause to be commenced, such proceedings.

Section 5.15. Continuing Disclosure to Owners. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provision of this Agreement, failure of the City to comply with the Continuing Disclosure Agreement shall not be considered a default hereunder; however, any Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate to compel performance by the City of its obligations thereunder, including seeking mandate or specific performance by court order.

Section 5.16. No Additional Bonds. The City covenants not to issue additional Bonds payable from Special Taxes and by the Special Tax Revenues equally and ratably with Bonds previously issued, except that the City may issue bonds to refund all or part of the Bonds.

Section 5.17. Yield of the Bonds. In determining the yield of the Bonds to comply with Section 5.11 and 6.02 hereof, the City will take into account redemption (including premium, if any) in advance of maturity based on the reasonable expectations of the City, as of the Closing, without regard to whether or not redemption moneys are received or Bonds are redeemed.

ARTICLE VI

INVESTMENTS; DISPOSITION OF INVESTMENT PROCEEDS; LIABILITY OF THE CITY

Section 6.01. Deposit and Investment of Moneys in Funds. Subject in all respects to the provisions of Section 6.02, moneys in any fund or account created or established by this Agreement and held by the Fiscal Agent, shall be invested by the Fiscal Agent in Permitted Investments, as directed pursuant to an Officer's Certificate filed with the Fiscal Agent at least two (2) Business Days in advance of the making of such investments. In the absence of any such Officer's Certificate, the Fiscal Agent shall invest any such moneys in Permitted Investments described in clause (vii) of the definition thereof which by their terms mature prior to the date on which such moneys are required to be paid out hereunder provided, however, that any such investment shall be made by the Fiscal Agent only if, prior to the date on which such investment is to be made, the Fiscal Agent shall have received an Officer's Certificate specifying a specific money market fund and, if no such Officer's Certificate is so received, the Fiscal Agent shall hold such moneys uninvested. Subject in all respects to the provisions of Section 6.02, moneys in any fund or account created or established by this Agreement and held by the Treasurer or Finance Director shall be invested by the Treasurer or Finance Director in any lawful investments that the City may make, which by their terms mature prior to the date on which such moneys are required to be paid out hereunder. Obligations purchased as an investment of moneys in any fund shall be deemed to be part of such fund or account, subject, however, to the requirements of this Agreement for transfer of interest earnings and profits resulting from investment of amounts in funds and accounts.

The Fiscal Agent, Treasurer or Finance Director may act as principal or agent in the acquisition or disposition of any investment. Neither the Fiscal Agent, the Treasurer or Finance Director shall incur any liability for losses arising from any investments made pursuant to this Section. Any losses arising from any investments made pursuant to this Section shall be offset against interest earnings and profits retained in the same fund.

Except as otherwise provided in the next sentence, all investments of amounts deposited in any fund or account created by or pursuant to this Agreement, or otherwise containing gross proceeds of the Bonds (within the meaning of Section 148 of the Code), shall be acquired, disposed of, and valued (as of the date that valuation is required by this Agreement or the Code) at Fair Market Value. For purposes of any Fair Market Value determination hereunder, the Fiscal Agent shall be entitled to conclusively rely on an Officer's Certificate of the City and shall be fully protected in relying thereon. Investments in funds or accounts (or portions thereof) that are subject to a yield restriction under applicable provisions of the Code and (unless valuation is undertaken at least annually) investments in the Reserve Fund shall be valued by the City at their present value (within the meaning of Section 148 of the Code).

Investments in any and all funds and accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular funds or accounts of amounts received or held by the Fiscal Agent or the Treasurer hereunder, provided that the Fiscal Agent or the Treasurer, as applicable, shall at all times account for such investments strictly in accordance with the funds and accounts to which they are credited and otherwise as provided in this Agreement.

The Fiscal Agent or the Treasurer, as applicable, shall sell or present for redemption, any investment security whenever it shall be necessary to provide moneys to meet any required payment, transfer, withdrawal or disbursement from the fund or account to which such investment security is credited and neither the Fiscal Agent nor the Treasurer shall be liable or responsible for any loss resulting from the acquisition or disposition of such investment security in accordance herewith.

The City acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the City the right to receive brokerage confirmations of security transactions as they occur, the City specifically waives receipt of such confirmations to the extent permitted by law. The Fiscal Agent will furnish the City periodic cash transaction statements which include detail for all investment transactions made by the Fiscal Agent hereunder.

Section 6.02. Rebate of Excess Investment Earnings to the United States. The City covenants to calculate and rebate to the federal government, in accordance with the Regulations, excess investment earnings to the extent required by Section 148(f) of the Code.

The City shall notify the Fiscal Agent of any amounts determined to be due to the federal government, and the Fiscal Agent shall, upon receipt of an Officer's Certificate of the City, withdraw such amounts from the Reserve Fund pursuant to Section 4.03(D), and pay such amounts to the federal government as required by the Code and the Regulations. In the event of any shortfall in amounts available to make such payments under Section 4.03(D), the Fiscal Agent shall notify the Treasurer or Finance Director in writing of the amount of the shortfall and the Treasurer or Finance Director shall make such payment from any amounts available in the Special Tax Fund. Any fees or expenses incurred by the Fiscal Agent or the City under or pursuant to this Section 6.02 shall be Administrative Expenses. The Fiscal Agent may rely conclusively upon the City's determinations, calculations and certifications required by this Section. The Fiscal Agent shall have no responsibility to independently make any calculation or determination or to review the City's calculations hereunder.

In order to provide for the administration of this Section 6.02, the City may provide for the employment of independent attorneys, accountants and consultants compensated on such reasonable basis as the City may deem appropriate.

Section 6.03. Limited Obligation. The City's obligations hereunder are limited obligations of the City on behalf of the CFD and are payable solely from and secured solely by the Special Tax Revenues and the amounts in the Special Tax Fund, the Bond Fund and the Reserve Fund created hereunder.

ARTICLE VII

THE FISCAL AGENT

Section 7.01. Appointment of Fiscal Agent. The Bank of New York Mellon Trust Company, N.A., at its Principal Office, is hereby appointed Fiscal Agent for the Bonds. The Fiscal Agent undertakes to perform such duties, and only such duties, as are specifically set forth in this Agreement, and no implied covenants or obligations shall be read into this Agreement against the Fiscal Agent.

Any company into which the Fiscal Agent may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Fiscal Agent may sell or transfer all or substantially all of its corporate trust business, provided such company shall be eligible under the following paragraph of this Section, shall be the successor to such Fiscal Agent without the execution or filing of any paper or any further act, anything herein to the contrary notwithstanding.

The City may remove the Fiscal Agent initially appointed, and any successor thereto, and may appoint a successor or successors thereto, but any such successor shall be a bank, national banking association or trust company having a combined capital (exclusive of borrowed capital) and surplus of at least Fifty Million Dollars (\$50,000,000) including, for such purpose, the combined capital and surplus of any parent holding company, and subject to supervision or examination by federal or state authority. If such bank, national banking association or trust company publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section 7.01, combined capital and surplus of such bank, national banking association or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published.

The Fiscal Agent may at any time resign by giving written notice to the City and by giving to the Owners notice by mail of such resignation. Upon receiving notice of such resignation, the City shall promptly appoint a successor Fiscal Agent by an instrument in writing. Any resignation or removal of the Fiscal Agent shall become effective upon acceptance of appointment by the successor Fiscal Agent.

If no appointment of a successor Fiscal Agent shall be made pursuant to the foregoing provisions of this Section within thirty (30) days after the Fiscal Agent shall have given to the City written notice or after a vacancy in the office of the Fiscal Agent shall have occurred by reason of its inability to act, the Fiscal Agent or any Bondowner may apply to any court of competent jurisdiction to appoint a successor Fiscal Agent. Said court may thereupon, after such notice, if any, as such court may deem proper, appoint a successor Fiscal Agent.

Section 7.02. Liability of Fiscal Agent. The recitals of facts, covenants and agreements herein and in the Bonds contained shall be taken as statements, covenants and agreements of the City, and the Fiscal Agent assumes no responsibility for the correctness of the same, or makes any representations as to the validity or sufficiency of this Agreement or of the Bonds, or shall incur any responsibility in respect thereof, other than in connection with the duties or obligations herein or in the Bonds assigned to or imposed upon it. The Fiscal Agent shall not be liable in connection with the performance of its duties hereunder, except for its own negligence or willful default. The Fiscal Agent assumes no responsibility or liability for any information, statement or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of the Bonds. The Fiscal Agent has no liability regarding the use of the proceeds from the purchase of the Bonds deposited in funds held by the City.

In the absence of bad faith, the Fiscal Agent may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the Fiscal Agent and conforming to the requirements of this Agreement, including all Officer's Certificates of the City meeting such requirements; but in the case of any such certificates or opinions by which any provision hereof are specifically required to be furnished to the Fiscal Agent, the Fiscal Agent shall be under a duty to examine the same to determine

whether or not they conform to the requirements of this Agreement. Except as provided above in this paragraph, the Fiscal Agent shall be protected and shall incur no liability in acting or proceeding, or in not acting or not proceeding, in good faith, reasonably and in accordance with the terms of this Agreement, upon any resolution, order, notice, request, consent or waiver, certificate, statement, affidavit, or other paper or document which it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper person or to have been prepared and furnished pursuant to any provision of this Agreement, and the Fiscal Agent shall not be under any duty to make any investigation or inquiry as to any statements contained or matters referred to in any such instrument.

The Fiscal Agent shall not be liable for any error of judgment made in good faith by a responsible officer unless it shall be proved that the Fiscal Agent was negligent in ascertaining the pertinent facts.

No provision of this Agreement shall require the Fiscal Agent to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

The Fiscal Agent shall be under no obligation to exercise any of the rights or powers vested in it by this Agreement at the request or direction of any of the Owners pursuant to this Agreement unless such Owners shall have offered to the Fiscal Agent reasonable security or indemnity against the costs, expenses and liabilities which might be incurred by it in compliance with such request or direction.

The Fiscal Agent shall not be considered in breach of or in default in its obligations hereunder or progress in respect thereto in the event of enforced delay ("unavoidable delay") in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not limited to, Acts of God or of the public enemy or terrorists, acts of a government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, earthquakes, explosion, mob violence, riot, inability to procure or general sabotage or rationing of labor, equipment, facilities, sources of energy, material or supplies in the open market, litigation or arbitration involving a party or others relating to zoning or other governmental action or inaction pertaining to the project, malicious mischief, condemnation, and unusually severe weather or delays of suppliers or subcontractors due to such causes or any similar event and/or occurrences beyond the control of the Fiscal Agent

The Fiscal Agent may become the owner of the Bonds with the same rights it would have if it were not the Fiscal Agent.

The Fiscal Agent shall not be concerned with or accountable to anyone for the subsequent use or application of any moneys which shall be released or withdrawn in accordance with the provisions hereof.

The permissive right of the Fiscal Agent to do things enumerated in this Agreement shall not be construed as a duty and it shall not be answerable for other than its negligence or willful misconduct.

The Fiscal Agent shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Fiscal Agent Agreement and delivered using Electronic Means ("Electronic Means" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Fiscal Agent, or another method or system specified by the Fiscal Agent as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Fiscal Agent an incumbency certificate listing officers with the authority to provide such Instructions and containing specimen signatures of such authorized officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Fiscal Agent Instructions using Electronic Means and the Fiscal Agent in its discretion elects to act upon such Instructions, the Fiscal Agent's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Fiscal Agent cannot determine the identity of the actual sender of such Instructions and that the Fiscal Agent shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Fiscal Agent have been sent by such Authorized Officer. The City shall be responsible for ensuring that only authorized officers transmit such Instructions to the Fiscal Agent and that the City and all authorized officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Fiscal Agent shall not be liable for any losses, costs or expenses arising directly or indirectly from the Fiscal Agent's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Fiscal Agent, including without limitation the risk of the Fiscal Agent acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Fiscal Agent and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Fiscal Agent immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 7.03. Information. The Fiscal Agent shall provide to the City such information relating to the Bonds and the funds and accounts maintained by the Fiscal Agent hereunder as the City shall reasonably request, including but not limited to quarterly statements reporting funds held and transactions by the Fiscal Agent.

Section 7.04. Notice to Fiscal Agent. The Fiscal Agent may rely and shall be protected in acting or refraining from acting upon any Officer's Certificate, notice, resolution, request, consent, order, certificate, report, facsimile transmission, electronic mail, warrant, Bond or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties and given in accordance with the requirements hereof. The Fiscal Agent may execute any of the powers hereunder or perform any duties hereunder either directly or by or through agents or attorneys and the Fiscal Agent shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder. The Fiscal Agent may consult with counsel, who may be counsel to the City, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

The Fiscal Agent shall not be bound to recognize any person as the Owner of a Bond unless and until such Bond is submitted for inspection, if required, and his title thereto satisfactorily established, if disputed.

Whenever in the administration of its duties under this Agreement the Fiscal Agent shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the Fiscal Agent, be deemed to be conclusively proved and established by a certificate of the City, and such certificate shall be full warrant to the Fiscal Agent for any action taken or suffered under the provisions of this Agreement or any Supplemental Agreement upon the faith thereof, but in its discretion the Fiscal Agent may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

Section 7.05. Compensation, Indemnification. The City shall pay to the Fiscal Agent from time to time reasonable compensation for all services rendered as Fiscal Agent under this Agreement, and also all reasonable expenses, charges, counsel fees and other disbursements, including those of their attorneys, agents and employees, incurred in and about the performance of their powers and duties under this Agreement, but the Fiscal Agent shall not have a lien therefor on any funds at any time held by it under this Agreement. The City further agrees, to the extent permitted by applicable law, to indemnify and save the Fiscal Agent, its officers, employees, directors and agents harmless against any costs, claims, expenses or liabilities, including, without limitation, fees and expenses of its attorneys which it may incur in the exercise and performance of its powers and duties hereunder which are not due to its negligence or willful misconduct. The obligation of the City under this Section shall survive resignation or removal of the Fiscal Agent under this Agreement and payment of the Bonds and discharge of this Agreement.

ARTICLE VIII

MODIFICATION OR AMENDMENT OF THIS AGREEMENT

Section 8.01. Amendments Permitted. This Agreement and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Agreement pursuant to the affirmative vote at a meeting of Owners, or with the written consent without a meeting, of the Owners of at least sixty percent (60%) in aggregate principal amount of the Bonds then Outstanding, exclusive of Bonds disqualified as provided in Section 8.04. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of, and the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, or (ii) permit the creation by the City of any pledge or lien upon the Special Taxes superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by the Act, the laws of the State of California or this Agreement), or reduce the percentage of Bonds required for the amendment hereof. No such amendment may modify any of the rights or obligations of the Fiscal Agent without its written consent.

This Agreement and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Agreement, without the consent of any

Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(A) to add to the covenants and agreements of the City in this Agreement contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(B) to make modifications not adversely affecting any outstanding series of Bonds of the City in any material respect;

(C) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Agreement, or in regard to questions arising under this Agreement, as the City and the Fiscal Agent may deem necessary or desirable, and which shall not adversely affect the rights of the Owners of the Bonds; and

(D) to make such additions, deletions or modifications as may be necessary or desirable to assure compliance with Section 148 of the Code relating to required rebate of excess investment earnings to the United States or otherwise as may be necessary to assure exclusion from gross income for federal income tax purposes of interest on the Bonds or to conform with the Regulations.

No such amendment may modify any of the rights or obligations of the Fiscal Agent without its written consent.

Section 8.02. Owners' Meetings. The City may at any time call a meeting of the Owners. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof and to fix and adopt rules and regulations for the conduct of said meeting.

Section 8.03. Procedure for Amendment with Written Consent of Owners. The City and the Fiscal Agent may at any time enter into a Supplemental Agreement amending the provisions of the Bonds or of this Agreement or any Supplemental Agreement, to the extent that such amendment is permitted by Section 8.01, to take effect when and as provided in this Section. A copy of such Supplemental Agreement, together with a request to Owners for their consent thereto, if such consent is required under Section 8.01, shall be mailed by first class mail, by the Fiscal Agent to each Owner of Bonds Outstanding, but failure to mail copies of such Supplemental Agreement and request shall not affect the validity of the Supplemental Agreement when assented to as in this Section provided.

If consent of the Owners is required under Section 8.01, such Supplemental Agreement shall not become effective unless there shall be filed with the Fiscal Agent the written consents of the Owners of at least sixty percent (60%) in aggregate principal amount of the Bonds then Outstanding (exclusive of Bonds disqualified as provided in Section 8.04) and a notice shall have been mailed as hereinafter in this Section provided. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 9.04. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof) unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Fiscal

Agent prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Agreement, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Agreement, stating in substance that the Supplemental Agreement has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Agreement or consents thereto). Proof of the mailing of such notice shall be filed with the Fiscal Agent. A record, consisting of the papers required by this Section 8.03 to be filed with the Fiscal Agent, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Agreement shall become effective upon the filing with the Fiscal Agent of the proof of mailing of such notice, and the Supplemental Agreement shall be deemed conclusively binding (except as otherwise herein above specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of sixty (60) days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period.

Section 8.04. Disqualified Bonds. Bonds owned or held for the account of the City, excepting any pension or retirement fund, shall not be deemed Outstanding for the purpose of any vote, consent or other action or any calculation of Outstanding Bonds provided for in this Article VIII, and shall not be entitled to vote upon, consent to, or take any other action provided for in this Article VIII. Upon request, the City shall provide an Officer's Certificate to the Fiscal Agent listing those Bonds which are disqualified pursuant to this Section 8.04.

Section 8.05. Effect of Supplemental Agreement. From and after the time any Supplemental Agreement becomes effective pursuant to this Article VIII, this Agreement shall be deemed to be modified and amended in accordance therewith, the respective rights, duties and obligations under this Agreement of the City and all Owners of Bonds Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Agreement shall be deemed to be part of the terms and conditions of this Agreement for any and all purposes.

Section 8.06. Endorsement or Replacement of Bonds Issued After Amendments. The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article VIII shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the Principal Office of the Fiscal Agent or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the Principal Office of the Fiscal Agent without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 8.07. Amendatory Endorsement of Bonds. The provisions of this Article VIII shall not prevent any Owner from accepting any amendment as to the particular Bonds held by him, provided that due notation thereof is made on such Bonds.

Section 8.08. Opinion of Counsel Regarding Supplemental Agreement. The Fiscal Agent shall be furnished, upon request, an opinion of counsel that any Supplemental Agreement entered into by the City and the Fiscal Agent complies with the provisions of this Article VIII, and the Fiscal Agent may conclusively rely upon such opinion.

ARTICLE IX

MISCELLANEOUS

Section 9.01. Benefits of Agreement Limited to Parties. Nothing in this Agreement expressed or implied, is intended to give to any person other than the City, the Fiscal Agent and the Owners, any right, remedy, claim under or by reason of this Agreement. Any covenants, stipulations, promises or agreements in this Agreement contained by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Fiscal Agent.

Section 9.02. Successor is Deemed Included in All References to Predecessor. Whenever in this Agreement or any Supplemental Agreement either the City or the Fiscal Agent is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Agreement contained by or on behalf of the City or the Fiscal Agent shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 9.03. Discharge of Agreement. If the City shall pay and discharge the entire indebtedness on all or any portion of the Bonds Outstanding in any one or more of the following ways:

(A) by well and truly paying or causing to be paid the principal of, and interest and any premium on, such Bonds Outstanding, as and when the same become due and payable;

(B) by depositing with the Fiscal Agent, in trust, at or before maturity, money which, together with (in the event that all of the Bonds are to be defeased) the amounts then on deposit in the funds and accounts provided for in Sections 4.02 and 4.03, is fully sufficient to pay such Bonds Outstanding, including all principal, interest and redemption premiums, or;

(C) by irrevocably depositing with the Fiscal Agent, in trust, cash and Federal Securities in such amount as the City shall determine as confirmed by an independent certified public accountant will, together with the interest to accrue thereon and (in the event that all of the Bonds are to be defeased) moneys then on deposit in the fund and accounts provided for in Sections 4.02 and 4.03, be fully sufficient to pay and discharge the indebtedness on such Bonds (including all principal, interest and redemption premiums) at or before their respective maturity dates;

and if such Bonds are to be redeemed prior to the maturity thereof notice of such redemption shall have been given as in this Agreement provided or provision satisfactory to the Fiscal Agent shall have been made for the giving of such notice, then, at the election of the City, and notwithstanding that any Bonds shall not have been surrendered for payment, the pledge of the Special Taxes and other funds provided for in this Agreement and all other obligations of the

City under this Agreement with respect to such Bonds Outstanding shall cease and terminate, except only the obligations of the City under Section 5.12 (Maintenance of Tax-Exemption) and to pay or cause to be paid to the Owners of the Bonds not so surrendered and paid all sums due thereon and all amounts owing to the Fiscal Agent pursuant to Section 7.05; and thereafter Special Taxes shall not be payable to the Fiscal Agent. Notice of such election shall be filed with the Fiscal Agent.

Any funds thereafter held by the Fiscal Agent upon payments of all fees and expenses of the Fiscal Agent, which are not required for said purpose, shall be paid over to the City.

Section 9.04. Execution of Documents and Proof of Ownership by Owners. Any request, declaration or other instrument which this Agreement may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, consent, declaration or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the person signing such request, declaration or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number and date of holding the same shall be proved by the registry books.

Any request, consent, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Fiscal Agent in good faith and in accordance therewith.

Section 9.05. Waiver of Personal Liability. No member, officer, agent or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law.

Section 9.06. Notices to and Demands on City and Fiscal Agent. Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the Fiscal Agent to or on the City may be given or served by being deposited postage prepaid in a post office letter box, by overnight courier or electronic means (with receipt confirmed by telephone) addressed (until another address is filed by the City with the Fiscal Agent) as follows:

City of Roseville
311 Vernon Street
Roseville, California 95678
Attention: Treasurer or Finance Director

Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the City to or on the Fiscal Agent may be given or served by being deposited postage prepaid in a post office letter box, by overnight courier or electronic means

(with receipt confirmed by telephone) addressed (until another address is filed by the Fiscal Agent with the City) as follows:

The Bank of New York Mellon Trust Company, N.A.
400 South Hope Street, Suite 500
Los Angeles, CA 90071
Attention: Corporate Trust Administration
Fax: (213) 630-6480

Section 9.07. Partial Invalidity. If any Section, paragraph, sentence, clause or phrase of this Agreement shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Agreement. The City hereby declares that it would have adopted this Agreement and each and every other Section, paragraph, sentence, clause or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Agreement may be held illegal, invalid or unenforceable.

Section 9.08. Unclaimed Moneys. Anything contained herein to the contrary notwithstanding, any moneys held by the Fiscal Agent in trust for the payment and discharge of the principal of, and the interest and any premium on, the Bonds which remains unclaimed for two (2) years after the date when the payments of such principal, interest and premium have become payable, if such moneys was held by the Fiscal Agent at such date, shall be repaid by the Fiscal Agent to the City as its absolute property free from any trust, and the Fiscal Agent shall thereupon be released and discharged with respect thereto and the Bond Owners shall look only to the City for the payment of the principal of, and interest and any premium on, such Bonds.

Section 9.09. Applicable Law. This Agreement shall be governed by and enforced in accordance with the laws of the State of California applicable to contracts made and performed in the State of California.

Section 9.10. Conflict with Act. In the event of a conflict between any provision of this Agreement with any provision of the Act as in effect on the Closing Date, the provision of the Act shall prevail over the conflicting provision of this Agreement.

Section 9.11. Conclusive Evidence of Regularity. Bonds issued pursuant to this Agreement shall constitute conclusive evidence of the regularity of all proceedings under the Act relative to their issuance and the levy of the Special Taxes.

Section 9.12. Payment on Business Day. In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Agreement is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day which is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 9.13. State Reporting Requirements. In addition to Section 5.13, the following requirements shall apply to the Bonds:

(A) *CDIAC Reporting.*

(i) Not later than October 30 of each calendar year, beginning with the October 30 first succeeding the date of the Bonds, and in each calendar year thereafter until the October 30 following the final maturity of the Bonds, the Treasurer or Finance Director shall cause to be supplied to CDIAC all the information required to be supplied to CDIAC pursuant to Government Code Section 53359.5(b), including: (i) the principal amount of the Bonds Outstanding; (ii) the balance in the Reserve Fund (iii) the balance in any capitalized interest account; (iv) the number of parcels in the CFD which are delinquent in the payment of Special Taxes, the amount of each delinquency, the length of time delinquent and when foreclosure was commenced for each delinquent parcel; and (v) the assessed value of all parcels in the CFD subject to the levy of the Special Taxes as shown in most recent equalized roll. The annual reporting shall be made using such form or forms as may be prescribed by CDIAC.

(ii) If at any time the Fiscal Agent fails to pay principal and interest due on any scheduled payment date for the Bonds, or if funds are withdrawn from the Reserve Fund to pay principal and interest on the Bonds, the Fiscal Agent shall notify the Treasurer or Finance Director of such failure or withdrawal in writing. An official of the City shall notify CDIAC pursuant to Government Code Section 53359.5(c) within 10 days of the occurrence of any of the following events: (A) the scheduled principal or interest on the Bonds is not paid; or (B) a draw on the Reserve Fund to pay to pay principal and interest on the Bonds which draw causes the Reserve Fund to be reduced to an amount less than the Reserve Requirement.

(B) *Other Reporting.* Not later than January 1, 2017, and at least once a year thereafter, the Treasurer or Finance Director shall file a report with the City Council in accordance with the requirements of Government Code Section 53411, which report shall contain: (i) the amount of Special Taxes collected and expended; and (ii) the status of the Project financed by the CFD.

(C) *Amendment.* The reporting requirements of this Section 9.13 shall be amended from time to time, without action by the City or the Fiscal Agent, to reflect any amendments to Section 53359.5(b), Section 53359.5(c) or Section 53411 of the Government Code.

(D) *No Liability.* None of the City and its officers, agents and employees, the Treasurer or Finance Director or the Fiscal Agent shall be liable for any inadvertent error in reporting the information required by this Section 9.13.

The Treasurer or Finance Director shall provide copies of any such reports to any Bondowner upon the written request of a Bondowner and payment by the person requesting the information of the cost of the City to photocopy and pay any postage or other delivery cost to provide the same, as determined by the Treasurer or Finance Director. The term "Bondowner" for purposes of this Section 9.13 shall include any beneficial owner of the Bonds as described in Section 2.12.

Section 9.14. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the City has caused this Agreement to be executed in its name and the Fiscal Agent has caused this Agreement to be executed in its name, all as of the first date set forth above.

CITY OF ROSEVILLE, a
municipal corporation, for and on behalf
of City of Roseville The Fountains
Community Facilities District No. 1
(Public Facilities)

**THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.**, as *Fiscal Agent*

By: _____
[[____]]
Vice President

By: _____
ROB JENSEN
City Manager

ATTEST:

By: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

By: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
JAY PANZICA
Treasurer, Chief Financial Officer

**EXHIBIT A
FORM OF BOND**

UNITED STATES OF AMERICA
STATE OF CALIFORNIA

No. _____

\$ _____

CITY OF ROSEVILLE
THE FOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX REFUNDING BONDS
SERIES 2016

INTEREST RATE:
_____ %

MATURITY DATE:

BOND DATE:
_____, 2016

CUSIP:

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: *** _____ DOLLARS ***

The City of Roseville (the "City") for and on behalf of the City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) (the "District"), for value received, hereby promises to pay solely from the Special Tax Revenues (as hereinafter defined) to be collected in the District or amounts in certain funds and accounts held under the Agreement (as hereinafter defined), to the Registered Owner named above or registered assigns (the "Owner"), on the Maturity Date set forth above, unless redeemed prior thereto as hereinafter provided, the Principal Amount set forth above, and to pay interest on such principal amount from the Bond Date shown above, or from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, semiannually on March 1 and September 1, commencing March 1, 2017 (the "Interest Payment Dates"), at the Interest Rate set forth above, until the principal amount hereof is paid or made available for payment. The principal of this Bond is payable to the Owner in lawful money of the United States of America upon presentation and surrender of this Bond at the principal corporate trust office of The Bank of New York Mellon Trust Company, N.A. in Los Angeles, California (the "Fiscal Agent"). Interest on this Bond shall be paid by check of the Fiscal Agent mailed by first class mail on each Interest Payment Date to the Owner hereof as of the close of business on the 15th day of the month preceding the month in which the Interest Payment Date occurs (the "Record Date") at such Owner's address as it appears on the registration books maintained by the Fiscal Agent, or by wire transfer made on such Interest Payment Date upon written instructions delivered to the Fiscal Agent by the applicable Record Date of any Owner of \$1,000,000 or more in aggregate principal amount of Bonds.

This Bond is one of a duly authorized issue of bonds approved by resolution of the City Council of the City on _____, 2016 (the "Resolution"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311, *et seq.*, of the California Government Code (the "Mello-Roos Act") for the purpose of providing moneys for the construction and acquisition of improvements within the District, and is one of the bonds

designated "City of Roseville The Fountains Community Facilities District No. 1 (Public Facilities) Special Tax Refunding Bonds, Series 2016" (the "Bonds"). The issuance of the Bonds and the terms and conditions thereof are provided for by a Fiscal Agent Agreement, dated as of _____ 1, 2016, by and between the City and the Fiscal Agent (the "Agreement") and this reference incorporates the Agreement herein, and by acceptance hereof the Owner of this Bond assents to said terms and conditions. The Agreement is authorized under, this Bond is issued under, and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Mello-Roos Act, the Agreement and the Resolution, the principal of and interest on this Bond are payable solely from the Special Tax Revenues and certain funds held under the Agreement. "Special Tax Revenues" means the proceeds of the special taxes levied under the Mello-Roos Act in the District (the "Special Taxes") that are received by the City, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes.

Interest on this Bond shall be payable from the Interest Payment Date next preceding the date of authentication hereof, unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (ii) such date of authentication is after a Record Date but on or prior to an Interest Payment Date, in which event interest will be payable from such Interest Payment Date, or (iii) such date of authentication is prior to the first Record Date, in which event interest will be payable from the Bond Date shown above; provided however, that if at the time of authentication of this Bond, interest is in default hereon, this Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment hereon.

Any tax for the payment hereof shall be limited to the Special Tax, except to the extent that provision for payment has been made by the City as may be permitted by law. The Bonds do not constitute obligations of the City for which the City is obligated to levy or pledge, or has levied or pledged, general or special taxation other than described herein above.

Optional Redemption. The Bonds maturing on or before September 1, _____ are not subject to redemption prior to maturity. The Bonds maturing on and after September 1, _____ are subject to optional redemption from any source of available funds prior to maturity, in whole, or in part among series and maturities as will be specified by the City and by lot within a maturity, on September 1, _____ and on any date thereafter, at a redemption price equal to the principal amount of the Bonds to be redeemed, without premium, plus accrued interest thereon to the date of redemption.

Mandatory Redemption From Prepayments. The Bonds are subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among series and maturities as will be specified by the City and by lot within a maturity, on September 1, _____ and on any Interest Payment Date thereafter, at the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Date</u>	<u>Redemption Price</u>
September 1, 20__ through March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20)) and thereafter	100

Mandatory Sinking-Fund Redemption. The Bonds maturing on September 1, 20__ (collectively, the "Term Bonds") are subject to mandatory sinking payment redemption in part on September 1, 20__, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of their principal amount to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

\$ _____ % Term Bonds
Due September 1, 20__

<u>Mandatory Redemption Date (September 1)</u>	<u>Sinking Fund Payment</u>
--	---------------------------------

(maturity)

\$ _____ % Term Bonds
Due September 1, 20__

<u>Mandatory Redemption Date (September 1)</u>	<u>Sinking Fund Payment</u>
--	---------------------------------

(maturity)

The amounts in the foregoing tables shall be reduced pro rata, in order to maintain substantially level debt service, as a result of any prior partial optional redemption or mandatory redemption of the Bonds.

Notice of redemption with respect to the Bonds to be redeemed shall be given to the Owners thereof, in the manner, to the extent and subject to the provisions of the Agreement.

This Bond shall be registered in the name of the Owner hereof, as to both principal and interest. Each registration and transfer of registration of this Bond shall be entered by the Fiscal Agent in books kept by it for this purpose and authenticated by its manual signature upon the certificate of authentication endorsed hereon.

No transfer or exchange hereof shall be valid for any purpose unless made by the registered owner, by execution of the form of assignment endorsed hereon, and authenticated as herein provided, and the principal hereof, interest hereon and any redemption premium shall

be payable only to the registered owner or to such Owner's order. The Fiscal Agent shall require the Owner requesting transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange. No transfer or exchange hereof shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

The Agreement and the rights and obligations of the City thereunder may be modified or amended as set forth therein. The principal of the Bonds is not subject to acceleration upon a default under the Agreement or any other document.

This Bond shall not become valid or obligatory for any purpose until the certificate of authentication hereon endorsed shall have been dated and manually signed by the Fiscal Agent.

It is hereby certified, recited and declared that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond have existed, happened and been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

Unless this Bond is presented by an authorized representative of The Depository Trust Company to the Fiscal Agent for registration of transfer, exchange or payment, and any Bond issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

IN WITNESS WHEREOF, the City of Roseville has caused this Bond to be executed by the facsimile signatures of the Mayor and the City Clerk of the City, all as of the Bond Date stated above.

CITY OF ROSEVILLE, for and on behalf of the
CITY OF ROSEVILLE THE FOUNTAINS
COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)

By: _____
Mayor

By: _____
City Clerk

FISCAL AGENT'S CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the Resolution and the Agreement.

Dated: _____, 2016

THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A., as Fiscal Agent

By: _____
Authorized Signatory

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer unto

(Name, address and Tax identification Number of Assignee)

the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s)
_____, attorney, _____

to transfer the same on the registration books of the Fiscal Agent with full power of substitution
in the premises.

Dated: _____

Signature Guaranteed:

NOTE: Signature(s) must be guaranteed by a
member firm of the New York Stock Exchange or a
commercial bank or trust company.

NOTE: The signature(s) on this Assignment must
correspond with the name(s) as written on the face of
the within Bond in every particular without alteration or
enlargement or any change whatsoever.



COUNCIL COMMUNICATION

CC #: 7779
File #: 0600-01

Title: Roseville Police Officers Association and Management and Confidential Employees - Memorandums of Understanding
Contact: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.30.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council take the following actions:

1. Adopt a resolution to approve the attached RPOA MOU Amendment #1, reflecting clean up language in Chapter 2, to Article III. Educational Incentive; Article VI. Overtime; Article XIII. Canine Officer and Chapter 3, Article X Leave of Absence.
2. Adopt a resolution to approve the attached Mgmt/Conf Terms, Conditions and Understanding, reflecting clean up language in Article I Salaries and Article XVI Sick Leave Incentive Program.

BACKGROUND

On January 6, 2016, City Council approved Resolution 16-08 allowing the Management Confidential Terms, Conditions and Understanding to reflect the salary, benefits and other provisions related to the employment for those covered during the period of January 1, 2016 through December 31, 2018. Subsequent to this approval, staff realized that one position, Street Maintenance Supervisor, had only received a Labor Market Adjustment of 0.17% in year one. The survey data supported a 0.17% increase to occur in each year of the three year term. Additionally, a change to the sick leave incentive program section inadvertently omitted the confidential unit members who are covered by the provision.

On January 20, 2016, City Council approved Resolution 16-11 allowing the RPOA MOU to reflect the rates of pay, hours of work, and other terms and conditions of employment for the period of January 20, 2016 through December 31, 2016. Subsequent to this approval, staff realized that some negotiated language had been inadvertently omitted and the Canine pay rate was incorrectly listed in the document presented to Council for approval.

FISCAL IMPACT

There is no fiscal impact from this action. All dollars related to any salary changes have already

been included in the proposed operating budget. This action simply corrects the wording in the MOU.

ECONOMIC DEVELOPMENT / JOBS CREATED

Non-applicable.

ENVIRONMENTAL REVIEW

Clean up language is not considered a “project” as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines 15378). Consequently no CEQA action is required.

Respectfully Submitted,

Lisa Achen, Human Resources Manager

Gayle Satchwell, Human Resources Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-267

MGMT CONF

Resolution No. 16-268

RPOA Amendment #1

RESOLUTION NO. 16-267

REPEALING RESOLUTION 16-08 AND APPROVING TERMS, CONDITIONS AND
UNDERSTANDINGS REGARDING MANAGEMENT AND CONFIDENTIAL
EMPLOYEES

WHEREAS, the City Council recently approved the existing Terms, Conditions and Understandings regarding Management and Confidential Employees (TCU) by Resolution 16-08; and

WHEREAS, staff recommends certain clarifications to the existing TCU; and

WHEREAS, the City Council has reviewed the updated TCU; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that Resolution 16-08 is hereby repealed; and

BE IT FURTHER RESOLVED that the updated Terms, Conditions, and Understandings regarding Management and Confidential Employees is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Terms, Conditions, and Understandings

Management and Confidential Employees



Term of January 1, 2016 to December 31, 2018



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TERMS, CONDITIONS AND UNDERSTANDINGS OF COMPENSATION AND EMPLOYMENT FOR MANAGEMENT/CONFIDENTIAL EMPLOYEES

The City Council of the City of Roseville hereby establishes the following salary, benefits and other provisions related to the employment of the City's Management/Confidential employees during the period of January 1, 2016 through December 31, 2018

SUMMARY OF CONFIDENTIAL DESIGNATION

The confidential designation of selected positions protects the confidentiality of the City's bargaining process and strategy, both in general contract negotiations and in day-to-day interaction with employee unions and associations. The employees who occupy positions designated as confidential serve as essential support members to the management team and their confidentiality is assured by their exclusion from any organized bargaining unit.

DEFINITION

The term "confidential employee" identifies those employees who are regularly required to assist City managers responsible for developing and implementing City policies within the area of labor relations. A confidential employee is an employee who normally participates or assists in writing and/or preparing policies affecting employees' wages, hours, and working conditions; or an employee who regularly has advance knowledge of decisions which affect labor relations; or who processes information relating to the city's confidential labor relations matters.

CRITERIA

The following factors are used (in their totality) to determine those positions to be designated as confidential:

- A. The duties assigned to these positions include responsibility for providing clerical and/or technical support to managers who regularly participate in labor negotiations as a chief negotiator or team member; processing paperwork relating to labor negotiations, notes, research, management proposals, contract costing, strategies and plans, strike contingency plans, salary surveys, and problems within departments which are addressed during negotiations.
- B. Responsibility for processing paperwork relating to the disposition of union/association grievances, Skelly hearings, letters of reprimand, counseling memos, employee background checks, and other documents including those relating to all other forms of employee discipline.
- C. All non-management employees in the following departments are deemed to be confidential employees:
 - 1. City Attorney
 - 2. City Manager
 - 3. Human Resources
 - 4. Finance – Payroll only
 - 5. Administrative Assistants to all Department Heads

ARTICLE I. SALARIES

- A. Effective the first full pay period after January 1, 2016 the City shall provide a two percent (2%) general salary increase for all employees designated as Management/Confidential.
- B. Effective the first full pay period after January 1, 2018, the City shall provide a two percent (2%) general salary increase for all employees designated as Management/Confidential.
- C. Labor Market Adjustments – Effective the first full pay period in January 2016, the following salary increases shall be implemented for employees in the classifications listed below:

		January 2016	January 2017	January 2018
Job Code	Class Title	Market Adj	Market Adj	Market Adj
0041	Accounting Manager	1.78%	1.78%	1.78%
0043	Accounting Supervisor	1.15%	1.15%	1.15%
0090	Alternative Transportation Manager	3.33%	3.33%	3.33%
0245	Assistant City Attorney	3.33%	3.33%	3.33%
0250	Assistant City Clerk	0.41%	0.41%	0.41%
0395	Assistant Electric Utility Director	1.66%		
8553	Assistant Electric Utility Director-Resources & Planning	11.34%		
0510	Assistant Police Chief	2.32%	1.00%	1.00%
0920	Billing Services Manager	1.78%	1.78%	1.78%
0930	Budget Manager	1.78%	1.78%	1.78%
1043	Building Official	0.68%	0.68%	0.68%
1245	Chief Information Officer	0.69%		
1655	Deputy City Attorney I	3.33%	3.33%	3.33%
1658	Deputy City Attorney II	3.33%	3.33%	3.33%
1676	Development Services Director	1.68%		
1710	Economic Development Director	6.02%		
1310	Electric Business Analyst I	11.42%		
1312	Electric Business Analyst II	11.43%		
2335	Electric Compliance Analyst	9.36%		
2284	Electric Engineering Tech Supervisor	5.51%		
2280	Electric Line Construction Supervisor	15.00%		
2338	Electric Operations Manager	11.33%		
2346	Electric Rates and Financial Administrator	6.25%		
2348	Electric Regulatory Compliance Administrator	11.33%		
2314	Electric Resources Analyst I	13.24%		
2316	Electric Resources Analyst II	13.25%		
6280	Electric Retail Services Supervisor	4.31%		
2354	Electric Risk Management Administrator	6.25%		

2319	Electric Substation Supervisor	15.00%		
2358	Electric Technology Systems Supervisor	11.08%		
2320	Electric Utility Director	11.34%		
2500	Energy Services Account Representative I	4.31%		
2501	Energy Services Account Representative II	4.31%		
3395	Facilities Manager	0.61%	0.61%	0.61%
3301	Finance Director	10.00%		
2900	Finance Manager	1.78%	1.78%	1.78%
3330	Fire Chief	1.43%		
3392	Fleet Manager	0.61%	0.61%	0.61%
3594	Human Resources Analyst I	0.28%	0.28%	0.28%
3596	Human Resources Analyst II	0.29%	0.29%	0.29%
3598	Human Resources Director	10.00%		
3810	Key Account Representative	4.30%		
5400	Police Captain	2.32%	1.00%	1.00%
5410	Police Chief	4.32%		
5420	Police Lieutenant	2.32%	1.00%	1.00%
5505	Power Engineering Manager	11.33%		
5600	Power Generation Superintendent	2.29%		
5530	Power Plant Operations & Maintenance Supervisor	15.00%		
5535	Power Supply and Portfolio Administrator	6.25%		
5652	Purchasing & Warehouse Manager	0.98%	0.98%	0.98%
6450	Risk Manager	10.00%		
7123	Senior Deputy City Attorney	3.33%	3.33%	3.33%
7128	Senior Electric Business Analyst	11.43%		
7163	Senior Energy Services Account Representative	4.30%		
7194	Senior Information Technology Analyst	0.13%		
7151	Senior Power Engineer	11.34%		
5555	Senior Power Plant Engineer	11.34%		
7522	Street Maintenance Supervisor	0.17%	0.17%	0.17%
9040	Wastewater Treatment Plant Chief Operator	10.00%		

D. Salary Schedule B – All Employees Hired On/After the first full pay period in January of 2016

Effective the first full pay period in January 2016, for any current classification in the bargaining unit where the total compensation was 5% or more above the median total compensation for benchmarked classifications in the surveyed jurisdictions, the new top step for all such classifications in the new salary schedule B will be reduced as listed below. All other classification's top step in the new salary schedule B will remain unchanged.

Confidential B Schedule Reductions

Job Code	Class Title	Reduction
B101	Executive Assistant to the City Manager	-8.95%
B111	Payroll Clerk I	-7.48%
B112	Payroll Clerk II	-7.49%
B113	Payroll Technician I	-7.04%
B114	Payroll Technician II	-7.04%
B116	Senior Payroll Technician	-7.03%

Management B Schedule Reductions

Job Code	Class Title	Reduction
B725	City Clerk	-10.86%
B726	City Librarian	-13.13%
B737	Economic Development Manager	-11.70%
B754	Electronic Maintenance Coordinator	-10.13%
B779	Information Technology Division Manager	-7.42%
B781	Information Technology Program Manager	-7.41%
B778	Interpretive Services Supervisor	-10.37%
B786	Meter Services Supervisor	-24.63%
B787	Open Space Superintendent	-8.20%
B790	Park Planning and Development Superintendent	-8.20%
B791	Parks Superintendent	-8.20%
B792	Parks Supervisor	-14.00%
B793	Parks, Recreation & Libraries Business Administrator	-7.95%
B813	Recreation Manager	-10.38%
B814	Recreation Superintendent	-11.14%
B815	Recreation Supervisor	-10.37%
B822	Senior Database Analyst	-7.41%

Annual Merit Step Increases

1. Effective the first full pay period in January 2016, all employees hired before January 1, 2016 will remain on the current salary schedule (A) for all listed classifications in the bargaining unit. All such employees will continue on this salary schedule when promoted or transferred to other classifications.

2. Effective the first full pay period in January 2016, the City will create a second salary schedule (B) which will apply to new hires for all listed classifications in the bargaining unit. The salary steps for the new salary schedule will be approximately 2.5% apart for each classification in the unit. For purposes of this provision, any employee who was initially hired before January 1, 2016 that had a break in City service and was rehired after January 1, 2016 will be deemed a newly hired employee under this provision.

E. Bilingual Pay - employees certified by the Human Resources Department as Spanish speaking will be paid \$100.00 per month (\$46.15 bi-weekly). At the discretion of the Department Head and

upon certification by the Human Resources Department, employees may be compensated \$100.00 per month for other languages used during the course of employment. However, \$100 per month bilingual pay is the maximum amount an employee may receive no matter how many languages he/she is certified to speak.

- F. A five percent (5%) differential will continue to be paid to management employees in engineering classifications (except Wastewater Utility Manager and Water Utility Manager who had their PE pay converted to salary in 2000) who possess a California Professional Engineer Certificate (PE) but whose position does not require such possession.
- G. Fire Battalion Chiefs will earn time and one-half overtime when covering a shift assignment.
- H. The Assistant Fire Chief , Fire Division Chiefs and Fire Battalion Chiefs (8 hour shift only) when acting in the capacity of the Battalion Chief (24 hour), will be paid at the Battalion Chief (24 hour) time and one-half rate.
- I. The Assistant Fire Chief, Fire Division Chiefs and Battalion Chiefs will receive the following certification pay:
 - a. Five percent (5%) of base pay bi-weekly for HazMat Technician or Specialist certification. HazMat certification must be maintained by attending the necessary trainings and proving competency through annual testing.
 - b. Two percent (2%) of base pay bi-weekly for possessing the requisite certificates for departmental rescue certification (possessing RS1, RS2, Confined Space Rescue, and Trench rescue certification). Rescue certification must be maintained by attending the necessary trainings and proving competency through annual testing.
- J. Police Lieutenants required to spend time as a peace officer or watch commander will be compensated at time-and-one-half rate for time spent in excess of their normal shift. The overtime rate is for SWAT, mandatory shift scheduling and additional watch commander shifts based on operational need where the employee is not serving in his/her regular management role.
- K. Reopener Provision:

The City may reopen the terms and conditions if any of the following occurs:

1. General Fund revenue declines, or is projected to decline, by two percent (2%) or more in one year or one percent (1%) per year over two (2) years. The contract can be reopened only after: (a) closing out the previous fiscal year, (b) receiving County property tax projections for the current fiscal year, and (c) the Finance Department revising revenue projections for the current fiscal year based on (a) and (b).
2. General Fund expenses increase by two percent (2%) or more, with no offsetting increase in revenue, based on unfunded mandates of the State of California or an agency of the State.
3. The Roseville electorate, by local ballot initiative, approves a limitation to the salaries of Roseville management employees.

The City shall identify Management/Confidential's proportionate share of any revenue shortfall.

In the event other revenues increase and exceed the amount of any lost revenue, the City will not exercise the reopener clause; however, any future increase in revenues must clearly offset general fund expenditures.

ARTICLE II. SALARY UPON PROMOTION

Any regular employee who is promoted to a position in a class with a higher salary range shall be placed in the step in the new salary range which represents at least a ten percent (10%) increase over the employee's current step. In the event that the new range does not have a step that is at least ten percent (10%) higher than the employee's current range, the employee shall be assigned to the highest step in the range. A promoted employee is assigned a new salary anniversary date effective on the date of the promotion.

ARTICLE III. DEFERRED COMPENSATION

The City shall maintain a program of deferred compensation for eligible employees. It is understood that the City is solely responsible for selection of the Deferred Compensation plan and plan administrator(s).

Effective the first full pay period in January of 2016, the City agrees to contribute one percent (1%) of the base salary into the city sponsored 457 deferred compensation plan for employees who have completed five (5) continuous years of regular employment with the City of Roseville.

Effective the first full pay period in January of 2017, the City agrees to contribute an additional one percent (1%) for a total of two percent (2%) of the base wages into the city sponsored deferred compensation plan for employees who have completed five (5) continuous years of regular employment with the City of Roseville.

Effective the first full pay period in January 2018, the City agrees to contribute an additional one percent (1%) for a total of three percent (3%) of the base wages into the city sponsored deferred compensation plan for employees who have completed five (5) continuous years of regular employment with the City of Roseville.

ARTICLE IV. WORKING OUT OF CLASS

Pursuant to Roseville Municipal Code Section 3.07.080, no employee shall be required to perform duties which are not closely related both in kind of work and in level of responsibility to duties formerly assigned to positions in the class, except on a short-term, temporary or emergency basis. However, if a supervisor assigns an employee to work out of class for four (4) hours or more, or one-half (1/2) shift or more, the employee shall be paid out of class pay equal to ten percent (10%) or top step of the higher class where there is not ten percent (10%) differential between the two classes.

Temporary Acting Pay

An employee temporarily assigned in writing to an acting position in a classification with a higher salary range shall be compensated for the duration of the acting assignment by the payment of ten percent (10%) of the regular salary the employee received prior to the acting assignment, or the salary provided for in Step A of the higher classification, whichever is greater, but not to exceed top step of the higher classification for all time worked and any leave time paid. The higher classified position must be temporarily vacant due to a long-term absence of the incumbent or pending the filling of a vacant position. The temporary acting pay assignment shall be for a minimum of two full-time pay periods and limited to one year. Authorization for a temporary acting assignment must be given by the employee's supervisor and requires advance approval of the Department Head, Human Resources Director and City Manager.

This section does not apply to regular employees whose positions are designated to act in the absence of the department, division or section head.

ARTICLE V. PUBLIC EMPLOYEES RETIREMENT SYSTEM

- A. The City provides and maintain membership in the California Public Employees' Retirement System (CalPERS) for the benefit of eligible employees based on the following CalPERS definitions and contract provisions:
1. New Member means:
 - i. A unit member who becomes a member of a public retirement system for the first time on or after January 1, 2013 and who was not a member of any other public retirement system prior to that date;
 - ii. A unit member who becomes a member of a public retirement system for the first time on or after January 1, 2013 and who was a member of another public retirement system prior to that date, but who was not subject to reciprocity under Gov. Code §7522.02(c) and related CalPERS reciprocity requirements; or
 - iii. A unit member who was an active member in a public retirement system with another employer and who, after a break in service of more than six (6) months, returns to active membership in CalPERS with the City.
 2. Classic Member means: a unit member who entered into membership with a qualifying public retirement system on or before December 31, 2012 who does not meet the definition of "New Member" under Government Code §7522.04(f) and related CalPERS membership requirements. Status as a classic member shall be determined by CalPERS.
- B. Retirement Benefits:

Safety Members

1. Retirement Plan for Employees Hired On or Before December 31, 2012, and Classic Members as Defined by CalPERS:

Employees hired on or before December 31, 2012 shall receive the 3% at 50 retirement benefit. For purposes of determining a retirement benefit, final compensation for employees covered by Section B.1. shall mean the single highest year of compensation earnable.

Each employee covered by Section B.1. shall pay through payroll deduction, 100% of the required bargaining unit member contribution, which is nine percent (9%). As permitted by CalPERS, the City agrees to report the amount paid by the employee as part of the employer's contribution and to report the same amount as EPMC and compensation earnable.

2. Retirement Plan for Employees Hired On or After January 1, 2013, Who Are Not Classic Members.

Employees hired on or after January 1, 2013 who are new members, as defined by CalPERS, shall receive the 2.7% at 57 benefit.

For purposes of determining a retirement benefit, final compensation for unit members covered by Section B.2. shall mean the highest annual average pensionable compensation earned during thirty-six (36) consecutive months of service.

As required by Government Code §7522.30, unit members covered by Section B.2. shall pay, through payroll deduction, fifty percent (50%) of the total normal cost of their retirement plan as determined annually by CalPERS.

3. In addition to the benefits listed above, the City contracts for the following optional benefits for employees covered by Section B(1) and B(2):

- Post Retirement Survivor Allowance
 - Optional Settlement 2W
 - 1959 Survivor Benefit Level 4
 - Special Death Benefit
 - Credit for Unused Sickleave
 - Two-percent (2%) Retirement COLA
4. Employee contributions shall be made in accordance with Section 414(h)(2) of the Internal Revenue Code wherein payment to CalPERS is made pretax, to the extent permitted by Internal Revenue Code, 26 USC Section 414(h)(2).

Miscellaneous Members

5. This Section B, including subsections, shall apply to bargaining unit members hired on or before December 31, 2012. In addition, this Section B shall apply to bargaining unit members hired on or after January 1, 2013, who are qualified for pension reciprocity as stated in Government Code Section 7522.02(c) and related CalPERS reciprocity requirements (Classic Member):

The "2.7% @ 55" retirement program will be available to bargaining unit members covered by Section B(5).

For the purposes of determining a retirement benefit, final compensation for bargaining unit members covered by Section B(5) shall mean the highest twelve (12) consecutive month period as specified in Government Code Section 20042.

Bargaining unit members covered by Section B(5) shall continue to pay, through payroll deduction, 8.0% of compensation earnable contribution to CalPERS. 6.197% shall be contributed toward the City's pension costs, and 1.803% shall be contributed toward the employees' pension contribution. The City shall pay 6.197% of compensation earnable as EPMC (Employer Paid Member Contribution) and shall report the same percent (value) of compensation earnable as special compensation pursuant to Government Code Section 20636(c) (4).

6. This Section B, including subsections, shall apply to bargaining unit members who were hired on or after January 1, 2013, and who do not qualify for pension reciprocity as stated in Government Code Section 7522.02(c) (PEPRA Members).

The "2% @ 62" retirement program will be available to bargaining unit members covered by Section B(6).

Effective January 1, 2013, for the purposes of determining a retirement benefit, final compensation for bargaining unit members covered by Section B(6) shall mean the highest annual average pensionable compensation earned during thirty-six (36) consecutive months of service.

As required by Government Code Section 7522.04(g), effective January 1, 2013, bargaining unit members covered by Section B(6) shall pay, through payroll deduction, fifty percent (50%) of normal costs as determined by CalPERS.

7. Unit members covered by Section B(5) and B(6) continue to be eligible for the following options included in the City's contract with CalPERS:
- Government Code Section 20965 (Conversion of unused sick leave balance to service credit)

- Government Code Section 21573 (Third Level of 1959 Survivor Benefits)
 - Government Code Section 21548 (Pre-Retirement Option 2W Death Benefit)
 - Two percent (2%) Retirement COLA
8. Employee contributions shall be made in accordance with Section 414(h)(2) of the Internal Revenue Code wherein payment to CalPERS is made pretax, to the extent permitted by Internal Revenue Code, 26 USC Section 414(h)(2).

ARTICLE VI. HEALTH AND WELFARE PROGRAM

- A. **Eligibility**
Any regular employee working fifty percent (50%) or more of a full-time schedule shall be eligible to enroll in any health and welfare benefit provided by this Article. Regular part-time employees who are hired into a position funded as regular part-time after January 1, 2004, or current employees who laterally transfer or promote into a regular part-time allocated position will receive a pro-rated amount toward their health and welfare contribution based on actual hours worked. The contribution amount will be based on the percentage of full-time the employee works. For example, employees working twenty (20) hours per week will receive fifty percent (50%) of the full-time contribution; employees working thirty (30) hours per week will receive seventy-five percent (75%) of the full-time contribution, etc.
- B. **Medical Insurance Benefits**
The City agrees to contract with the California Public Employees' Retirement System (CalPERS) for the purpose of providing employees and their eligible dependents with medical insurance benefits. Effective the first of the month following City Council approval of this resolution or as soon as administratively possible, the City's maximum monthly contribution for each eligible active employee shall be equal to the minimum employer contribution required under the Public Employees' Medical and Hospital Care Act (PEMHCA).
- C. **Cafeteria Plan**
1. The City agrees to maintain a Cafeteria Plan, pursuant to Section 125 of the Internal Revenue Code and any related regulations, for the purpose of providing employees with access to various health and welfare benefits. Benefits available through the Cafeteria Plan include medical insurance, dental insurance, vision insurance and long term disability (LTD).
 2. Effective December 1, 2016, the City agrees to provide a Cafeteria Plan Allowance to all employees eligible to participate in City sponsored health and welfare benefits under Section A of this Article of up to \$1,296 monthly (less the direct PEMHCA payment provided in paragraph B) for the term of the agreement.
 3. Effective December 1, 2017, , the City agrees to provide a Cafeteria Plan Allowance to all employees eligible to participate in City sponsored health and welfare benefits under Section A of this Article of up to \$1,321 monthly (less the direct PEMHCA payment provided in paragraph B) for the term of the agreement.
 4. Effective December 1, 2018,, the City agrees to provide a Cafeteria Plan Allowance to all employees eligible to participate in City sponsored health and welfare benefits under Section A of this Article of up to \$ 1,347 monthly (less the direct PEMHCA payment provided in paragraph B) for the term of the agreement.
 6. The City agrees to provide a flex plan credit of up to \$168.00 per month to be used by active employees for any benefit covered under the Cafeteria Plan.
 7. Employees who elect not to participate in any of the medical, dental, vision and LTD insurance benefits sponsored by the City and who provide proof of other medical coverage will not receive any Cafeteria Plan Allowance under Section C(2) or Flex Plan Credit under Section

C(3) of this Article. Instead, employees who opt out of these City sponsored benefits will receive \$150 per month.

8. Any Cafeteria Plan Allowance provided for under Section C(2) of this Article can only be used by an employee to offset the cost of participation in City sponsored medical, dental, vision and LTD, insurance benefits for the employee and any eligible dependents.

- D. The City agrees to continue its existing Section 125 plan. The City reserves the right to select the provider or self-administer this program and to set limits for medical reimbursement accounts.
- E. The City agrees to provide a dental benefit. The City agrees to provide a dental benefit to include two (2) preventative cleanings per year. Other details of the City's dental benefit are described in the evidence of coverage document. The City reserves the right to select any dental carrier. Open enrollment will be as described in the evidence of coverage document.
- F. From time to time, the City will change benefit providers due to administrative, service, economic or other reasons. Due to carrier policies and procedures and Department of Insurance requirements, there can be no guarantee that one policy will exactly mirror the preceding one. The City desires to provide a consistent benefit, and insofar as is possible, benefits and language will be matched.
- G. Management and Confidential employees may utilize the Employee Assistance Program. Each employee and each dependent is eligible for a maximum of six (6) City paid counseling sessions.
- H. The City agrees to continue its existing vision program and reserves the right to select an insurance provider or choose to self-insure this benefit.

ARTICLE VII. RETIREE HEALTH BENEFITS

- A. Medical Insurance Benefits
The City agrees to contract with the California Public Employees' Retirement System (CalPERS) for the purpose of providing employees and their eligible dependents with medical insurance benefits. Effective the first of the month following City Council approval of this resolution or as soon as administratively possible, the City's maximum monthly medical contribution for each eligible retiree shall be equal to the minimum employer contribution required for active employees under the Public Employees' Medical and Hospital Care Act (PEMHCA).

The parties' agreement to move from the CalPERS equal contribution method to the PEMHCA minimum employer contribution method does not modify retiree health benefits for employees in Tiers I and II pursuant to Article VI B and C below. Employees who are currently in Tier 1 who promote into a management position covered, herein, shall maintain Tier 1 benefits until retirement or a break in service. Employees who leave City employment and return to City employment shall not be covered by Tier 1 or Tier 2 retiree health benefits.

- B. For Employees Hired Prior to January 1, 2004 (Tier 1)
Employees hired prior to January 1, 2004 that qualify for post-retirement health benefits shall qualify for such benefits based on rules in effect prior to January 1, 2004, i.e. an employee that retires from the City of Roseville and is eligible for CalPERS service retirement shall receive a City contribution towards their post-retirement medical insurance benefit at the same level as full-time regular employees covered by this agreement.
- C. For Employees Hired on or after January 1, 2004 and Prior to January 1, 2014 (Tier 2)
For employees hired on or after January 1, 2004 and prior to January 1, 2014, to be eligible to receive post-retirement health benefits, an employee must complete at least five (5) years of CalPERS-credited service with the City of Roseville. Employees who retire from the City of

Roseville after meeting the service requirement stated above and who have at least ten (10) years of CalPERS-credited service will receive a City contribution towards their post-retirement health benefits as follows:

Total Credited Years of Service	% of City Contribution
10	50 %
11	55
12	60
13	65
14	70
15	75
16	80
17	85
18	90
19	95
20 +	100

Employees who have PERS-credited service through other public agencies must complete at least five (5) years of service with the City of Roseville and retire from the City of Roseville to be eligible for post-retirement health benefits. However, once an employee has completed five (5) years of service with the City of Roseville, their eligibility for post-retirement health benefits will include all years of PERS-credited service.

The vesting requirements for post-retirement health benefits will become effective January 1, 2004. Employees hired on or after January 1, 2004 shall be subject to the above post-retirement vesting schedule for health benefits.

D. For Employees Hired on or After January 1, 2014 (Tier 3)

1. Employees hired on or after January 1, 2014 shall have no vested right in any post-employment medical benefits provided by the City of Roseville. Instead, upon hire, those employees shall contribute one percent (1%) of their base salary each pay period to a City sponsored Retirement Health Savings (RHS) account and shall contribute an additional one percent (1%) per pay period per year annually, up to a maximum of five percent (5%) per pay period annually thereafter, to be used to fund the employee's medical costs upon retirement from the City.
2. After five (5) years of continuous service with the City of Roseville, and beginning on the first pay period of the sixth year of service, the City shall contribute a flat dollar amount equal to \$100 per month to be deposited to the employee's RHS account up until the employee's retirement date or separation from the City. After accruing ten (10) cumulative years of service with the City and pursuant to the vesting schedule in Section C of this Article, employees may draw from the City contribution to this account upon retirement.
3. Employees who terminate City service for reasons other than retirement prior to twenty (20) years of cumulative service with the City will forfeit any City contributions.
4. Employees must retire from the City of Roseville and be enrolled in the City of Roseville's health plan in order to utilize City contributions to the employee's RHS accounts. After ten (10) years of cumulative service with the City of Roseville, City contributions to the employee's RHS account may be used for all covered medical expenses pursuant to Section 213 of the IRS Code.

ARTICLE VIII. LONG TERM DISABILITY PLAN

- A. The City agrees to maintain a long term disability (LTD) program consisting of a sixty (60) calendar day qualifying period; whereupon an eligible employee shall be entitled to receive sixty percent (60%) of his/her gross monthly salary in accordance with the LTD Plan. Other details of the City's LTD plan are described in the plan booklet.
- B. After five (5) years as a regular employee, the City agrees to pay one hundred percent (100%) of the premium for the LTD plan.
- C. A program of voluntary group Supplemental LTD is available to those employees assigned to the classifications in Management Appendix "A", CCAP Appendix "A", and Confidential Appendix "A". The City reserves the right to select the insurance provider. The employee accepts sole responsibility for payment of any and all costs under this program. All premiums will be collected via payroll deduction.

ARTICLE IX. LIFE INSURANCE

The City agrees to continue to provide a City paid life insurance program for eligible employees as covered in the plan document. The City reserves the right to select the life insurance benefit provider. The program will provide a policy equivalent to twice the annual salary in effect as of July 1 of each year.

ARTICLE XI. SERVICE TERM/PERFORMANCE BONUS

A. SERVICE TERM BONUS

In recognition of the substantial contribution to the community made by Confidential employees as a result of the length of their City service, the City shall annually award, not compounded, each applicable employee a service term bonus as indicated below.

- 1. The City agrees to provide Confidential employees the following service term bonus:

SERVICE TERM	BONUS AMOUNT
Beginning of the 10th year	2.5% of base salary

- 2. The City agrees to continue to provide Assistant Fire Chief, Fire Division Chief and Fire Battalion Chief the following service term bonus:

SERVICE TERM	BONUS AMOUNT
Beginning of 10th year to completion of 14th year	2.5% of base salary
Beginning of 15th year to completion of 19th year	5.0% of base salary
Beginning of 20th year and every year thereafter	7.5% of base salary

- 3. The City agrees to provide Police Lieutenants and Captains the following service term bonus:

SERVICE TERM	BONUS AMOUNT
Beginning of 10th year to completion of 14th year	2.5% of base salary
Beginning of 15th year to completion of 19th yearand	5.0% of base salary

every year thereafter

Such service term bonus shall be included in each eligible employee's bi-weekly payroll.

- B. Employees hired on or after January 1, 2016, who receive a satisfactory or above annual performance review shall be eligible for an annual lump sum performance bonus as follows:

1. The City agrees to provide Confidential employees the following service term bonus:

SERVICE TERM	BONUS AMOUNT
Beginning of the 10th year	2.5% of base salary

2. The City agrees to continue to provide Assistant Fire Chief, Fire Division Chief and Fire Battalion Chief the following service term bonus:

SERVICE TERM	BONUS AMOUNT
Beginning of 10th year to completion of 14th year	2.5% of base salary
Beginning of 15th year to completion of 19th year	5.0% of base salary
Beginning of 20th year and every year thereafter	7.5% of base salary

3. The City agrees to provide Police Lieutenants and Police Captains the following service term bonus:

SERVICE TERM	BONUS AMOUNT
Beginning of 10th year to completion of 14th year	2.5% of base salary
Beginning of 15th year to completion of 19th year and every year thereafter	5.0% of base salary

The annual lump sum performance bonus shall be paid with the first full pay check in January each year based upon the base salary paid during the first full pay period in the previous November of each year.

ARTICLE XII. VACATION LEAVE

- A. Vacation provisions shall be governed pursuant to Roseville Municipal Code Section 3.12.060 with the exceptions noted in Subsection B.
- B. Except as noted below, each full-time classified public safety Fire Department employee shall accrue vacation leave with pay as follows:

Service Category	Bi-weekly Accrual	Days/Year Equivalent	Maximum Hours
New employee to completion of 4th year	3.693 hr	12 days (96 hours)	192

Start of 5th yr to completion of 9th year	4.62 hr	15 days (120 hours)	240
Start of 10th yr to completion of 14th yr	5.23 hr	17 days (135 hours)	272
Start of 15th yr to completion of 19th yr	5.8 hr	19 days (152 hours)	304
Start of 20th yr and succeeding years	6.46 hr	21 days (168 hours)	336

Each full-time management employee in the Fire Department working a twenty-four (24) hour shift shall accrue vacation leave with pay as follows:

Service Category	Bi-weekly Accrual	Days/Year Equivalent	Maximum Hours
New employee to completion of 4 th year	5.538 hr	6 shifts (144 hours)	288
Start of 5 th yr to completion of 9 th year	7.385 hr	8 shifts (192 hours)	384
Start of 10 th yr to completion of 14 th yr	8.308 hr	9 shifts (216 hours)	432
Start of 15 th yr to completion of 19 th yr	9.231 hr	10 shifts (240 hours)	480
Start of 20 th yr and succeeding years	10.15 hr	11 shifts (264 hours)	528

- C. All employees in the unit who are on probation may use vacation leave with prior approval from their supervisor.

ARTICLE XIII. MANAGEMENT LEAVE PLAN

Each calendar year management employees will be eligible to receive up to one hundred (100) hours of management leave. The actual number of hours allocated to each employee will be determined based on:

- A. The employee's accomplishments, efforts and performance as determined by the department head and the City Manager. The City Manager has the discretion to determine the number of management leave hours for new hires.
- B. By December 1st (for the subsequent year) each department will submit to the Human Resources Director their recommendation (and any supporting justification) for the amount of management leave to be allocated to each employee. The City Manager will have final approval of all management leave allocations.

Employees will be issued hours on January 1st each year and will not be allowed to carry unused hours beyond the end of the current calendar year. Employees may receive a lump sum payoff of up to fifty (50) hours. Department Heads may receive a lump sum payoff off of up to 100 hours. Employees may make an early payoff request any time after July 1 of each year. Employee may not be compensated for more hours than earned (based on an annual pro-rata) at the time of the payoff request. If an employee does not make an early request then the payoff of up to fifty (50) hours will be made on the pay period that includes December 31st.

A department head may recommend a revised allocation if an employee's work schedule or job duties change during the year. Any payoff of management leave will be based on the revised

allocation. Upon separation from City service, an employee's allocation shall be deemed revised, prorated to correspond to the portion of the calendar year prior to separation, and net payoff of management leave shall be adjusted accordingly.

ARTICLE XIV. PERSONAL LEAVE TIME

Each full-time employee in the confidential unit shall be provided a bank of forty (40) hours of Personal Leave Time (PLT) on the first pay period of each calendar year. Part-time employees shall receive a prorated bank.

Use of PLT time shall be subject to the following:

- A. PLT may be used by employees for time off on an hour for hour basis until the employee has exhausted the bank.
 - 1. Use of PLT shall be subject to the operating needs of the City. The City may deny an employee time off on PLT if such release time will adversely impact the operating or staffing needs of a City department.
- B. PLT shall have cash value and may be cashed out by the employee on an hour-for-hour basis at the employee's regular straight-time hourly rate of pay. Employees may cash out unused PLT in any regular pay period pursuant to procedures established by the City Human Resources Department.
- C. Any PLT time remaining in an employee's PLT bank on the last pay period of the calendar year shall not roll over into the next calendar year. Such PLT time shall be cashed out by the City on an hour-for-hour basis at the employee's regular straight-time hourly rate of pay.
- D. Employees who terminate employment with the City or leave the bargaining unit shall be cashed out at the rate of 0.76923 hours per week up to the balance of the employee's PLT bank. If an employee terminates and has taken more PLT in advance than 0.76923 hours per week, the City shall deduct an equivalent amount of pay for the excess PLT. Any time cashed out will be paid on an hour-for-hour basis at the employee's regular straight-time hourly rate of pay. Part-time employees will receive a pro-rated cash out of their PLT bank.
- E. Any employee hired after the first of the year shall be granted a prorated amount at 0.76923 hours per week for the remainder of the calendar year. For example, if an employee is hired on July 1, the employee shall be granted twenty (20) hours of PLT.

ARTICLE XV. HOLIDAY PAYOFF FOR PUBLIC SAFETY MANAGERS

- A. Police Lieutenants assigned to patrol will be issued one hundred and ten (110) holiday hours annually.
- B. At any time after July 1st, police managers may submit a request for a one-time lump sum of up to forty (40) hours of holiday pay prior to taking time off at straight salary.
- C. Battalion Chiefs (24 hour) will be issued one hundred and forty-four (144) hours of holiday time annually. In lieu of holiday time off, Battalion Chiefs may elect to receive straight salary for up to six (6) shifts of earned and unused holiday credit prior to the end of each January. All holiday time to be converted to pay shall be in one-half (1/2) shift increments.

ARTICLE XVI. SICK LEAVE INCENTIVE PROGRAM (refer to Section 3.12.070 of the Personnel Rules)

The payment of unused sick leave is authorized by the City as a means of rewarding employees who have made conscientious efforts to maximize their attendance on the job.

Upon retirement, permanent employees shall be entitled to the payment for accrued sick leave as follows:

A.

Non-24 Hour Shift Number of Sick			24 Hour Shift Number of Sick			Percent of Compensation Given
Leave Hours Accumulated			Leave Hours Accumulated			
Max			Max			
1200	To	1600	1800	to	2400	70%
956	To	1199.99	1434	to	1799.99	60%
764	To	955.99	1146	to	1433.99	50%
572	To	763.99	858	to	1145.99	40%
380	To	571.99	570	to	857.99	30%
188	To	379.99	282	to	569.99	20%
0	To	187.99	0	to	281.99	0%

OR

- B. Upon retirement, for employees hired or promoted to a management/[confidential](#) position prior to January 1, 2016 with a minimum of one hundred and fifty (150) days (1200 hours) of sick leave may "run out" their balance up to a maximum of six (6) months. During this "run out" period, the employee will remain on City payroll and will receive all health and welfare contributions as if they were actually working. Employee will not earn any additional vacation, sick, holiday, administrative or any other form of leave, nor will they receive salary or step increases. Employee will not receive auto allowance, performance pay or City paid deferred compensation contributions while on "run down." Finally, employee will not receive any long term disability or life insurance benefits while running down their sick leave.
- C. Any remaining sick leave balances after choice of either "A" or "B" can be converted to CalPERS service credit.

ARTICLE XVII. CATASTROPHIC LEAVE

Employees may voluntarily donate accrued vacation, PLT, management leave, floating holiday, and/or compensatory time off (CTO) for credit to another regular employee covered by this agreement who suffers a non-industrial related catastrophic illness or injury. Such donations shall be made in accordance with the following:

- A. The recipient employee must be off work for a minimum of thirty (30) consecutive days and must have exhausted all accrued leave (vacation, holiday, sick leave, compensatory time, etc.) prior to receiving donated leave.
- B. A donor employee may voluntarily donate up to a maximum of forty (40) hours of vacation, PLT, management leave, floating holiday, and/or compensatory time in any calendar year. All donations are irrevocable. Donations shall be made in four (4) hour increments. All unused hours shall remain with the recipient employee.
- C. A maximum of sixty (60) days can be donated to any one regular employee in any one calendar year.

- D. A recipient employee shall be eligible for health benefits while on catastrophic leave with donated time for a maximum of sixty (60) days; however a recipient employee shall not accrue vacation or sick leave during this period.
- E. An employee donating accrued leave or an employee receiving donated leave shall waive all tax liability of the City through the establishment of the catastrophic sick leave program.

ARTICLE XVIII. ADDITIONAL APPLICATION

In addition to the specific application of the above terms, conditions and understanding of compensation of employment, the provisions of Articles I, IV, V, VI, VII, VIII, X, XI, XIV, XV, XVIII, XIX and XXII shall apply to the City Manager and the City Attorney.

ARTICLE XIX. UNIFORM ALLOWANCE

- A. Police management will be provided uniforms in accordance with department procedures. Police Lieutenants who are assigned to investigations for a period of one year or more who have not served in that assignment for at least two (2) years are eligible to receive a one-time clothing reimbursement of \$400 to offset increased clothing costs associated with the assignment. Such clothing will be cleaned at the City's expense.
- B. The City will continue to provide uniforms, clean and replace uniforms for fire management personnel.

ARTICLE XX. EDUCATIONAL REIMBURSEMENT

Employees may be reimbursed for the tuition and fees connected with approved job related educational courses recognized by the U.S. Secretary of Education not to exceed the California State University full-time tuition rate per year. The cost of books is not covered in this agreement. The employee will submit the request for reimbursement to the Human Resources Department.

The request must be made before the class has been completed. The Human Resources Department will make the final decision to accept or reject the request. No payment will be made until the final proof of passing grade is submitted to Human Resources. The City has established an annual educational reimbursement fund of \$6,000 to be administered by the Human Resources Department. Once the fund balance is depleted, no further reimbursements will be approved.

ARTICLE XXI. ALCOHOL AND DRUG ABUSE POLICY

The Alcohol and Drug Abuse Policy will continue to be enforced. All employees will be required to immediately notify the City in writing of any criminal drug or alcohol related conviction.

ARTICLE XXII. DEPARTMENT HEAD CONTRACTS AND SEPARATION INCENTIVE PLAN AND ADMINISTRATIVE SETTLEMENTS

- A. The City agrees to grant the City Manager the authority to enter into employment contracts with department head staff. One of the provisions of the contract will be to provide up to six (6) months' severance pay for department heads whose contracts are not renewed.
- B. The City agrees to grant the City Manager the authorization to create a separation incentive plan using a 401 tax qualified plan and for the City Manager to serve as the Plan Administrator.
- C. The City Manager is authorized to approve administrative settlements through separation of service agreements with up to 2 weeks compensation for each year of service credit, up to a maximum of 26 weeks.

ARTICLE XXIII. RELOCATION ASSISTANCE

The City agrees to grant the City Manager the authority to provide up to \$15,000 in relocation assistance for positions the manager deems appropriate.

ARTICLE XXVI. NO SMOKING POLICY

Sworn employees hired after January 1, 2004 must be tobacco free and cannot use tobacco products on or off duty.

RESOLUTION NO. 16-268

APPROVING AMENDMENT #1 TO THE 2016-2018 MEMORANDUM OF
UNDERSTANDING BETWEEN THE CITY OF ROSEVILLE AND THE ROSEVILLE
POLICE OFFICERS ASSOCIATION, AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, amendment #1 to the 2016-2018 Memorandum of Understanding between the City of Roseville and the Roseville Police Officers Association, has been reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said amendment #1 to memorandum is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**AMENDMENT #1
TO THE
2016 -2018 MEMORANDUM OF UNDERSTANDING
BETWEEN THE
CITY OF ROSEVILLE
AND THE
ROSEVILLE POLICE OFFICERS' ASSOCIATION (RPOA)**

Clean-up

April 4, 2016

The parties mutually agree to amend the 2016-2018 Memorandum of Understanding as follows:

1. Revise Chapter 2, Article III to read:

ARTICLE III. EDUCATIONAL INCENTIVE

- A. The following employees shall receive the following noncumulative monthly educational incentive payments in consideration of the prescribed standards of educational achievement as indicated below:

Police Officer or Police Sergeant - AA Degree from an accredited college or university or POST Intermediate Certificate: five percent (5%) of base pay.

Police Officer or Police Sergeant - BA degree from an accredited college or university or POST Advanced Certificate: twelve and one-half percent (12.5%) of base pay.

For the purposes of defining achievement of a certificate, submission of the signed certificate application to California POST shall constitute proof.

- B. Educational incentive pay shall not be computed for payroll purposes such that the payment results in a supplement to base salary compensation, particularly where it would have a compounding wage effect upon overtime and acting assignment compensation. Rather, educational incentive payments shall be included in bi-weekly payrolls and shall constitute a form of compensation separate and apart from any other form of compensation.
- C. Employees may not receive educational pay for both an AA degree/POST Intermediate Certificate and a BA/BS degree/POST Advanced Certificate; they are not cumulative payments and only one or the other qualifies for payment.

2. Revise Chapter 2, Article VI(f). Overtime to read:

ARTICLE VI. OVERTIME

F. Shift Change.

To qualify for the below provisions, a shift change must result in less than twenty-four (24) consecutive hours off. Shift changes which exceed twenty-four (24) hours off and shift changes for purposes of training, or the transfer of probationary employees enrolled in the field training program shall not be eligible under this provision.

5/8 Schedule: Employees required to work more than five (5) consecutive shifts as a result of a shift change shall receive overtime on the sixth and succeeding consecutive shifts worked.

4/10 Schedule: Employees required to work more than four (4) consecutive shifts as a result of a shift change shall receive overtime on the fifth and succeeding consecutive shifts worked.

11 and 12 Hour Schedule:

Employees required to work more than four (4) consecutive shifts during their eleven (11) hour shift week as a result of shift change shall receive overtime on the fifth and succeeding consecutive shifts worked.

Employees required to work more than three (3) consecutive shifts during their twelve (12) hour shift week as a result of shift change shall receive overtime on the fourth and succeeding consecutive shifts worked.

3. Revise Chapter 2, Article XIII. Canine Pay to read:

ARTICLE XIII. CANINE OFFICER

- A. For a City or personally owned canine certified for duty use, the City shall provide food, special food supplements and equipment as outlined in the Canine Operations Manual.
- B. The City shall obtain a health plan policy for the dog and shall be responsible for the premium. The health plan selected shall be at the sole selection of the City.
- C. The canine handler will receive seven (7) hours of overtime pay per pay period for the care and training of the dog. Time in excess of seven (7) hours per pay period will not be compensated. Compensation for time worked pursuant to this care may be taken in pay or CTO.
- D. For personally owned dogs killed or completely disabled while on duty, the City shall pay the owner the sum indicated below based on the age of the dog at the time of death or disability:

15 months to 5 years	\$2,000
over 5 years to 6 years	\$1,000
over 6 years to 8 years	\$ 500
- E. For personally owned dogs injured or disabled while on duty, the City shall pay any veterinary bills or costs incurred by the owner, provided however, in no event shall the City's liability exceed the sum of \$1,000.

- F. For personally owned dogs, City shall be responsible for injury or death or property damage caused by the dog while it is on duty with owner. City shall have no responsibility for or liability for any injury or death, or any property damage caused by the dog while it is not on duty.
- G. For personally owned dogs, dog owner shall defend, indemnify, and hold harmless the City of Roseville Police Department, their officers, agents, and employees, from any or all liability or damages resulting from or arising out of the ownership or use of the dog, except such injury, death or property damage as arises while the dog is on duty. Owner shall maintain a policy of comprehensive general liability, with combined single limits of not less than \$1,000,000 per person. Owner shall provide a certificate of insurance, indicating such coverage. The certificate shall provide not less than thirty (30) calendar days' prior notice of cancellation or modification. Upon request by City, owner shall provide a copy of the policy.

4. Add Chapter 3, Article X. Leave of Absence to read:

ARTICLE X. LEAVE OF ABSENCE

Pursuant to City Personnel Rules Section 3.12.130, employees are entitled to unpaid leaves of absence. Examples of unpaid leaves of absence are: adoption of a child, pregnancy, childbirth and recovery therefrom, care for a newborn child, education, and as needed for other personal matters. The City shall make every effort to accommodate requested leaves of absence.

Date: 5/27/12

City of Roseville:

Roseville Police Officers' Association:



Rob Jensen, City Manager



Phil Mancini, President

Aaron Donato, Business Representative



COUNCIL COMMUNICATION

CC #: 7770
File #: 0800-03

Title: Hosting Services - Agreement Amendment
Contact: David Bradford 916-746-1672 dbradford@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.31.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute an amendment with Comverge, Inc. (Comverge) to provide hosting services for Roseville Electric Utility's Power Partners Residential Demand Response program. The amendment is for one year and has a not to exceed amount of is \$44,100.00, bringing the total cost of the agreement to \$160,100.00. Funding is included in the FY17 Electric Retail Services Budget for Public Benefits programs.

BACKGROUND

In 2007, Roseville Electric Utility implemented a Residential Demand Response program called Power Partners. This is a voluntary program for residential customers that provides Roseville Electric Utility with the ability to reduce electric load by cycling air conditioners on and off for short intervals during grid emergency or other critical peak energy use periods.

Comverge hosts the software necessary to initiate and terminate cycling activities, and Roseville Electric Utility staff directs these activities through a web-based portal provided by the vendor. Hosting services also include the paging service that interfaces with the devices, customer support for Roseville Electric Utility staff, database updates for new device installations and removals, security monitoring, as well as web-based training.

During implementation of the Power Partners program, Roseville Electric Utility issued a Request for Proposals (RFP) seeking a vendor to provide hosting services, and Comverge was selected as the vendor. As part of this support, Comverge established the paging connections necessary to interface with the devices, and manage the information needed during cycling events. Comverge has the infrastructure to successfully manage cycling activities; they are uniquely qualified to provide support for the Power Partners program. Comverge is one of two vendors that support the program. GoodCents, the other vendor, manages the hardware and customer service for installation and removal of the equipment and is under contract until June 2017. This Comverge amendment would extend Comverge hosting services through June 2017, allowing Roseville Electric Utility to align the contract expiration dates for both vendors and to evaluate options for this program over the next year.

FISCAL IMPACT

This one year amendment total has a not to exceed amount of \$44,100.00, bringing the total cost of the agreement to \$160,100.00. Funding is included in the Electric Retail Services budget for Public Benefit programs.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The Converge services do not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

David Bradford, Energy Services Account Representative

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-245

Converge 3rd Ame to Subscription Agt

RESOLUTION NO. 16-245

APPROVING A THIRD AMENDMENT TO SUBSCRIPTION AGREEMENT BETWEEN
THE CITY OF ROSEVILLE AND COMVERGE, INC., AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a Third Amendment to Subscription Agreement for the Residential Demand Response Program, by and between the City of Roseville and Comverge, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**THIRD AMENDMENT TO
SUBSCRIPTION AGREEMENT**

THIS THIRD AMENDMENT TO THE OCTOBER 14, 2011 SUBSCRIPTION AGREEMENT BETWEEN COMVERGE, INC. ("COMVERGE") AND THE CITY OF ROSEVILLE ("CITY") (the "Third Amendment"), is made and entered into this ____ day of _____, 2016.

WITNESSETH:

WHEREAS, CITY and COMVERGE previously entered into a Subscription Agreement effective October 14, 2011, a First Amendment to the Subscription Agreement on April 3, 2013 and a Second Amendment to the Subscription Agreement on March 18, 2015 (collectively referred to herein as the "Subscription Agreement"); and

WHEREAS, CITY and COMVERGE desire to amend the Subscription Agreement as set forth in this Third Amendment pursuant to the proposal dated April 22, 2016, attached hereto as Exhibit "A".

NOW, THEREFORE, the parties amend the Subscription Agreement as follows:

1. Section 7.1 of the Subscription Agreement shall be amended to read as follows:

"7.1 This Agreement shall terminate on June 30, 2017, unless earlier terminated pursuant to the terms and conditions of this Agreement."

2. The Subscription Agreement is amended by adding the following:

"CITY shall pay an additional forty-four thousand, one hundred dollars (\$44,100), in consideration of the additional services provided through June 30, 2017. This brings the total not to exceed contract amount to one hundred sixty thousand, one hundred dollars (\$160,100)."

3. All other provisions of the Subscription Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation has authorized the execution of this Third Amendment to the Subscription Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____ day of _____, 2016, and COMVERGE has caused this Third Amendment to the Subscription Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

COMVERGE, INC., a
Delaware corporation

BY: _____
ROB JENSEN
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

 BY: 
MICHELLE BERTOLINO
Electric Utilities Director

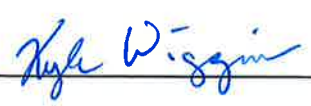
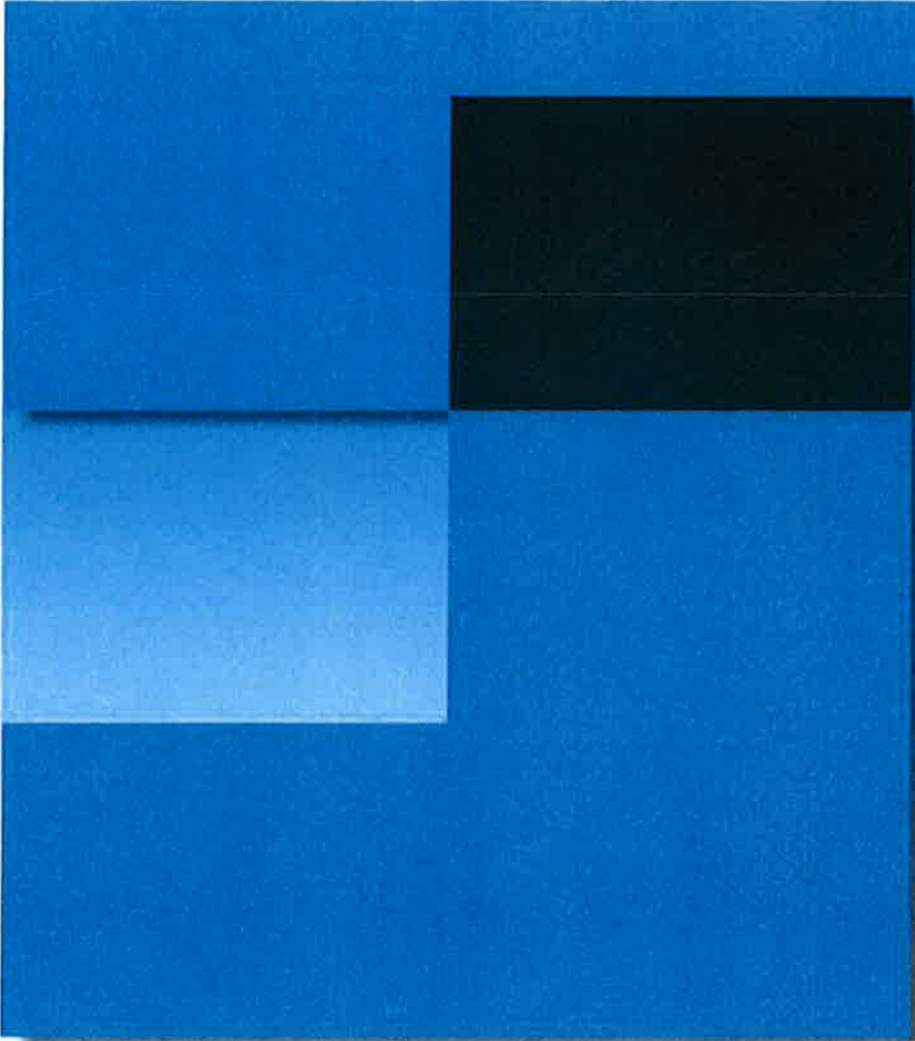
BY: 
its: VP/GM OPERATIONS
and
BY: 
its: CFO & Secretary

EXHIBIT "A"



Demand Response

Energy Efficiency

Customer Engagement

**1,800,000 utility customers
recruited into DR programs**

85,000,000 control events

6,000 MWs under control

**Award-winning program
management**

City of Roseville Utilities

Demand Response Subscription Agreement

April 22, 2016

**PREPARED BY
KENT DUNN**

Director of Utility Sales, West
kdunn@comverge.com O +1 855-223-8300 M +1 503-260-9371
5390 Triangle Parkway, Suite 300, Norcross, GA 30092



1. Demand Response Subscription Agreement

1.1. Introduction

The City of Roseville (City) and Comverge have an existing Subscription Agreement effective October 14, 2011 in which Comverge provides the City with demand response management system (DRMS) software and hosting services, as well as supporting paging subscription communications services, to enable direct load control with ~3,765 devices in the field.

With the term of the first amendment to that Subscription Agreement (signed April 3, 2013) coming to conclusion on June 30, 2016, the City and Comverge want to extend the services for one year.

1.2. Services and Pricing

The paging company, American Messaging, has recently raised its monthly rates exponentially (10x previous pricing). However, Comverge has negotiated with American Messaging for more favorable pricing for the City.

Item	Price
1. DRMS Software and Hosting Fees	\$3,000/month
2. Paging Services	\$675/month ¹
Monthly Total	\$3,675/month
Annualized Total for 12-month Amendment	\$44,100

With this full price, this would bring the total not to exceed contract amount to \$160,100.

1.3. Looking Ahead

We understand that the City is planning for the next evolution of its demand response capabilities, considering how to interweave customer engagement, energy efficiency, additional device choice, and value from coming AMI investments for customers.

In the coming months, Comverge looks forward to demonstrating how we can help the City get more value from its demand response program by including:

- Two-way communicating thermostats that enable the City to provide customers with remote control of their thermostats through a City-branded Customer Engagement Portal
- Bring-Your-Own-Thermostat (BYOT) functionality that gives customers great choice in connecting the thermostats they install themselves with the City's direct load control program
- Efficiency features that:
 - Give customers targeted efficiency tips based on their home's characteristics and usage patterns
 - Help customers automate and optimize their thermostat programs' schedules to be more efficient
 - Time of Use (TOU) automation, that enables customers thermostats to respond automatically to price signals sent by the City

¹ Assumes maximum of 50 messages/month, with any additional messages billed per message.



COUNCIL COMMUNICATION

CC #: 7759

File #: 0201-01 & 0800-03

Title: Electric New Services Annual Project - Budget Adjustment

Contact: Richard Corral 916-774-5616 rcorral@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.32.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt an ordinance to approve the attached budget adjustment to authorize a \$900,000.00 increase in both the Electric New Services Annual Project expense budget and the Contribution In Aid of Construction (CIAC) revenue budget for FY2015/16.

BACKGROUND

Roseville Electric Utility installs distribution infrastructure for new development and is fully reimbursed by developers. Labor and materials expenses associated with the new development is charged to the New Services Annual Project expense account. Roseville Electric Utility's labor and materials expenses are then reimbursed through the CIAC revenue account.

The FY2015/16 New Services Annual Project and the CIAC revenue are both currently budgeted at \$3,500,000.00. New development has been stronger than expected and the FY2015/16 budget for the New Services Annual Project has been exceeded. This \$900,000.00 budget adjustment will allow Roseville Electric Utility staff to continue providing infrastructure installation services for developers through the remainder of FY2015/16.

FISCAL IMPACT

There is no net fiscal impact. The additional New Services Annual Project expenses will be offset by the CIAC revenues. Funds are available in the Electric Operations Fund to be transferred to the New Services Annual Project as detailed in the attached Budget Adjustment form.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The budget adjustment is not considered a "project" as defined by the California Environmental

Quality Act (CEQA) (CEQA Guidelines §15378). Consequently, no CEQA action is required.

Respectfully Submitted,

Richard Corral, Electric Engineering Technician Supervisor

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5693

BA Request

ORDINANCE NO. 5693

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2015-16, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for electric new services annual project per request of the Electric Department, as listed on the attached Requests for Budget Adjustment totaling \$900,000.00.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:
[A.R. 6.01 Budget Adjustment Policy & Procedure.](#)

For more detailed budget adjustment training information, including examples, please click on the following link:
[Miscellaneous Budget Training Information.](#)

REQUESTER*: Matt Nelson

DEPARTMENT/DIVISION*: Electric / Finance & Admin

FISCAL YEAR/EFFECTIVE DATE*: FY2015/16

PROPOSED COUNCIL DATE (if applicable): 06/15/2016

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
900,000	41001	6130	490			New Services Annual Project / Construction
\$ 900,000	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
900,000	00490	3601	490			CIAC Revenues
\$ 900,000	TOTAL					

FINANCE USE	Approved:	Comments:
	<i>Kathy Cullen</i> 5/25/16	
	BUDGET MANAGER/SIGNEE	DATE

Justification for Budget Adjustment*:

The Electric New Services Annual Project is where all costs to install electric services for new customers and development are budgeted. These costs are reimbursed through Contribution In Aid of Construction (CIAC) revenues, where the developer is charged for the electric services provided. New development has been stronger than expected and the FY2015/16 budget for the New Services Annual Project has been exceeded. This budget adjustment will increase the total FY2015/16 budget for the New Services Annual Project to \$4,400,000. Increased Contribution In Aid of Construction revenues will offset these increased expenses.

Approved:	Approved:
<i>[Signature]</i> 5/26/16	
REQUESTING DEPARTMENT HEAD / DESIGNEE	CITY MANAGER
DATE	DATE

for Michelle Bertolino



COUNCIL COMMUNICATION

CC #: 7771

File #: 0201-01 & 0203-01

Title: Vehicle Purchases and Budget Adjustments
Contact: Peter Brevik 916-774-5724 pbrevik@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.33.

RECOMMENDATION TO COUNCIL

NJPA Contract

Recommend Council authorize a purchase order to National Auto Fleet Group for one Ford F550 with a flatbed contractor body and air compressor utilizing National Joint Powers Alliance NJPA contract# 102811-NAF to replace the Public Works Street Maintenance vehicle number 06-324 and air compressor 99-601. The vehicle and air compressor were approved on FY2015/16 Auto Replacement budget. The total cost of this vehicle including options and sales tax is \$97,556.00. Additionally, adopt an ordinance amending the budget by \$18,500.00 to pay for the remaining purchase price of the vehicle.

Recommend Council authorize a purchase order to National Auto Fleet Group for one Ford F550 with a flatbed dump body utilizing National Joint Powers Alliance NJPA contract# 102811-NAF to replace the Electric Department Construction Maintenance vehicle number 06-393. This vehicle was approved on FY2015/16 Auto Replacement budget. The total cost of this vehicle including options and sales tax is \$68,436.40. Additionally, adopt an ordinance amending the budget by \$3,000.00 to pay for the remaining purchase price of the vehicle.

BACKGROUND

NJPA Contract

The Public Works Street Maintenance Division is replacing vehicle number 06-324 and air compressor 99-601. The replacement vehicle will be used to haul material and tools to various locations throughout the City. The truck is essential to assist crews with maintaining our storm drain facilities. The replacement utility truck will be equipped with an onboard air compressor to take the place of the trailer pulled compressor.

The Electric Department Construction Maintenance Division is replacing their vehicle number 06-393. The replacement vehicle will be used to transport tools, materials and a two person crew consisting of linemen to the jobsite. The vehicle will transport small transformers, haul gravel to work sites and other materials.

The City is piggybacking a competitively bid contract from NJPA for this purchase. NJPA creates national cooperative contract purchasing opportunities and solutions on behalf of its members which include all government, education, and non-profit agencies nationwide. The City of Roseville is a member of NJPA.

Vehicle replacements are based on the Fleet Scoring System which considers factors such as age, miles, reliability, prior maintenance and repair costs, and current condition. Below are the vehicle replacement scores.

Vehicle ID	Replacement Score	Vehicle Condition
06-324	32	Meets City replacement criteria
99-601	30	Meets City replacement criteria
06-393	27	Meets City replacement criteria

FISCAL IMPACT

NJPA Contract

The total cost of one Ford F550 with a flatbed contractor body and air compressor vehicle including options and sales tax is \$97,556.00. Funding is included in the FY2015/16 Auto Replacement Budget and a budget adjustment in the amount of \$18,500.00 is included to pay for the remaining purchase price of the vehicle.

The total cost of one Ford F550 with a flatbed dump body vehicle including options and sales tax is \$68,436.40. Funding is included in the FY2015/16 Auto Replacement Budget and a budget adjustment in the amount of \$3,000.00 is included to pay for the remaining purchase price of the vehicle.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The purchase of a vehicle does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Peter Brevik, Buyer II

Paul Diefenbach, Central Services Director

A handwritten signature in blue ink, appearing to read 'Rob Jensen', with a long horizontal stroke extending to the right.

Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5697

Ordinance No. 5698

Budget Adjustments

ORDINANCE NO. 5697

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2015-16, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for vehicle replacement purchase per request of the Public Works Department, as listed on the attached Request for Budget Adjustment totaling \$18,500.00.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

ORDINANCE NO. 5698

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2015-16, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for vehicle replacement purchase per request of the Electric Department, as listed on the attached Request for Budget Adjustment totaling \$3,000.00.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT

FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:

A.R. 6.01 Budget Adjustment Policy & Procedure.

For more detailed budget adjustment training information, including examples, please click on the following link:

[Miscellaneous Budget Training Information.](#)

REQUESTER*:

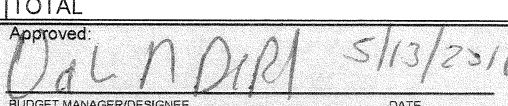
DEPARTMENT/DIVISION*:

FISCAL YEAR/EFFECTIVE DATE*: FY2015-16

PROPOSED COUNCIL DATE (if applicable):

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
18,500	03322	6000	502			Vehicle Replacement (Units #99-601, #06-324;
						line items 39 and 40)
\$ 18,500	TOTAL					

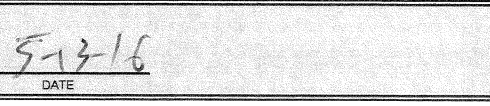
SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
18,500			502			Available Resources (Unit # 06-324)
\$ 18,500	TOTAL					

FINANCE USE	Approved:	Comments:
	 BUDGET MANAGER/DESIGNEE	5/13/2016 DATE

Justification for Budget Adjustment*:

The Public Works Department, Street Maintenance division #08342 has 2 vehicles approved for replacement in the FY2015-16 Budget (unit #99-601 air compressor and #06-324 truck). These units (appearing as line item 39 and 40) were budgeted at \$79,060 as a set. The purchasing process determined the actual amount needed for replacement is \$97,556, which is \$18,496 higher than originally anticipated.

Sufficient funds have accumulated on vehicle #06-324 to cover this adjustment.

Approved:	Approved:
 REQUESTING DEPARTMENT HEAD / DESIGNEE	 CITY MANAGER
DATE	DATE



REQUEST FOR BUDGET ADJUSTMENT
FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in:

A.R. 6.01 Budget Adjustment Policy & Procedure.

For more detailed budget adjustment training information, including examples, please click on the following link:

[Miscellaneous Budget Training Information](#)

REQUESTER*: Matt Nelson (3 of 3)

DEPARTMENT/DIVISION*: Electric / Construction & Maintenance

FISCAL YEAR/EFFECTIVE DATE*: FY2015/16

PROPOSED COUNCIL DATE (if applicable): 06/01/2016

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
3,000	03322	6000	502			Auto Replacement Fund/Vehicle 06-393 (line # 85)
\$ 3,000	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
3,000			502			Auto Replacement fund / Vehicle 06-393
\$ 3,000	TOTAL					

FINANCE USE	Approved: 	5/2/2016	Comments:
	BUDGET MANAGER/DESIGNEE	DATE	

Justification for Budget Adjustment*:

Vehicle #06-393 is located in division 08614 Construction & Maintenance of the Electric Department, was originally budgeted for \$65,994 in FY2015-16. The bid came in higher at \$68,936. Additional replacement funds have accumulated on this vehicle.

Approved: 	Approved:
REQUESTING DEPARTMENT HEAD / DESIGNEE	CITY MANAGER
DATE	DATE



COUNCIL COMMUNICATION

CC #: 7767

File #: 0201-01 & 0704

Title: On Call General Site Services - Service Agreement and Budget Adjustment

Contact: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 7.34.

RECOMMENDATION TO COUNCIL

Staff recommends that Council approve the budget adjustment in the amount of \$18,025.00 from the North Roseville Neighborhood Park Fund to complete the Leonard 'Duke' Davis turf conversion. Additionally staff recommends that Council adopt a resolution authorizing the City Manager to execute the renewal option for year two of the contract with Clearwater Landscape Services and execute the attached service agreement amendment increasing the total value of the agreement from \$800,000.00 to \$1,200,000.00.

BACKGROUND

A contract for turf conversions and on-call general site contract services to perform minor improvements within the park system was previously awarded to Clearwater Landscape Services as a result of an RFQ process. The goal of the contract is to provide on-call general site services to complete park rehabilitation projects on a cost effective and timely basis. The current value of the contract is \$800,000.00.

Projects completed under this contract include turf conversions at the Corporation Yard, Electric Administration building, Crestmont, Pineschi and Diamond Oaks parks; drainage repair at Diamond Oaks Park; concrete stair replacement at Besana Park; retaining wall repairs at Weber Park; concrete repairs at Hillsborough Park; and an irrigation modification at the Woodcreek HOA. Funded in FY2015/16 and slated for start of construction in June and July are paving repairs at Cresthaven Park and a turf conversion at Duke Davis Park. In order to begin these projects in June and to ensure funding remains available, the contract authority for FY2015/16 needs to increase by \$100,000.00.

Staff is also recommending to execute the renewal option for year two of the contract with Clearwater Landscape Services. Future renewals are based on project needs and performance. Clearwater Landscape Services has been a good partner and performed quality work in a fiscally responsible manner. Due to projected needs, staff is requesting additional contract authority for FY2016/17 and FY2017/18 of \$150,000 each year over the previously approved \$125,000.00 allocation for the next two years, making the total value of this contract \$1,200,000.00.

FISCAL IMPACT

Funding for the on-call services is allocated by specific projects. The rehabilitation projects are funded through the Parks Rehab Annual Projects, Community Facilities District for Services and Neighborhood Park Funds approved during the fiscal year budget process. The increase in contract authority for FY2015/16 is provided through the FY2015/16 budget with the exception of \$18,025.00 for the Duke Davis Park turf conversion project. Approval of a budget adjustment for \$18,025.00 from the North Roseville Neighborhood Park Fund is included in this request. The funding for FY2016/17 will be provided through either the General CIP Rehab fund, Community Facilities District for Service or approved Capital Improvement Program (CIP) via park funds as approved through the budget process.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal Guidelines, for every \$92,000.00 spent, one new job is created. This increase could create four new jobs.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration of existing facilities. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The exemption has been prepared and no further action is required.

Respectfully Submitted,

Joel De Jong, Park Development Analyst

Dion Louthan, Parks, Recreation & Libraries Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-243

Signed SA Amendment #2

Ordinance No. 5695

Request for Budget Adjustment- Davis

CEQA Exemption

RESOLUTION NO. 16-243

APPROVING AMENDMENT NO. 2 TO SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND CLEARWATER CONSTRUCTION, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF
ROSEVILLE

WHEREAS, Amendment No. 2 to Service Agreement (Service Agreement No. S1503212) between City of Roseville and Clearwater Construction, has been prepared and reviewed by the Council;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said second amendment to service agreement is approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
(916) 774-5720 • TDD (916) 774-5220 • FAX (916) 774-5736

**SERVICE AGREEMENT
AMENDMENT**

SERVICE AGREEMENT No: S1503212
AMENDMENT No.: 02

SERVICE LOCATION: CITY OF ROSEVILLE
AS DIRECTED

Contractor No.: V40409

SUBMIT ALL INVOICES TO:
CITY OF ROSEVILLE
Finance Department
311 Vernon Street
Roseville, CA 95678

Contractor License No.: 843399

Business License No.: _____

Telephone No.: 916-987-3081 Fax: 916-987-3083

Department: PARK DEVELOPMENT

Contractor: CLEARWATER CONSTRUCTION
ATTN: KELSI JONES
3908 PLACITAS DRIVE
CAMERON PARK, CA 95682

Acct. Code: 91022-6130/149502-45
VARIOUS

Buyer: PETER BREVIK
Phone: 916-774-5724

Service Agreement Number S1503212 ("Agreement"), which was executed on 1/21/15 and last amended on 5/06/15 is hereby modified as follows:

Select all provisions that apply:

- ☒ The term of the Agreement is changed and the expiration date of the Agreement is changed from 12/31/19 to 6/30/18.
- ☒ The Total Cost of Service payable under this Agreement is modified from \$800,000.00 to \$1,200,000.00. The purpose of this modification is: Continue to provide on-call construction services and turf conversion services on an as needed basis.
- ☐ City desires to increase the original scope of work under the Agreement and Contractor is willing and able to provide the following additional services: . The Total Cost of Service payable under this Agreement is hereby modified from \$ to \$ as a result of the increase in the original scope of work under the Agreement.
- ☐ The original scope of work under the Agreement is hereby decreased and the following services have been removed from the original Agreement . The purpose of this modification is:
- ☐ Provision on the reverse side of the Agreement is amended to read as follows:
- ☐ The terms of payment under this Agreement have been modified as follows:

All other provisions of the Agreement shall remain unchanged and in full force and effect.

CONTRACTOR:

By: _____

Title: AS President

By: _____

Title: _____

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____

Rob Jensen
City Manager

Distribution: 1- Purchasing, 1 - Contractor, 1 - Originating Dept

ORDINANCE NO. 5695

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16
BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY
EFFECTIVE AS AN APPROPRIATION MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The City of Roseville Annual Budget, Fiscal Year 2015-16, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds to complete the turf conversion project at Leonard "Duke" Davis Park per request of the Parks, Recreation & Libraries Department, as listed on the attached Request for Budget Adjustment in the amount of \$18,025.00.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this
_____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



REQUEST FOR BUDGET ADJUSTMENT FINANCE DEPARTMENT

Instructions: Complete all necessary fields. Fields marked with an asterisk (*) are mandatory and required for processing. Obtain required approvals and process according to the procedure outlined in: [A.R. 6.01 Budget Adjustment Policy & Procedure](#).

For more detailed budget adjustment training information, including examples, please click on the following link: [Miscellaneous Budget Training Information](#).

REQUESTER*: Dion Louthan/Tara Gee/Genna Martin

DEPARTMENT/DIVISION*: Parks, Recreation & Libraries

FISCAL YEAR/EFFECTIVE DATE*: FY2015-16

PROPOSED COUNCIL DATE (if applicable): 06/15/2016

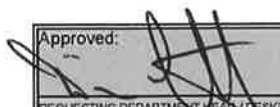
USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
18,025	91022	6130	310			Parks Rehab Annual Project
18,025	00310	3902	310			Transfer In to General CIP Rehab Fund (310)
						from NRSP Park Development Fund (237)
\$ 36,050	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
18,025			237			NRSP Park Development Fund - Fund Balance
18,025	00237	8902	237			Transfer Out fm NRSP Park Development Fund (237)
						to General CIP Rehab Fund (310)
\$ 36,050	TOTAL					

FINANCE USE	Approved: 	5/13/16	Comments:
	BUDGET MANAGER/DESIGNEE	DATE	

Justification for Budget Adjustment*:

The PR&L Department is requesting authority to increase the Parks Rehab Annual Project (Project 91022) by \$18,025 for the turf conversion at Duke Davis Park. This project will be fully funded with available fund balance from the North Roseville Specific Plan Development Fund (Fund 237), so there is no impact to the General CIP Rehab Fund or the General Fund.

Approved: 	5-14-16	Approved:	
REQUESTING DEPARTMENT HEAD/DESIGNEE	DATE	CITY MANAGER	DATE



Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Community Development Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: 2016 Turf Conversion and On-Call Site Services Service Agreement with Clearwater Landscape Services.

Project Location(s): Citywide at City owned park properties including the Leonard 'Duke' Davis Park turf conversion project and paving repairs at Cresthaven Park, City of Roseville, CA.

Project Description: The project involves amendment to an existing service agreement for on-call general site services to complete park rehabilitation projects on a cost effective and timely basis.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Parks, Recreation and Libraries Department

Reason why this Project is Exempt: This project qualifies for a Class 1 Exemption as described in Section 15301 of the California Environmental Quality Act (CEQA) guidelines which states:

"Class 1 consists ofminor alteration of existing public facilities,involving negligible or no expansion of use beyond that previously existing.... examples include but are not limited to: (c) highways, streets, sidewalks, gutters, bicycle and pedestrian trails and similar facilities...; (h) maintenance of existing landscaping..."

The project is confined to existing City park landscaped and paved areas. No environmentally sensitive resources are located within the project site; therefore the Class 1 exemption is applicable to the proposed project.

Lead Agency Contact Person: Joel De Jong, Parks, Recreation and Libraries Department, 311 Vernon Street, Roseville, CA 95678 (916) 774-5924.

Signature: Mark J. Morse Date: 5-23-16
Mark J. Morse, Environmental Coordinator
City of Roseville



COUNCIL COMMUNICATION

CC #: 7751
File #: 0102-10

Title: Resolution of Commendation and Congratulations to Ryan Conner King
Contact: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.35.

RECOMMENDATION TO COUNCIL

Recommend Ryan Conner King be commended on his receipt of the Eagle Scout Award, congratulated on his outstanding achievements in qualifying for that high honor, and encouraged to continue his efforts to serve the community.

BACKGROUND

Not Applicable.

FISCAL IMPACT

Not Applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

Respectfully Submitted,

Heather Blanco, Deputy City Clerk

Sonia Orozco, City Clerk



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Congratulations to Ryan Conner King

City of Roseville RESOLUTION

of

COMMENDATION AND CONGRATULATIONS

WHEREAS, Ryan Conner King has successfully completed the requirements for the prestigious Eagle Scout Award; and

WHEREAS, being a member of Boy Scout Troop 828, Ryan recognizes that only two percent of those involved in scouting will become Eagles; and

WHEREAS, for his Eagle Scout project Ryan combined his affinity for sports with a passion to help his Church and constructed a 42 foot by 50 foot concrete basketball half-court on the Cornerstone Community Church property in Auburn, California; and

WHEREAS, Ryan's scouting achievements include completing three different Boy Scouts of America High Adventure Expeditions, and being awarded the Boy Scouts of America High Adventure Triple Crown in 2014; and

WHEREAS, only those few young men who have exhibited exceptional commitment and demonstrated the required dedication, skill, and perseverance in scouting can receive the Eagle Scout Award; and

WHEREAS, the Eagle Scout Award is the highest honor given by the Boy Scouts of America, and in recognition thereof, Ryan is deserving of special commendations; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **RYAN CONNER KING** be commended on his receipt of the Eagle Scout Award, congratulated on his outstanding achievements in qualifying for that high honor, and encouraged to continue his efforts to serve the community.

SIGNED this 15th day of June, 2016.

CAROL GARCIA, MAYOR

ATTEST:

**SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA**





COUNCIL COMMUNICATION

CC #: 7748
File #: 0102-06

Title: Proclamation - National Stepfamily Day
Contact: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.36.

RECOMMENDATION TO COUNCIL

Proclaim September 16, 2016 as National Stepfamily Day and celebrated across our great nation as stepmothers and stepfathers become central figures in the lives of our children.

BACKGROUND

Not Applicable.

FISCAL IMPACT

Not Applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

Respectfully Submitted,

Heather Blanco, Deputy City Clerk

Sonia Orozco, City Clerk



Rob Jensen, City Manager

ATTACHMENTS:

Description

Proclamation - National Stepfamily Day

City of Roseville Proclamation

National Stepfamily Day September 16, 2016

WHEREAS, National Stepfamily Day is enhanced by our strong commitment to support the stepfamilies of our nation in their mission to raise their children, create strong family structures to support the individual members of the family, instill in them a sense of responsibility to all extended family members; and

WHEREAS, approximately half of all Americans are currently involved in some form of stepfamily relationship and for the last 20 years, it has been the vision of the founder Christy Borgeld that all stepfamilies in the United States be accepted, supported, and successful; and

WHEREAS, Roseville has been blessed by loving stepparents and stepchildren who are daily reminders of the joy, trials, and triumphs of the stepfamily experience and the boundless love contained in the bond between all types of parents and children; and

WHEREAS, National Stepfamily Day is a day to celebrate the many invaluable contributions stepfamilies have made to enriching the lives and life experience of the children and parents of America and to strengthening the fabric of American families and society; and

NOW, THEREFORE, I, CAROL GARCIA, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, on behalf of the City Council, do hereby proclaim **September 16th, 2016** as **NATIONAL STEPFAMILY DAY** and celebrated across our great nation as stepmothers and stepfathers become central figures in the lives of our children.

SIGNED AND APPROVED this 15th day of June, 2016.

CAROL GARCIA, MAYOR

ATTEST:

**SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA**





COUNCIL COMMUNICATION

CC #: 7785
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Adriana Perez Quintana
Contact: Janice Sloane 916-774-5506 jsloane@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.37.

RECOMMENDATION TO COUNCIL

Recommend Adriana Perez Quintana be commended for her outstanding service and dedication to the City of Roseville, congratulated for her many accomplishments, and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not Applicable.

FISCAL IMPACT

Not Applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

Respectfully Submitted,

Janice Sloane, Recreation Supervisor

Dion Louthan, Parks, Recreation & Libraries Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Adriana Perez Quintana

City of Roseville RESOLUTION

of

COMMENDATION AND APPRECIATION

WHEREAS, Adriana Perez Quintana began her distinguished career with the City of Roseville on November 1, 2001 as an Assistant Day Care Site Coordinator at Quail Glen Adventure Club and promoted August 24, 2013 to Day Care Site Coordinator at Spanger Adventure Club; and

WHEREAS, Adriana will be remembered by the children and their families for her commitment to high quality child care, for her dedication to family principles, for instilling responsibility, for demonstrating the importance of good citizenship, for sharing the value of music, for opening up the children to other languages and cultures, and cooking and gardening; and

WHEREAS, Adriana provided interpretation services for the Adventure Club programs and the Transportation Department to ensure the Spanish speaking community was able to participate in the activities offered by the City of Roseville; and

WHEREAS, Adriana's is an exceptional employee and her knowledge of the Adventure Club University system allowed her to provide training to her fellow staff members; and

WHEREAS, Adriana generously shared her time by participating in the coordination of parades and the decorating of parade floats; and

WHEREAS, Adriana has provided excellent customer service by always showing dedication to meeting the needs of children and families of the City of Roseville Adventure Club program; and

WHEREAS, Adriana has worked hard to make the City of Roseville a great community by providing quality school-age child care and she will be missed; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **ADRIANA PEREZ QUINTANA** be commended for her outstanding service and dedication to the City of Roseville, congratulated for her many accomplishments, and wished a long, healthy, and enjoyable retirement.

SIGNED AND APPROVED this 15th day of June, 2016.

CAROL GARCIA, MAYOR

ATTEST:

**SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA**





COUNCIL COMMUNICATION

CC #: 7783
File #: 0102-10

Title: Resolution of Commendation and Appreciation to Richard Fowler
Contact: Debbie Dion 916-774-5331 ddion@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 7.38.

RECOMMENDATION TO COUNCIL

Recommend Richard Fowler be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not Applicable.

FISCAL IMPACT

Not Applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

Respectfully Submitted,

Debbie Dion, Administrative Assistant

Rhon Herndon, Public Works Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution of Commendation and Appreciation to Richar

City of Roseville RESOLUTION

of

COMMENDATION AND APPRECIATION

WHEREAS, Richard Fowler began his distinguished career with the City of Roseville July 1990 as a Civil Engineering Technician I, and has chosen to retire after 26 years of dedicated service; and

WHEREAS, Richard promoted from Civil Engineering Technician I to Civil Engineering Technician II in 1991, Civil Engineering Assistant in 1992, Assistant Engineer I in 2004, Assistant Engineer II in 2005, Acting Associate Engineer in 2007, and Preventative Maintenance Supervisor in 2013; and

WHEREAS, Richard has maintained his Traffic Signal Technician certification by the International Municipal Signal Association since 1998; and

WHEREAS, throughout his career, Richard has demonstrated his extensive knowledge of traffic engineering and has led the implementation of numerous advances in traffic engineering practices, policies, and procedures; and

WHEREAS, Richard designed and inspected the installation of numerous traffic signals on the Roseville roadways and he has served the community through his continuous efforts to find creative solutions to address citizens' concerns; and

WHEREAS, Richard assisted in creating the City's state-of-the-art Intelligent Transportation System and trained the City's current traffic engineers; and

WHEREAS, Richard was instrumental in the creation of the Traffic Signal Maintenance Supervisor position, defining roles and responsibilities, and organizing the implementation of the Traffic Signal Maintenance section; and

WHEREAS, Richard has deservingly received the distinguished Pride of Roseville award three times over his career in 1992, 1994, and 2010; and

WHEREAS, Richard is retiring after 26 years of honorable service to the citizens of Roseville and he will be greatly missed and remembered by all of his friends and coworkers; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, that **RICHARD FOWLER** be commended for his outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

SIGNED AND APPROVED this 15th day of June, 2016.

CAROL GARCIA, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 7786
File #: 0102-03

Title: Minutes of Prior Meetings
Contact: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 8.1.

RECOMMENDATION TO COUNCIL

Approve the May 18, 2016 City Council/Housing Authority Meeting.

BACKGROUND

Not Applicable.

FISCAL IMPACT

Not Applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not Applicable.

ENVIRONMENTAL REVIEW

Not Applicable.

Respectfully Submitted,

Sonia Orozco, City Clerk

A handwritten signature in blue ink, appearing to read "Sonia Orozco", is written over a horizontal line.

Rob Jensen, City Manager

ATTACHMENTS:

Description

May 18, 2016 City Council/Housing Authority Minutes



MINUTES

May 18, 2016

CITY COUNCIL MEETING HOUSING AUTHORITY MEETING

7:00 p.m.
City Council Chambers
311 Vernon Street
Roseville, California

1. CALL TO ORDER

The May 18, 2016 City Council/Housing Authority meeting was called to order by Mayor Carol Garcia at 7:00 p.m.

2. ROLL CALL

Councilmember:	Bonnie Gore	Absent
Vice Mayor:	Susan Rohan	Present
Councilmember:	Tim Herman	Absent
Councilmember:	Pauline Roccucci	Present
Mayor:	Carol Garcia	Present

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Roseville Historical Society President Christina Richter.

4. MEETING PROCEDURES

NOTICE TO THE PUBLIC

All Items on the agenda will be open for the public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a five (5) - minute time limit. The Mayor has the discretion of limiting the total discussion time for an item

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PRESENTATIONS

5.1. Resolution of Congratulations - Sons of Italy 90th Anniversary

The Sons of Italy be congratulated on their 90th Anniversary and valued for their contributions to the Roseville community.

CONTACT: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

Mayor Garcia made the presentation to Sons of Italy President Marlene Cristanelli, who responded.

5.2. Resolution of Commendation - Salvation Army

The Salvation Army be commended for their valued contributions to the Roseville community.

CONTACT: Heather Blanco 916-774-5265 hblanco@roseville.ca.us

Mayor Garcia made the presentation to Salvation Army Lt. John Morro, who responded.

6. **PUBLIC COMMENTS**

NOTICE TO THE PUBLIC

Persons may address the City Council on items not on this agenda. Please complete a "Speaker Information Card" and present it to the City Clerk prior to the start of the meeting. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the City Council and limit their comments to three (3) minutes per person. The total time allocated for Public Comment is 25 minutes. The Brown Act, with certain exceptions, does not permit the City Council to discuss or take action on issues that are not listed on the agenda.

Bob Jellison, Roseville, spoke on Municipal Code section regarding on street parking, requesting an exception be made for parking on Columbia Avenue as homes have no driveways and can only park on the street.

the Marcia Graham, Roseville, spoke on Placer SPCA and City of Roseville business relationship and requested amount of contribution the city will be contributing towards construction of the new facility.

7. **CONSENT CALENDAR**

NOTICE TO THE PUBLIC

All matters listed under Consent Calendar are considered to be routine and all will be passed by one motion. There will be no discussion of these items unless members of the City Council or the public request specific items be removed from the Consent Calendar for separate discussion. Any member of the public may address the City Council on items on the Consent Calendar. Public comments on any item or items on the Consent Calendar are limited to five (5) minutes per speaker.

BEGINNING OF CONSENT CALENDAR

Approval of the Consent Calendar

Approved the Consent Calendar as recommended.

Minutes

7.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco recommending Council approve the Minutes of the March 29, 2016 RCDC Board & City Council Workshop.

CC #: 7684

File #: 0102-03

CONTACT: Sonia Orozco 916-774-5263 sorozco@roseville.ca.us

Bids / Purchases / Services**7.2. Roseville Road Improvement Project - Award of Contract and Execution of a Temporary Construction Easement Agreement**

Memo from Assistant Engineer Stephanie Kemen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-168 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND A. TEICHERT & SON, INC DBA TEICHERT CONSTRUCTION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 16-169 APPROVING A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND UNION PACIFIC RAILROAD COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a request of staff to award the construction contract for the Roseville Road Improvement Project to Teichert Construction in the amount of \$2,242,000.00 and authorize the City Manager to execute the agreement. Staff also requests approval of a 15% construction contingency, and authorization for the City Manager to execute a Temporary Construction Easement Agreement with Union Pacific Railroad. The project is funded with Federal Highway Safety Improvement Program and Traffic Mitigation funds. No General Funds will be used for this work.

CC #: 7677

File #: 0900-04-02

CONTACT: Stefanie Kemen 916-746-1300 skemen@roseville.ca.us

7.3. 2015 Regional Surface Transportation Program Funds Arterial Resurfacing Project – Professional Services Agreement

Memo from Associate Engineer Luz "Nina" Buelna and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-154 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND UNICO ENGINEERING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a recommendation to approve the Professional Services Agreement with Unico Engineering for construction management services in the amount of \$601,310.93, and authorize the City Manager to execute the agreement. These services include resident engineer duties, inspection services, and material testing to ensure construction activities are per the plans and specifications and to verify project compliance with federal funding requirements. This agreement is fully funded with Federal Regional Surface Transportation Program funds. No General Fund monies will be used for this project.

CC #: 7657

File #: 0900-04-01

CONTACT: Luz "Nina" Buelna 916-746-1375 nbuelna@roseville.ca.us

7.4. Website Redesign & Content Management System Replacement - Professional Services Agreement

Memo from Senior eGov Business Systems Analyst Angela Bal and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 16-171 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND RELIANCE COMMUNICATIONS, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The Website Redesign & Content Management System (CMS)

Replacement Project will upgrade the City's current CMS and will include a redesign of both the internet and intranet websites. This upgrade will allow the City to stay up to date with technology, as well as deliver services and information to citizens through a more visually appealing interface. A funding allocation of \$86,000.00 for the project was approved and included in the FY2015-16 operational and Cable TV PEG funds.

CC #: 7680

File #: 0800-05

CONTACT: Angela Bal 916-774-5366 abal@roseville.ca.us

7.5. Inspection Services of Customer Operated Solar Electric Generation Systems - Service Agreement

Memo from Energy Services Account Representative Bill Chaplin and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-170 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND THE INSTITUTE FOR BUILDING TECHNOLOGY & SAFETY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1703201). This item is requesting approval of a service agreement with the Institute for Building Technology and Safety for field inspection services. The service agreement is for one year at a cost not to exceed \$60,000.00. Funding is included in the FY17 Electric Retail Services Budget for Public Benefits programs.

CC #: 7678

File #: 0800-03

CONTACT: Bill Chaplin 916-774-5605 wchaplin@roseville.ca.us

7.6. Mobile High Flow Water Purifying Systems - Service Agreement

Memo from Power Generation Superintendent Matt Garner and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-167 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND GE MOBILE WATER, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1604046). This item is approving a three-year sole source service agreement with GE Mobile Water, Inc., in the amount of \$42,000.00 for the as-needed delivery and setup of a high flow water purifying system to support power plant operations.

CC #: 7676

File #: 0800-03

CONTACT: Matt Garner 916-746-1691 mgarner@roseville.ca.us

7.7. Roseville Aquatics Complex Water Slide - Service Agreement

Memo from Park Development Analyst Joel De Jong and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 16-166 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND WHITEWATER WEST INDUSTRIES LTD., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1605243). This is a request of Council to approve the sole source Service Agreement in the amount of \$40,913.70 to Whitewater West Industries Ltd. for refurbishment services of the water slide at the Roseville Aquatics Complex. Funding is included in the FY2015-16 Budget from the General Capital Improvement Project Rehabilitation Fund.

CC #: 7675

File #: 0707

CONTACT: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

7.8. Steel Substation Structures (RFQ 01-3075) - Purchase Order

Memo from Buyer Joanna Oukrop and Central Services Director Paul Diefenbach recommending Council authorize a purchase orders to M.D. Henry Company as the lowest responsive bidder for RFQ 01-3075 for steel substation structures. The cost of the purchase is \$575,942.00 plus tax of \$43,195.65 for a total of \$619,137.65. Funding is included in the Electric Department's FY2015-16 Electric Construction Fund.

CC #: 7679

File #: 0203-07

CONTACT: Joanna Oukrop 916-774-5745 joukrop@roseville.ca.us

Resolutions**7.9. 316 Vernon Street Office Building - Lease Agreement Amendment**

Memo from Development Services Manager Mike Isom and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-156 APPROVING A FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SIERRA JOINT COMMUNITY COLLEGE DISTRICT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is the first amendment to the lease agreement between the City of Roseville and Sierra Joint Community College District concerning Sierra College occupancy of 316 Vernon Street. The proposed amendment would modify terms of the lease to allow excess tenant improvement costs for Sierra College's tenant space to be amortized over a ten year period at an 8% annual interest rate. The proposed amendment would result in an additional \$58,423.47 in interest earnings to the City over the ten-year term of the lease. The additional interest earnings would be applied toward the project's debt service.

CC #: 7659

File #: 1006-01

CONTACT: Mike Isom 916-774-5527 misom@roseville.ca.us

7.10. On-Call Construction Inspection Services - Professional Service Agreement

Memo from Senior Engineer Guy Howes and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-163 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND HDR CONSTRUCTION CONTROL CORPORATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The City's current on-call instruction inspection contract will expire in June, 2016. In anticipation of this occurrence, staff has prepared two new professional service agreements for construction inspection services with HDR and Psomas. Utilizing two different construction management firms have permitted City staff to match key staff to project types. Seven (7) proposals were received and evaluated following the City's formal Request for Proposals solicitation. This is a two year agreement with a one year extension option. The agreement for a not to exceed fee of \$500,000.00 will have no impact to the General Fund.

CC #: 7683

File #: 0800-06

CONTACT: Guy Howes 916-774-5430 ghowes@roseville.ca.us

7.11. On-Call Construction Inspection Services - Professional Services Agreement

Memo from Senior Engineer Guy Howes and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 16-162 APPROVING A

PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND PSOMAS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The City's current on-call instruction inspection contracts will expire in June, 2016. In anticipation of this occurrence, staff has prepared two new professional service agreements for construction inspection services with HDR and Psomas. Utilizing two different construction management firms has permitted City staff to match key staff to project types. Seven (7) proposals were received and evaluated following the City's formal Request for Proposals solicitation. This is a two year agreement with a one year extension option. The agreement for a not to exceed fee of \$500,000.00 will have no impact to the General Fund.

CC #: 7670

File #: 0800-06

CONTACT: Guy Howes 916-774-5430 ghowes@roseville.ca.us

7.12. 2016/2017 Landscape and Lighting Districts Assessments – Intent to Levy

Memo from Financial Analyst Vanessa Lieberman and Finance Director Monty Hanks recommending Council adopt:

1. For the Historic District Landscaping and Lighting District:

RESOLUTION NO. 16-173 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and RESOLUTION NO. 16-174 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and RESOLUTION NO. 16-175 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and

2. For the Infill Area Landscaping and Lighting District:

RESOLUTION NO. 16-176 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and RESOLUTION NO. 16-177 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and RESOLUTION NO. 16-178 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and

3. For the Johnson Ranch Landscaping and Lighting District:

RESOLUTION NO. 16-179 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ENGINEER'S LEVY OF ASSESSMENTS FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and RESOLUTION NO. 16-180 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR

THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and RESOLUTION NO. 16-181 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ANNUAL LEVY REPORT FOR THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and

4. For the North Central Roseville Specific Plan Landscaping and Lighting District: RESOLUTION NO. 16-182 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ENGINEER'S LEVY OF ASSESSMENTS FOR THE NORTH CENTRAL LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and RESOLUTION NO. 16-183 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and RESOLUTION NO. 16-184 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and

5. For the Northwest Roseville Specific Plan Landscaping and Lighting District: RESOLUTION NO. 16-185 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and RESOLUTION NO. 16-186 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and RESOLUTION NO. 16-187 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S LEVY REPORT FOR THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and

6. For the Olympus Pointe Landscaping and Lighting District: RESOLUTION NO. 16-188 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017, PURSUANT TO THE PROVISIONS OF THE PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and RESOLUTION NO. 16-189 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and RESOLUTION NO. 16-190 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and

7. For the Riverside Avenue Landscaping and Lighting District: RESOLUTION NO. 16-191 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017, PURSUANT TO THE PROVISIONS OF

PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and RESOLUTION NO. 16-192 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and RESOLUTION NO. 16-193 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and

8. For the Vernon Street Landscaping and Lighting District:

RESOLUTION NO. 16-194 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and RESOLUTION NO. 16-195 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, DECLARING ITS INTENTION TO LEVY ANNUAL ASSESSMENTS FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017; and RESOLUTION NO. 16-196 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR PRELIMINARY APPROVAL OF THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017. The City of Roseville currently has eight active Landscape and Lighting Districts (LLD). These districts were formed within the City of Roseville to levy and collect assessments for maintenance of public improvements. All charges are needed to fully fund landscape services in each LLD. There is no negative impact to the City's General Fund.

CC #: 7685

File #: 0206-08-01

CONTACT: Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

7.13. Louis Orlando Transfer Point Project - Reimbursement Agreement

Memo from Alternative Transportation Manager Michael Wixon and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-165 APPROVING A REIMBURSEMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SACRAMENTO REGIONAL TRANSIT DISTRICT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This agenda item is requesting the Council to adopt a resolution authorizing the City Manager to execute the reimbursement agreement with the Sacramento Regional Transit District for the District to reimburse the City of Roseville up to \$167,677.00 for construction expenses related to the Louis Orlando Transfer Point Project.

CC #: 7672

File #: 0721-03

CONTACT: Michael Wixon 916-774-5480 mwixon@roseville.ca.us

7.14. Revised Transportation Development Act Claim

Memo from Alternative Transportation Analyst Eileen Bruggeman and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 16-172 APPROVING AND AUTHORIZING EXECUTION OF THE REVISED 2016 TRANSPORTATION DEVELOPMENT ACT CLAIMS TO THE PLACER COUNTY TRANSPORTATION PLANNING AGENCY. This agenda item is recommending Council adopt a resolution authorizing the City Manager or his designee to sign and submit a

modified Transportation Development Act (TDA) Claim for FY10 through FY15 to the Placer County Transportation Planning Agency. Approval of the revised TDA claim will re-classify the claim of \$2.5 million in the Local Transportation Fund from transit purposes to streets and roads purposes.

CC #: 7682

File #: 0721

CONTACT: Michael Wixon 916-774-5293 mwixon@roseville.ca.us

7.15. Energy Industry Data - Professional Services Agreement

Memo from Electric Business Analyst Renee Laffey and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-164 APPROVING A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND E SOURCE COMPANIES, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a request for Council to approve a professional services agreement with E Source Companies LLC, an energy industry data and information services company. The total cost for the one year agreement will not exceed \$71,610.00. Funding is included in the FY17 Electric Retail Services Budget for Public Benefits programs.

CC #: 7671

File #: 0800-03

CONTACT: Renee Laffey 916-774-5671 rlaffey@roseville.ca.us

7.16. Customer Information System Technical Support and Maintenance - Professional Services Agreement Amendment

Memo from Enterprise Solutions Manager Duke Arakaki and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 16-159 APPROVING A THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MILESTONE UTILITY SERVICES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests City Council adopt a resolution approving a third amendment to the professional services agreement with Milestone Utility Services, Inc. to extend technical support for the Utility Billing Customer Information System in the amount of \$55,000.00, and authorize the City Manager to execute it. Funding is included in the Finance Department's FY2016-17 Budget.

CC #: 7666

File #: 0200

CONTACT: Duke Arakaki 916-774-5212 darakaki@roseville.ca.us

7.17. First Amended and Restated Employment and Personal Services Agreement

Memo from Human Resources Director Gayle Satchwell recommending Council adopt RESOLUTION NO. 16-158 APPROVING A FIRST AMENDED AND RESTATED EMPLOYMENT AND PERSONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ROBERT R. SCHMITT, AND AUTHORIZING THE MAYOR TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. It is recommended that the City Council adopt a resolution approving an amended and restated employment and personal services agreement for City Attorney Robert Schmitt. The fiscal impact for this change is \$373.00 and the annual impact is \$3,222.00. The City Attorney's FY2016-17 departmental operating budget has sufficient monies to fund this change.

CC #: 7662

File #: 0600-01

CONTACT: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

7.18. Legal Services Agreement

Memo from Paralegal Gretchen Hakala and City Attorney Robert Schmitt recommending Council adopt RESOLUTION NO. 16-138 APPROVING A LEGAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SOMACH, SIMMONS & DUNN, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The City of Roseville requires outside legal services from time to time to advise, assist, and represent the City as co-counsel with the City Attorney with respect to litigation and transactional matters. The principal reason for this firm's engagement is to assist the City with environmental matters. The cost for these services have been budgeted for FY2016.

CC #: 7626

File #: 0500-01

CONTACT: Gretchen Hakala 917-774-5235 ghakala@roseville.ca.us

7.19. Housing Authority - Update to the Roseville Housing Authority Administrative Plan

Memo from Housing Supervisor Nancy Cox and Housing Authority Assistant Director Chris Robles recommending Council adopt HOUSING AUTHORITY OF THE CITY OF ROSEVILLE RESOLUTION NO. 3-16 APPROVING THE UPDATED ROSEVILLE HOUSING AUTHORITY ADMINISTRATIVE PLAN. The Roseville Housing Authority is required to revise its administrative plan, as necessary, to comply with HUD regulations as well as to include revisions to the Housing Authority's discretionary policies. Revisions to the plan must be formally adopted. This update to the Housing Authority Administrative Plan does not create any additional cost to the City's General Fund.

CC #: 7667

File #: 0709-02

CONTACT: Nancy Cox 916-774-5451 ncox@roseville.ca.us

7.20. Housing Authority - Veterans Affairs Supportive Housing Voucher Application

Memo from Housing Supervisor Nancy Cox and Housing Authority Assistant Director Chris Robles recommending Council adopt HOUSING AUTHORITY OF THE CITY OF ROSEVILLE RESOLUTION NO. 2-16 RATIFYING THE EXECUTIVE DIRECTOR'S SUBMITTAL OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) VOUCHER. This is a request for approval to submit Roseville Housing Authority's application for 8 additional Veterans Affairs Supportive Housing (VASH) Vouchers. This application for additional Veterans Affairs Supported Housing Vouchers does not create any additional cost to the City's General Fund.

CC #: 7660

File #: 0709 & 0103-03-02

CONTACT: Nancy Cox 916-774-5451 ncox@roseville.ca.us

Ordinances (for introduction and first reading)**7.21. Municipal Code Amendment – Personnel Rules and Regulations – Paid Sick Leave**

Memo from Human Resources Director Gayle Satchwell recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING SECTION 3.00.415 OF CHAPTER 3.00 AND AMENDING SECTIONS 3.00.420 OF CHAPTER 3.00 AND 3.12.070 OF CHAPTER 3.12 OF TITLE 3 OF THE ROSEVILLE MUNICIPAL CODE REGARDING PAID SICK LEAVE. The State of California recently enacted legislation regarding paid sick leave that requires the City

to revise its rules in order to be in compliance with State law. The fiscal impact for this change is projected to be minimal and will be absorbed by each department's personnel budgets.

CC #: 7681

File #: 0600-01

CONTACT: Gayle Satchwell 916-774-5374 gsatchwell@roseville.ca.us

Ordinances (for introduction and adoption - appropriation/urgency measures)

7.22. Library Grant Funds - Budget Adjustment

Memo from Library Supervisor Rendi Hodge and Parks, Recreation and Libraries Director Dion Louthan recommending Council adopt ORDINANCE NO. 5684 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2015-16 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item requests City Council adopt an ordinance for a budget adjustment of \$20,242.00 for grant funds received from California Library Literacy Services for the ongoing Adult Literacy Program offered at the Library. Additionally, this item requests a budget adjustment to transfer and appropriate \$2,991.00 from the Library Fund to the General Fund for the purchase of library books. The impact to the General Fund will be an increase of revenue and offsetting program expense of \$20,242.00 and an increase of revenue of \$2,991.00 to purchase library books.

CC #: 7663

File #: 0201-01 & 0716

CONTACT: Rendi Hodge 916-774-5240 rhodge@roseville.ca.us

Reports / Requests

7.23. Out of State Travel Request - Public Affairs & Communications Department

Memo from Government Relations Administrator Mark Wolinski and Public Affairs & Communication Director Megan MacPherson recommending Council approve out of state travel to Philadelphia June 7-10, 2016, and for upcoming travel in 2016 and 2017 involving dates and locations to-be-determined, for Government Relations Administrator Mark Wolinski to participate in the national convening of cities selected by the Robert Wood Johnson Foundation to receive a Healthy Cities "Invest Health" grant. The grant will cover all travel expenses for the duration of the period. There is no cost to the City.

CC #: 7686

File #: 0600-02

CONTACT: Megan MacPherson 916-774-5455 mmacpherson@roseville.ca.us

Motion by Roccucci, seconded by Rohan, to approve the Consent Calendar as recommended.

Roll call vote: Ayes: Rohan, Roccucci, Garcia

Noes: None

Absent: Gore, Herman

END OF CONSENT CALENDAR

8. RESOLUTIONS

8.1. Power Management - Services Agreement

Memo from Electric Risk Management Administrator Todd White and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 16-161 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND

ALLIANCE FOR COOPERATIVE ENERGY SERVICES POWER MARKETING LLC AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This agreement replaces the remaining term of the current agreement, is effective June 1, 2016, continuing through December 31, 2023, and is extensible by mutual agreement annually thereafter. The total cost for the agreement is \$8,002,523.00 for the seven year, seven month term. Funding for the agreement for FY2015-16 is included in the Electric Department Operating Budget for power supply, and future years will be budgeted annually from the same source.

CC #: 7669

File #: 0800-03

CONTACT: Todd White 916-746-1668 twhite@roseville.ca.us

Assistant Electric Utility Director of Resources and Generation introduced Senior Portfolio Manager Todd White.

Senior Portfolio Manager Todd White made the presentation to Council.

No public comment received.

Motion by Roccucci, seconded by Rohan, to adopt RESOLUTION NO. 16-161 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ALLIANCE FOR COOPERATIVE ENERGY SERVICES POWER MARKETING LLC AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE.

Roll call vote: Ayes: Rohan, Roccucci, Garcia

Noes: None

Absent: Gore, Herman

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. California Central Railroad Monument Installation Placement Request

Memo from Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council approve a request from the Roseville Historical Society to place a granite monument at the site of Roseville's original railroad. The proposal acknowledges adherence to the procedure outlined in the monument/memorial policy, which includes funding for the maintenance of the monument. Typically, an endowment is set up to fund full replacement of the monument. The estimated cost of the monument is approximately \$5,000.00. The Roseville Historical Society received a grant for the cost and installation of the monument.

CC #: 7665

File #: 0717

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

Parks, Recreation & Libraries Director Dion Louthan introduced Park Planning & Development Superintendent Tara Gee.

Park Planning & Development Superintendent Tara Gee made the presentation to Council.

Christina Richter, President of the Roseville Historical Society, spoke in support.

Motion by Roccucci, seconded by Rohan, to approve the request from the Roseville Historical Society to place a granite monument at the site of Roseville's original railroad.

Roll call vote: Ayes: Rohan, Roccucci, Garcia

Noes: None

Absent: Gore, Herman

9.2. Environmental Utilities Department Budget FY2016-2017

Memo from Business Services Administrator Carol Margetich and Environmental Utilities Director Richard Plecker with an overview of the Environmental Utilities Budget, including capital projects proposed for FY2017. As part of the Council Goals Workshop, staff will address various funding requirements and plans for each of the utilities.

CC #: 7664

File #: 0800-02

CONTACT: Carol Margetich 916-746-1712 cmargetich@roseville.ca.us

Environmental Utilities Director Richard Plecker introduced Business Services Administrator Carol Margetich.

Business Services Administrator Carol Margetich made the presentation to Council.

No public comment received.

Finance Director Monty Hanks announced June 8, 2016 Budget Hearing at 6:00 p.m. and spoke on budget distribution.

For information only; no action required.

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

City Council, when considering the matter scheduled for hearing, will take the following actions:

1. Open the Public Hearing
2. Presentation by Staff
3. Presentation by applicant or Appellant
4. Accept Public Testimony
5. Appellant or Applicant Rebuttal Period
6. Close the Public Hearing
7. City Council Comments and Questions
8. City Council Action

In the future, if you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you, or someone else raised orally at the Public Hearing or in written correspondence received by the City or before the hearing

Public Hearings listed for continuance will be continued as noted and posting of this agenda serves as notice of continuation.

10.1. 2016 Community Development Block Grant Annual Action Plan - Public Hearing

Memo from Housing Analyst Suzanne Acrell and Economic Development Director Chris Robles recommending Council adopt RESOLUTION NO. 16-155 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) 2016 ANNUAL ACTION PLAN AND THE 2016 FUNDING RECOMMENDATIONS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE 2016 APPLICATION FOR FEDERAL ASSISTANCE AND CERTIFICATIONS AND

AUTHORIZING THE CITY MANAGER TO EXECUTE OPERATING AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of the 2016 Community Development Block Grant (CDBG) Annual Action Plan and Agreements. The City will receive a total of \$660,334.00. The City's annual entitlement amount from Housing and Urban Development will be \$587,048.00. The City will have the use of \$73,286.00 of CDBG program income to offset staff costs of administering the program.

CC #: 7658

File #: 0113-02

CONTACT: Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us

Mayor Garcia opened the public hearing.

Mayor Garcia opened the public hearing.

Economic Development Director Chris Robles introduced Housing Analyst Suzanne Acrell.

Housing Analyst Suzanne Acrell made the presentation to Council.

Jennifer Price, Executive Director of AMOS Housing, spoke in support.

Mayor Garcia closed the public hearing.

Motion by Roccucci, seconded by Rohan, to adopt RESOLUTION NO. 16-155 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) 2016 ANNUAL ACTION PLAN AND THE 2016 FUNDING RECOMMENDATIONS; AUTHORIZING THE CITY MANAGER TO EXECUTE THE 2016 APPLICATION FOR FEDERAL ASSISTANCE AND CERTIFICATIONS AND AUTHORIZING THE CITY MANAGER TO EXECUTE OPERATING AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE.

Roll call vote: Ayes: Rohan, Roccucci, Garcia

Noes: None

Absent: Gore, Herman

10.2. City of Roseville 2015 Urban Water Management Plan - Public Hearing

Memo from Assistant Engineer Colleen Boak and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 16-157 ADOPTING THE URBAN WATER MANAGEMENT PLAN AND AUTHORIZING STAFF TO SUBMIT TO THE DEPARTMENT OF WATER RESOURCES. This item requests Council approval of the City of Roseville 2015 Urban Water Management Plan (UWMP), inclusive of Method 1, chosen for setting the City's target for compliance with SBX7-7 requirements, better known as 20% by 2020 water use reduction. The UWMP addresses the methods by which the City responsibly manages its water supply, specifically through conservation and forward planning. Funding for development of this plan totals \$75,250.00 and is sourced from both the Water Operations Fund and the Water Construction Fund.

CC #: 7661

File #: 0800-02

CONTACT: Colleen Boak 916-774-5535 cboak@roseville.ca.us

Mayor Garcia opened the public hearing.

Environmental Utilities Assistant Director Kelye McKinney introduced Assistant Engineer Colleen Boak.

Assistant Engineer Colleen Boak made the presentation to Council.

No public comment received.

Mayor Garcia closed the public hearing.

Motion by Rohan, seconded by Roccucci, to adopt RESOLUTION NO. 16-157 ADOPTING THE URBAN WATER MANAGEMENT PLAN AND AUTHORIZING STAFF TO SUBMIT TO THE DEPARTMENT OF WATER RESOURCES with the adoption of Method 1.

Roll call vote: Ayes: Rohan, Roccucci, Garcia

Noes: None

Absent: Gore, Herman

11. COUNCIL / STAFF / REPORTS/ COMMENTS

State Board Rescinds Mandatory Water Restrictions – Environmental Utilities Director Rich Plecker addressed Council.

Placer County/City of Roseville Water Meeting – Councilmember Roccucci reported on attendance.

and Office of Emergency Services Training Incident – Councilmember Roccucci attended and congratulated the police and fire personnel from both Roseville and Placer County who participated.

12. ADJOURNMENT

Motion by Roccucci, seconded by Rohan, to adjourn the meeting at 8:07 p.m.

Vote: All Ayes

CAROL GARCIA, MAYOR

SONIA OROZCO, CMC
CITY CLERK



COUNCIL COMMUNICATION

CC #: 7763

File #: 0201

Title: City of Roseville FY2016-17 Budget
Contact: Kathy Cullen 916-746-1306 kcullen@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 9.1.

RECOMMENDATION TO COUNCIL

Adopt the Proposed FY2016-17 Budget ordinance and approve the changes to the position allocations, Out of State travel requests and new vehicle requests.

BACKGROUND

The first read of the FY2016-17 Proposed Budget was June 1, 2016 and public hearings were held on June 8, 2016. The following is a summary of the outcome:

City Council has established a policy of maintaining ten percent (10%) of operating expenditures for economic uncertainties in the General and Utility Funds. The FY2016-17 budget meets this policy and establishes a General Fund Emergency Reserve fund, which contains 10% of the FY2016-17 Operating expenses.

The City Charter (Section 7.21) provides for an annual adjustment to the bid amount. The change in the Consumer Price Index adjusts the bid amount from \$21,560.00 to \$21,745.00.

The proposed citywide FY2016-17 budget is \$493.8 million. Last year's adopted budget was \$461.7 million. The proposed FY2016-17 budget for the General Fund is \$147.35 million, which includes operating expenditures (\$139.10 million) and capital projects, debt, and non-recurring expenditures (\$8.25 million). Operating and non-operating revenues total \$147.53 million led by increases in Sales and Property Taxes. The net result is an increase to the General Fund balance of \$182 thousand.

FISCAL IMPACT

The budget document provides a financial summary of each City fund. Departmental goals and objectives are outlined in the Operating Budgets section with the expected funding required to meet the performance goals. Capital Improvement Projects totaling \$57.52 million are provided and include project descriptions and funding sources.

ECONOMIC DEVELOPMENT / JOBS CREATED

Eleven new jobs will be created by this action.

ENVIRONMENTAL REVIEW

The budget is not considered a “project” as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines 15378). Consequently no CEQA action is required.

Respectfully Submitted,

Kathy Cullen, Budget Manager

Monty Hanks, Finance Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5700

ORDINANCE NO. 5700

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2016-2017,
ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT,
ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE
REDEVELOPMENT AGENCY, AND ESTABLISHING THE
SEALED BID REQUIREMENT, TO BE EFFECTIVE IMMEDIATELY
AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The proposed budget for the City of Roseville entitled "Proposed Budget Fiscal Year 2016-2017, City of Roseville, California," a copy of which is on file in the office of the City Clerk, is hereby adopted as the "Annual Budget 2016-2017, City of Roseville, California."

SECTION 2. The proposed expenditures shown in the Department, Division, and Fund Summaries of the budget document, which are incorporated herein, are hereby appropriated to the organization keys ("Org Keys"), offices and operations in the amounts and for the objects and purposes therein stated. Requisitions for encumbrances and expenditures of the various appropriations described in the budget document shall be made by those offices and employees designated therein as the requisitioning authorities.

SECTION 3. The following Budget Control Policies shall become effective upon the adoption of this ordinance:

1. The operating Budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved within the major summary categories of
 - a. Salaries and Benefits
 - b. Operating Services and Supplies
 - c. Capital Outlay
2. Capital Improvement Projects. The Capital Budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by Capital Improvement Project.
3. The City Manager or designee shall apply prudent monitoring procedures to assure that actual expenditures/expenses of the City and the Successor Agency of the Roseville Redevelopment Agency do not exceed the appropriations, by Org Keys, of the above summary categories.
4. Appropriation increases and transfers to or from funds, Org Keys, or the major summary categories shall require approval by the City Council.

5. The City Manager and City Treasurer are directed to implement and maintain reserves or rate stabilization funds of approximately ten percent (10%) of General Fund Net Operating Expenditures and total operating expense for applicable utility funds as an Appropriated Reserve for economic uncertainties.
6. The City Council delegates authority to the City Manager to approve the movement of City Council approved appropriations within the same fund, excluding Capital Improvement Projects and annual projects.

SECTION 4. Pursuant to Article XIII B of the California Constitution, the appropriations limit for the City of Roseville is hereby established as \$147,979,523 for Fiscal Year 2016-2017. The State Department of Finance provides the City the annual adjustment factors used in the appropriation limit calculation. The factors are the changes in the California Per Capita Personal Income and population levels for the City or the County.

SECTION 5. Sealed bids are required, pursuant to Section 7.21 of the Roseville Charter, for all purchases and public works exceeding \$21,745. This amount has been inflated by the consumer price index per provision of Section 7.21.

SECTION 6. It is hereby ordered that a copy of this ordinance and the budget document be certified by the City Clerk and filed in the office of the City Clerk. The City Clerk is directed to post a copy of this ordinance in three (3) conspicuous locations in the City and enter the posting thereof in the Ordinance Book.

SECTION 7. This ordinance is required for the orderly operation and maintenance of municipal activities and the appropriations for usual and current expenses of the City and the Successor Agency of the Roseville Redevelopment Agency during the 2016-2017 fiscal year. Therefore, this ordinance shall take effect immediately upon passage hereof as an urgency ordinance, pursuant to Section 5.03 of the Charter of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__ by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 7762
File #: 0600-01

Title: Fiscal Year 2016-17 Budgeted Positions
Contact: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 9.2.

RECOMMENDATION TO COUNCIL

As part of the FY2016-2017 budget process, departments requested additional personnel to meet business needs. Staff recommends adding the classification of Senior Buyer and approving the addition of 8.25 allocations to the citywide allocation schedule. It is recommended that City Council take the following actions:

1. Adopt an ordinance to approve the attached Local 39 A & B salary schedules (Appendix C) reflecting the addition of Senior Buyer (7139/B547) effective June 25, 2016; and
2. Motion to approve the attached city-wide allocation schedule effective June 25, 2016.

BACKGROUND

As part of the Municipal Code, the Human Resources Department is charged with maintaining the City's classification plan. The Human Resources staff is continually evaluating staffing levels necessary to provide high service levels to the community. As part of the FY2016-2017 budget process, departments requested additional staffing. Staff looked at department workload and the allocation's impact on meeting the city's goals. Additionally, the level at which each of these positions would have to be staffed was analyzed. As part of the budget process, staff is requesting 12.25 new allocations and the defunding of 2 allocations for a total FTE increase of 10.25. Funding is also included for 17 reclassifications of existing positions. Staff is currently conducting job analysis work on two of the new allocations and all the reclassifications and will be bringing those to council once the analysis and meet and confer obligations with the bargaining groups have been met.

New Classification:

Staff is recommending the addition of the new classification listed below.

Job Title	Job Code	Bargaining Group
Senior Buyer	7139/B547	Local 39

Budgeted Allocation Changes

New Allocations:

Department	Job Title	FTE
Central Services	Senior Buyer	1.00
Development Services	Building Plans Examiner	1.00
Development Services	Code Enforcement Inspector	1.00
Electric	Power Plant Mechanic	1.00
Environmental Utilities	Marketing and Communications Analyst II	1.00
Environmental Utilities	Administrative Analyst II	0.25
Environmental Utilities	Data Management Specialist II	1.00
Finance	Payroll Clerk	1.00
Parks, Recreation and Library	Senior Parks Maintenance Worker	1.00
Police	Police Officer	1.00
Economic Development Department	Housing Manager	1.00

Total: 10.25 *

*Note does not include two allocations pending completion of job analysis work and bargaining group meet and confers.

Defunded Positions

Department	Job Title	FTE
Economic Development Department	Office Assistant II	-1.00
Economic Development Department	Housing Analyst II	-1.00

Total: -2.00

FISCAL IMPACT

The net impact of the additional allocations are included in the FY2016-2017 budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Eight new jobs are created by this action.

ENVIRONMENTAL REVIEW

Staffing changes are not considered a “project” as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines 15378). Consequently no CEQA action is required.

Respectfully Submitted,

Linda Hampton, Senior Human Resources Analyst

Gayle Satchwell, Human Resources Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Ordinance No. 5694

Local 39 A Salary Schedule 06/25/2016

Local 39 B Salary Schedule 06/25/2016

Citywide Allocation Schedule 06/25/2016

ORDINANCE NO. 5694

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ORDINANCE NO. 5642, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED
BY THE INTERNATIONAL UNION OF OPERATING ENGINEERS, STATIONARY
ENGINEERS, LOCAL 39, AS AMENDED BY APPENDIX "C" TO BE EFFECTIVE
JUNE 25, 2016, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 5642, the Salary Ordinance for employees represented by Local 39, is hereby amended as shown on Appendix "C" attached hereto, to reflect the following changes:

ADDITION OF CLASSIFICATION:

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
7139/B547	Senior Buyer	3595

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective June 25, 2016 as an urgency measure.

SECTION 3. Urgency Ordinance.

This ordinance is hereby declared to be an urgency measure, immediately necessary for the public peace, health and safety and shall take effect June 25, 2016. A statement of urgency is as follows:

It is necessary to amend the Salary Ordinance to comply with recently approved changes for the orderly and necessary continuance of operations of the City.

SECTION 4. Posting.

The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three conspicuous locations in the City and she shall immediately after such posting enter in the Ordinance Book under the record of the ordinance a certificate under her hand stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage:

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
0035	ACCOUNTANT I	STEP A	25.4192	38.1288	2,033.53	4,405.99	52,871.93
		STEP B	26.6900	40.0350	2,135.20	4,626.26	55,515.20
		STEP C	28.0246	42.0369	2,241.96	4,857.59	58,291.16
		STEP D	29.4259	44.1388	2,354.07	5,100.48	61,205.87
		STEP E	30.8971	46.3456	2,471.76	5,355.49	64,265.96
		STEP F	32.4420	48.6630	2,595.36	5,623.28	67,479.36
		STEP G	34.0643	51.0964	2,725.14	5,904.47	70,853.74
		STEP H	35.7673	53.6509	2,861.38	6,199.66	74,395.98
0040	ACCOUNTANT II	STEP A	27.9730	41.9595	2,237.84	4,848.65	58,183.84
		STEP B	29.3715	44.0572	2,349.72	5,091.06	61,092.72
		STEP C	30.8399	46.2598	2,467.19	5,345.58	64,146.99
		STEP D	32.3820	48.5730	2,590.56	5,612.88	67,354.56
		STEP E	34.0010	51.0015	2,720.08	5,893.50	70,722.08
		STEP F	35.7013	53.5519	2,856.10	6,188.22	74,258.70
		STEP G	37.4865	56.2297	2,998.92	6,497.66	77,971.92
		STEP H	39.3605	59.0407	3,148.84	6,822.48	81,869.84
0084	ADMIN TECHNICIAN	STEP A	20.7915	31.1872	1,663.32	3,603.86	43,246.32
		STEP B	21.8313	32.7469	1,746.50	3,784.09	45,409.10
		STEP C	22.9228	34.3842	1,833.82	3,973.28	47,679.42
		STEP D	24.0689	36.1033	1,925.51	4,171.94	50,063.31
		STEP E	25.2723	37.9084	2,021.78	4,380.53	52,566.38
		STEP F	26.5360	39.8040	2,122.88	4,599.57	55,194.88
		STEP G	27.8627	41.7940	2,229.01	4,829.53	57,954.41
		STEP H	29.2559	43.8838	2,340.47	5,071.02	60,852.27
0820	ASSOC ENGINEER	STEP A	33.9437	50.9155	2,715.49	5,883.57	70,602.89
		STEP B	35.6407	53.4610	2,851.25	6,177.72	74,132.65
		STEP C	37.4230	56.1345	2,993.84	6,486.65	77,839.84
		STEP D	39.2942	58.9413	3,143.53	6,810.99	81,731.93
		STEP E	41.2590	61.8885	3,300.72	7,151.56	85,818.72
		STEP F	43.3219	64.9828	3,465.75	7,509.12	90,109.55
		STEP G	45.4878	68.2317	3,639.02	7,884.55	94,614.62
		STEP H	47.7623	71.6434	3,820.98	8,278.79	99,345.58

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
0900	ASSOC PLANNER	STEP A	30.3640	45.5460	2,429.12	5,263.09	63,157.12
		STEP B	31.8820	47.8230	2,550.56	5,526.21	66,314.56
		STEP C	33.4763	50.2144	2,678.10	5,802.55	69,630.70
		STEP D	35.1501	52.7251	2,812.00	6,092.68	73,112.20
		STEP E	36.9075	55.3612	2,952.60	6,397.30	76,767.60
		STEP F	38.7529	58.1293	3,100.23	6,717.16	80,606.03
		STEP G	40.6905	61.0357	3,255.24	7,053.02	84,636.24
		STEP H	42.7249	64.0873	3,417.99	7,405.64	88,867.79
0376	ASST CHILD CARE SITE COORD	STEP A	16.4385	24.6577	1,315.08	2,849.34	34,192.08
		STEP B	17.2604	25.8906	1,380.83	2,991.80	35,901.63
		STEP C	18.1234	27.1851	1,449.87	3,141.38	37,696.67
		STEP D	19.0296	28.5444	1,522.36	3,298.46	39,581.56
		STEP E	19.9813	29.9719	1,598.50	3,463.42	41,561.10
		STEP F	20.9802	31.4703	1,678.41	3,636.56	43,638.81
		STEP G	22.0290	33.0435	1,762.32	3,818.36	45,820.32
		STEP H	23.1306	34.6959	1,850.44	4,009.30	48,111.64
0338	ASST ENGINEER	STEP A	30.7531	46.1296	2,460.24	5,330.53	63,966.44
		STEP B	32.2906	48.4359	2,583.24	5,597.03	67,164.44
		STEP C	33.9051	50.8576	2,712.40	5,876.88	70,522.60
		STEP D	35.6005	53.4007	2,848.04	6,170.75	74,049.04
		STEP E	37.3805	56.0707	2,990.44	6,479.28	77,751.44
		STEP F	39.2494	58.8741	3,139.95	6,803.22	81,638.75
		STEP G	41.2119	61.8178	3,296.95	7,143.39	85,720.75
		STEP H	43.2725	64.9087	3,461.80	7,500.56	90,006.80
0650	ASST PLANNER	STEP A	26.4024	39.6036	2,112.19	4,576.41	54,916.99
		STEP B	27.7226	41.5839	2,217.80	4,805.25	57,663.00
		STEP C	29.1087	43.6630	2,328.69	5,045.50	60,546.09
		STEP D	30.5641	45.8461	2,445.12	5,297.77	63,573.32
		STEP E	32.0924	48.1386	2,567.39	5,562.68	66,752.19
		STEP F	33.6969	50.5453	2,695.75	5,840.79	70,089.55
		STEP G	35.3818	53.0727	2,830.54	6,132.84	73,594.14
		STEP H	37.1508	55.7262	2,972.06	6,439.47	77,273.66

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
1018	BLDG INSPECTOR I	STEP A	24.0170	36.0255	1,921.36	4,162.94	49,955.36
		STEP B	25.2177	37.8265	2,017.41	4,371.06	52,452.81
		STEP C	26.4787	39.7180	2,118.29	4,589.64	55,075.69
		STEP D	27.8023	41.7034	2,224.18	4,819.06	57,828.78
		STEP E	29.1926	43.7889	2,335.40	5,060.05	60,720.60
		STEP F	30.6523	45.9784	2,452.18	5,313.06	63,756.78
		STEP G	32.1851	48.2776	2,574.80	5,578.75	66,945.00
		STEP H	33.7942	50.6913	2,703.53	5,857.66	70,291.93
1019	BLDG INSPECTOR II	STEP A	26.4186	39.6279	2,113.48	4,579.22	54,950.68
		STEP B	27.7395	41.6092	2,219.16	4,808.18	57,698.16
		STEP C	29.1264	43.6896	2,330.11	5,048.57	60,582.91
		STEP D	30.5828	45.8742	2,446.62	5,301.01	63,612.22
		STEP E	32.1120	48.1680	2,568.96	5,566.08	66,792.96
		STEP F	33.7176	50.5764	2,697.40	5,844.38	70,132.60
		STEP G	35.4034	53.1051	2,832.27	6,136.58	73,639.07
		STEP H	37.1736	55.7604	2,973.88	6,443.42	77,321.08
1030	BLDG MAINT WORKER I	STEP A	19.8795	29.8192	1,590.36	3,445.78	41,349.36
		STEP B	20.8734	31.3101	1,669.87	3,618.05	43,416.67
		STEP C	21.9171	32.8756	1,753.36	3,798.96	45,587.56
		STEP D	23.0129	34.5193	1,841.03	3,988.90	47,866.83
		STEP E	24.1637	36.2455	1,933.09	4,188.37	50,260.49
		STEP F	25.3718	38.0577	2,029.74	4,397.77	52,773.34
		STEP G	26.6404	39.9606	2,131.23	4,617.66	55,412.03
		STEP H	27.9724	41.9586	2,237.79	4,848.54	58,182.59
1032	BLDG MAINT WORKER II	STEP A	21.8667	32.8000	1,749.33	3,790.22	45,482.73
		STEP B	22.9599	34.4398	1,836.79	3,979.71	47,756.59
		STEP C	24.1077	36.1615	1,928.61	4,178.66	50,144.01
		STEP D	25.3133	37.9699	2,025.06	4,387.63	52,651.66
		STEP E	26.5788	39.8682	2,126.30	4,606.99	55,283.90
		STEP F	27.9078	41.8617	2,232.62	4,837.35	58,048.22
		STEP G	29.3034	43.9551	2,344.27	5,079.25	60,951.07
		STEP H	30.7685	46.1527	2,461.48	5,333.20	63,998.48

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
1045	BLDG PLANS EXAMINER I						
		STEP A	24.2958	36.4437	1,943.66	4,211.27	50,535.26
		STEP B	25.5105	38.2657	2,040.84	4,421.82	53,061.84
		STEP C	26.7861	40.1791	2,142.88	4,642.92	55,715.08
		STEP D	28.1251	42.1876	2,250.00	4,875.01	58,500.20
		STEP E	29.5316	44.2974	2,362.52	5,118.81	61,425.72
		STEP F	31.0082	46.5123	2,480.65	5,374.75	64,497.05
		STEP G	32.5588	48.8382	2,604.70	5,643.52	67,722.30
		STEP H	34.1865	51.2797	2,734.92	5,925.66	71,107.92
1047	BLDG PLANS EXAMINER II						
		STEP A	26.7254	40.0881	2,138.03	4,632.40	55,588.83
		STEP B	28.0616	42.0924	2,244.92	4,864.01	58,368.12
		STEP C	29.4646	44.1969	2,357.16	5,107.19	61,286.36
		STEP D	30.9379	46.4068	2,475.03	5,362.56	64,350.83
		STEP E	32.4849	48.7273	2,598.79	5,630.71	67,568.59
		STEP F	34.1091	51.1636	2,728.72	5,912.24	70,946.92
		STEP G	35.8144	53.7216	2,865.15	6,207.82	74,493.95
		STEP H	37.6052	56.4078	3,008.41	6,518.23	78,218.81
1361	BUSINESS SYSTEMS ANALYST I						
		STEP A	27.3634	41.0451	2,189.07	4,742.98	56,915.87
		STEP B	28.7315	43.0972	2,298.52	4,980.12	59,761.52
		STEP C	30.1680	45.2520	2,413.44	5,229.12	62,749.44
		STEP D	31.6765	47.5147	2,534.12	5,490.59	65,887.12
		STEP E	33.2604	49.8906	2,660.83	5,765.13	69,181.63
		STEP F	34.9234	52.3851	2,793.87	6,053.38	72,640.67
		STEP G	36.6695	55.0042	2,933.56	6,356.04	76,272.56
		STEP H	38.5030	57.7545	3,080.24	6,673.85	80,086.24
1362	BUSINESS SYSTEMS ANALYST II						
		STEP A	30.0999	45.1498	2,407.99	5,217.31	62,607.79
		STEP B	31.6048	47.4072	2,528.38	5,478.16	65,737.98
		STEP C	33.1850	49.7775	2,654.80	5,752.06	69,024.80
		STEP D	34.8442	52.2663	2,787.53	6,039.66	72,475.93
		STEP E	36.5865	54.8797	2,926.92	6,341.66	76,099.92
		STEP F	38.4160	57.6240	3,073.28	6,658.77	79,905.28
		STEP G	40.3366	60.5049	3,226.92	6,991.67	83,900.12
		STEP H	42.3533	63.5299	3,388.26	7,341.23	88,094.86

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
1055	BUYER I	STEP A	21.1152	31.6728	1,689.21	3,659.96	43,919.61
		STEP B	22.1710	33.2565	1,773.68	3,842.97	46,115.68
		STEP C	23.2797	34.9195	1,862.37	4,035.14	48,421.77
		STEP D	24.4436	36.6654	1,955.48	4,236.89	50,842.68
		STEP E	25.6659	38.4988	2,053.27	4,448.75	53,385.07
		STEP F	26.9491	40.4236	2,155.92	4,671.17	56,054.12
		STEP G	28.2965	42.4447	2,263.72	4,904.72	58,856.72
		STEP H	29.7114	44.5671	2,376.91	5,149.97	61,799.71
1060	BUYER II	STEP A	23.2267	34.8400	1,858.13	4,025.96	48,311.53
		STEP B	24.3880	36.5820	1,951.04	4,227.25	50,727.04
		STEP C	25.6076	38.4114	2,048.60	4,438.65	53,263.80
		STEP D	26.8879	40.3318	2,151.03	4,660.56	55,926.83
		STEP E	28.2322	42.3483	2,258.57	4,893.58	58,722.97
		STEP F	29.6438	44.4657	2,371.50	5,138.25	61,659.10
		STEP G	31.1261	46.6891	2,490.08	5,395.19	64,742.28
		STEP H	32.6824	49.0236	2,614.59	5,664.94	67,979.39
1225	CHILD CARE SITE COORDINATOR	STEP A	19.6833	29.5249	1,574.66	3,411.77	40,941.26
		STEP B	20.6675	31.0012	1,653.40	3,582.36	42,988.40
		STEP C	21.7009	32.5513	1,736.07	3,761.48	45,137.87
		STEP D	22.7859	34.1788	1,822.87	3,949.55	47,394.67
		STEP E	23.9253	35.8879	1,914.02	4,147.05	49,764.62
		STEP F	25.1215	37.6822	2,009.72	4,354.39	52,252.72
		STEP G	26.3775	39.5662	2,110.20	4,572.10	54,865.20
		STEP H	27.6963	41.5444	2,215.70	4,800.69	57,608.30
1226	CITY CLERK TECHNICIAN I	STEP A	20.2827	30.4240	1,622.61	3,515.66	42,188.01
		STEP B	21.2969	31.9453	1,703.75	3,691.46	44,297.55
		STEP C	22.3617	33.5425	1,788.93	3,876.02	46,512.33
		STEP D	23.4798	35.2197	1,878.38	4,069.83	48,837.98
		STEP E	24.6537	36.9805	1,972.29	4,273.30	51,279.69
		STEP F	25.8864	38.8296	2,070.91	4,486.97	53,843.71
		STEP G	27.1808	40.7712	2,174.46	4,711.33	56,536.06
		STEP H	28.5397	42.8095	2,283.17	4,946.88	59,362.57

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1227	CITY CLERK TECHNICIAN II						
		STEP A	22.3118	33.4677	1,784.94	3,867.37	46,408.54
		STEP B	23.4272	35.1408	1,874.17	4,060.71	48,728.57
		STEP C	24.5986	36.8979	1,967.88	4,263.75	51,165.08
		STEP D	25.8287	38.7430	2,066.29	4,476.97	53,723.69
		STEP E	27.1202	40.6803	2,169.61	4,700.83	56,410.01
		STEP F	28.4762	42.7143	2,278.09	4,935.87	59,230.49
		STEP G	29.8998	44.8497	2,391.98	5,182.63	62,191.58
		STEP H	31.3948	47.0922	2,511.58	5,441.76	65,301.18
1366	CODE ENFORCEMENT INSPECTOR						
		STEP A	23.8335	35.7502	1,906.68	4,131.14	49,573.68
		STEP B	25.0251	37.5376	2,002.00	4,337.68	52,052.20
		STEP C	26.2764	39.4146	2,102.11	4,554.57	54,654.91
		STEP D	27.5899	41.3848	2,207.19	4,782.24	57,386.99
		STEP E	28.9696	43.4544	2,317.56	5,021.39	60,256.76
		STEP F	30.4181	45.6271	2,433.44	5,272.47	63,269.64
		STEP G	31.9392	47.9088	2,555.13	5,536.12	66,433.53
		STEP H	33.5360	50.3040	2,682.88	5,812.90	69,754.88
1401	COMMUNITY RELATIONS ANALYST						
		STEP A	25.5570	38.3355	2,044.56	4,429.88	53,158.56
		STEP B	26.8349	40.2523	2,146.79	4,651.38	55,816.59
		STEP C	28.1767	42.2650	2,254.13	4,883.96	58,607.53
		STEP D	29.5856	44.3784	2,366.84	5,128.17	61,538.04
		STEP E	31.0649	46.5973	2,485.19	5,384.58	64,614.99
		STEP F	32.6182	48.9273	2,609.45	5,653.82	67,845.85
		STEP G	34.2490	51.3735	2,739.92	5,936.49	71,237.92
		STEP H	35.9615	53.9422	2,876.92	6,233.32	74,799.92
1248	CONSTRUCTION INSPECTION SUPV						
		STEP A	31.2610	46.8915	2,500.88	5,418.57	65,022.88
		STEP B	32.8239	49.2358	2,625.91	5,689.47	68,273.71
		STEP C	34.4652	51.6978	2,757.21	5,973.96	71,687.61
		STEP D	36.1882	54.2823	2,895.05	6,272.62	75,271.45
		STEP E	37.9979	56.9968	3,039.83	6,586.30	79,035.63
		STEP F	39.8980	59.8470	3,191.84	6,915.65	82,987.84
		STEP G	41.8925	62.8387	3,351.40	7,261.36	87,136.40
		STEP H	43.9874	65.9811	3,518.99	7,624.48	91,493.79

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1432	CONSTRUCTION INSPECTOR I						
		STEP A	22.4649	33.6973	1,797.19	3,893.91	46,726.99
		STEP B	23.5882	35.3823	1,887.05	4,088.62	49,063.45
		STEP C	24.7674	37.1511	1,981.39	4,293.01	51,516.19
		STEP D	26.0058	39.0087	2,080.46	4,507.67	54,092.06
		STEP E	27.3064	40.9596	2,184.51	4,733.10	56,797.31
		STEP F	28.6715	43.0072	2,293.72	4,969.72	59,636.72
		STEP G	30.1050	45.1575	2,408.40	5,218.20	62,618.40
		STEP H	31.6105	47.4157	2,528.84	5,479.15	65,749.84
1434	CONSTRUCTION INSPECTOR II						
		STEP A	24.7122	37.0683	1,976.97	4,283.44	51,401.37
		STEP B	25.9480	38.9220	2,075.84	4,497.65	53,971.84
		STEP C	27.2453	40.8679	2,179.62	4,722.51	56,670.22
		STEP D	28.6076	42.9114	2,288.60	4,958.65	59,503.80
		STEP E	30.0379	45.0568	2,403.03	5,206.56	62,478.83
		STEP F	31.5396	47.3094	2,523.16	5,466.86	65,602.36
		STEP G	33.1168	49.6752	2,649.34	5,740.24	68,882.94
		STEP H	34.7726	52.1589	2,781.80	6,027.25	72,327.00
1450	COURIER						
		STEP A	15.4152	23.1228	1,233.21	2,671.96	32,063.61
		STEP B	16.1861	24.2791	1,294.88	2,805.59	33,667.08
		STEP C	16.9952	25.4928	1,359.61	2,945.83	35,350.01
		STEP D	17.8450	26.7675	1,427.60	3,093.13	37,117.60
		STEP E	18.7375	28.1062	1,499.00	3,247.83	38,974.00
		STEP F	19.6741	29.5111	1,573.92	3,410.17	40,922.12
		STEP G	20.6580	30.9870	1,652.64	3,580.72	42,968.64
		STEP H	21.6907	32.5360	1,735.25	3,759.72	45,116.65
1485	CUSTODIAN						
		STEP A	17.0782	25.6173	1,366.25	2,960.22	35,522.65
		STEP B	17.9321	26.8981	1,434.56	3,108.23	37,298.76
		STEP C	18.8287	28.2430	1,506.29	3,263.64	39,163.69
		STEP D	19.7700	29.6550	1,581.60	3,426.80	41,121.60
		STEP E	20.7585	31.1377	1,660.68	3,598.14	43,177.68
		STEP F	21.7964	32.6946	1,743.71	3,778.04	45,336.51
		STEP G	22.8865	34.3297	1,830.92	3,966.99	47,603.92
		STEP H	24.0307	36.0460	1,922.45	4,165.32	49,983.85

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1546	DATA MANAGEMENT SPECIALIST I						
		STEP A	27.9531	41.9296	2,236.24	4,845.20	58,142.44
		STEP B	28.9835	43.4752	2,318.68	5,023.80	60,285.68
		STEP C	30.4327	45.6490	2,434.61	5,275.00	63,300.01
		STEP D	31.9545	47.9317	2,556.36	5,538.78	66,465.36
		STEP E	33.5521	50.3281	2,684.16	5,815.69	69,788.36
		STEP F	35.2298	52.8447	2,818.38	6,106.49	73,277.98
		STEP G	36.9911	55.4866	2,959.28	6,411.79	76,941.48
		STEP H	38.8407	58.2610	3,107.25	6,732.38	80,788.65
1548	DATA MANAGEMENT SPECIALIST II						
		STEP A	30.3640	45.5460	2,429.12	5,263.09	63,157.12
		STEP B	31.8820	47.8230	2,550.56	5,526.21	66,314.56
		STEP C	33.4763	50.2144	2,678.10	5,802.55	69,630.70
		STEP D	35.1501	52.7251	2,812.00	6,092.68	73,112.20
		STEP E	36.9075	55.3612	2,952.60	6,397.30	76,767.60
		STEP F	38.7529	58.1293	3,100.23	6,717.16	80,606.03
		STEP G	40.6905	61.0357	3,255.24	7,053.02	84,636.24
		STEP H	42.7249	64.0873	3,417.99	7,405.64	88,867.79
1551	DATABASE ANALYST I						
		STEP A	30.0525	45.0787	2,404.20	5,209.10	62,509.20
		STEP B	31.5550	47.3325	2,524.40	5,469.53	65,634.40
		STEP C	33.1329	49.6993	2,650.63	5,743.03	68,916.43
		STEP D	34.7894	52.1841	2,783.15	6,030.16	72,361.95
		STEP E	36.5290	54.7935	2,922.32	6,331.69	75,980.32
		STEP F	38.3554	57.5331	3,068.43	6,648.26	79,779.23
		STEP G	40.2732	60.4098	3,221.85	6,980.68	83,768.25
		STEP H	42.2869	63.4303	3,382.95	7,329.72	87,956.75
1552	DATABASE ANALYST II						
		STEP A	33.0578	49.5867	2,644.62	5,730.01	68,760.22
		STEP B	34.7107	52.0660	2,776.85	6,016.52	72,198.25
		STEP C	36.4464	54.6696	2,915.71	6,317.37	75,808.51
		STEP D	38.2686	57.4029	3,061.48	6,633.22	79,598.68
		STEP E	40.1821	60.2731	3,214.56	6,964.89	83,578.76
		STEP F	42.1912	63.2868	3,375.29	7,313.14	87,757.69
		STEP G	44.3007	66.4510	3,544.05	7,678.78	92,145.45
		STEP H	46.5155	69.7732	3,721.24	8,062.68	96,752.24

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1660	DEPUTY CITY CLERK I						
		STEP A	15.6463	23.4694	1,251.70	2,712.02	32,544.30
		STEP B	16.4288	24.6432	1,314.30	2,847.65	34,171.90
		STEP C	17.2501	25.8751	1,380.00	2,990.01	35,880.20
		STEP D	18.1126	27.1689	1,449.00	3,139.51	37,674.20
		STEP E	19.0183	28.5274	1,521.46	3,296.50	39,558.06
		STEP F	19.9694	29.9541	1,597.55	3,461.36	41,536.35
		STEP G	20.9677	31.4515	1,677.41	3,634.40	43,612.81
		STEP H	22.0162	33.0243	1,761.29	3,816.14	45,793.69
1665	DEPUTY CITY CLERK II						
		STEP A	17.2109	25.8163	1,376.87	2,983.22	35,798.67
		STEP B	18.0715	27.1072	1,445.72	3,132.39	37,588.72
		STEP C	18.9750	28.4625	1,518.00	3,289.00	39,468.00
		STEP D	19.9239	29.8858	1,593.91	3,453.47	41,441.71
		STEP E	20.9200	31.3800	1,673.60	3,626.13	43,513.60
		STEP F	21.9660	32.9490	1,757.28	3,807.44	45,689.28
		STEP G	23.0643	34.5964	1,845.14	3,997.81	47,973.74
		STEP H	24.2176	36.3264	1,937.40	4,197.71	50,372.60
1670	DEVELOPMENT TECHNICIAN I						
		STEP A	21.5373	32.3059	1,722.98	3,733.13	44,797.58
		STEP B	22.6142	33.9213	1,809.13	3,919.79	47,037.53
		STEP C	23.7448	35.6172	1,899.58	4,115.76	49,389.18
		STEP D	24.9322	37.3983	1,994.57	4,321.58	51,858.97
		STEP E	26.1788	39.2682	2,094.30	4,537.65	54,451.90
		STEP F	27.4878	41.2317	2,199.02	4,764.55	57,174.62
		STEP G	28.8621	43.2931	2,308.96	5,002.76	60,033.16
		STEP H	30.3052	45.4578	2,424.41	5,252.90	63,034.81
1672	DEVELOPMENT TECHNICIAN II						
		STEP A	23.6910	35.5365	1,895.28	4,106.44	49,277.28
		STEP B	24.8757	37.3135	1,990.05	4,311.78	51,741.45
		STEP C	26.1193	39.1789	2,089.54	4,527.34	54,328.14
		STEP D	27.4254	41.1381	2,194.03	4,753.73	57,044.83
		STEP E	28.7966	43.1949	2,303.72	4,991.41	59,896.92
		STEP F	30.2366	45.3549	2,418.92	5,241.01	62,892.12
		STEP G	31.7483	47.6224	2,539.86	5,503.03	66,036.46
		STEP H	33.3357	50.0035	2,666.85	5,778.18	69,338.25

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2466	ENERGY PROGRAM TECHNICIAN						
		STEP A	20.7915	31.1872	1,663.32	3,603.86	43,246.32
		STEP B	21.8313	32.7469	1,746.50	3,784.09	45,409.10
		STEP C	22.9228	34.3842	1,833.82	3,973.28	47,679.42
		STEP D	24.0689	36.1033	1,925.51	4,171.94	50,063.31
		STEP E	25.2723	37.9084	2,021.78	4,380.53	52,566.38
		STEP F	26.5360	39.8040	2,122.88	4,599.57	55,194.88
		STEP G	27.8627	41.7940	2,229.01	4,829.53	57,954.41
		STEP H	29.2559	43.8838	2,340.47	5,071.02	60,852.27
1300	ENGINEERING TECHNICIAN I						
		STEP A	20.1226	30.1839	1,609.80	3,487.91	41,855.00
		STEP B	21.1287	31.6930	1,690.29	3,662.30	43,947.69
		STEP C	22.1853	33.2779	1,774.82	3,845.45	46,145.42
		STEP D	23.2945	34.9417	1,863.56	4,037.71	48,452.56
		STEP E	24.4592	36.6888	1,956.73	4,239.59	50,875.13
		STEP F	25.6820	38.5230	2,054.56	4,451.54	53,418.56
		STEP G	26.9663	40.4494	2,157.30	4,674.15	56,089.90
		STEP H	28.3146	42.4719	2,265.16	4,907.86	58,894.36
1350	ENGINEERING TECHNICIAN II						
		STEP A	22.1349	33.2023	1,770.79	3,836.71	46,040.59
		STEP B	23.2417	34.8625	1,859.33	4,028.56	48,342.73
		STEP C	24.4038	36.6057	1,952.30	4,229.99	50,759.90
		STEP D	25.6241	38.4361	2,049.92	4,441.51	53,298.12
		STEP E	26.9052	40.3578	2,152.41	4,663.56	55,962.81
		STEP F	28.2504	42.3756	2,260.03	4,896.73	58,760.83
		STEP G	29.6629	44.4943	2,373.03	5,141.56	61,698.83
		STEP H	31.1461	46.7191	2,491.68	5,398.65	64,783.88
2542	ENVIRONMENTAL COMPL SPEC I						
		STEP A	20.5911	30.8866	1,647.28	3,569.12	42,829.48
		STEP B	21.6206	32.4309	1,729.64	3,747.57	44,970.84
		STEP C	22.7016	34.0524	1,816.12	3,934.94	47,219.32
		STEP D	23.8368	35.7552	1,906.94	4,131.71	49,580.54
		STEP E	25.0286	37.5429	2,002.28	4,338.29	52,059.48
		STEP F	26.2800	39.4200	2,102.40	4,555.20	54,662.40
		STEP G	27.5941	41.3911	2,207.52	4,782.97	57,395.72
		STEP H	28.9737	43.4605	2,317.89	5,022.10	60,265.29

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2544	ENVIRONMENTAL COMPL SPEC II						
		STEP A	22.6494	33.9741	1,811.95	3,925.89	47,110.75
		STEP B	23.7819	35.6728	1,902.55	4,122.19	49,466.35
		STEP C	24.9710	37.4565	1,997.68	4,328.30	51,939.68
		STEP D	26.2196	39.3294	2,097.56	4,544.73	54,536.76
		STEP E	27.5306	41.2959	2,202.44	4,771.97	57,263.64
		STEP F	28.9071	43.3606	2,312.56	5,010.56	60,126.76
		STEP G	30.3524	45.5286	2,428.19	5,261.08	63,132.99
		STEP H	31.8702	47.8053	2,549.61	5,524.16	66,290.01
2560	EQUIPMENT SERVICEWORKER						
		STEP A	18.7292	28.0938	1,498.33	3,246.39	38,956.73
		STEP B	19.6657	29.4985	1,573.25	3,408.72	40,904.65
		STEP C	20.6491	30.9736	1,651.92	3,579.17	42,950.12
		STEP D	21.6816	32.5224	1,734.52	3,758.14	45,097.72
		STEP E	22.7656	34.1484	1,821.24	3,946.03	47,352.44
		STEP F	23.9039	35.8558	1,912.31	4,143.34	49,720.11
		STEP G	25.0990	37.6485	2,007.92	4,350.49	52,205.92
		STEP H	26.3541	39.5311	2,108.32	4,568.04	54,816.52
3334	FINANCE CLERK I						
		STEP A	16.1857	24.2785	1,294.85	2,805.52	33,666.25
		STEP B	16.9949	25.4923	1,359.59	2,945.78	35,349.39
		STEP C	17.8447	26.7670	1,427.57	3,093.08	37,116.97
		STEP D	18.7371	28.1056	1,498.96	3,247.76	38,973.16
		STEP E	19.6738	29.5107	1,573.90	3,410.12	40,921.50
		STEP F	20.6576	30.9864	1,652.60	3,580.65	42,967.80
		STEP G	21.6904	32.5356	1,735.23	3,759.66	45,116.03
		STEP H	22.7750	34.1625	1,822.00	3,947.66	47,372.00
3335	FINANCE CLERK II						
		STEP A	17.8043	26.7064	1,424.34	3,086.07	37,032.94
		STEP B	18.6947	28.0420	1,495.57	3,240.41	38,884.97
		STEP C	19.6293	29.4439	1,570.34	3,402.41	40,828.94
		STEP D	20.6106	30.9159	1,648.84	3,572.50	42,870.04
		STEP E	21.6413	32.4619	1,731.30	3,751.15	45,013.90
		STEP F	22.7233	34.0849	1,817.86	3,938.70	47,264.46
		STEP G	23.8595	35.7892	1,908.76	4,135.64	49,627.76
		STEP H	25.0524	37.5786	2,004.19	4,342.41	52,108.99

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
3325	FINANCE TECHNICIAN I	STEP A	18.5859	27.8788	1,486.87	3,221.55	38,658.67
		STEP B	19.5152	29.2728	1,561.21	3,382.63	40,591.61
		STEP C	20.4910	30.7365	1,639.28	3,551.77	42,621.28
		STEP D	21.5154	32.2731	1,721.23	3,729.33	44,752.03
		STEP E	22.5913	33.8869	1,807.30	3,915.82	46,989.90
		STEP F	23.7208	35.5812	1,897.66	4,111.60	49,339.26
		STEP G	24.9069	37.3603	1,992.55	4,317.19	51,806.35
		STEP H	26.1522	39.2283	2,092.17	4,533.04	54,396.57
3326	FINANCE TECHNICIAN II	STEP A	20.4446	30.6669	1,635.56	3,543.73	42,524.76
		STEP B	21.4667	32.2000	1,717.33	3,720.89	44,650.73
		STEP C	22.5404	33.8106	1,803.23	3,907.00	46,884.03
		STEP D	23.6671	35.5006	1,893.36	4,102.29	49,227.56
		STEP E	24.8504	37.2756	1,988.03	4,307.40	51,688.83
		STEP F	26.0931	39.1396	2,087.44	4,522.80	54,273.64
		STEP G	27.3977	41.0965	2,191.81	4,748.93	56,987.21
		STEP H	28.7674	43.1511	2,301.39	4,986.34	59,836.19
3316	FINANCIAL ANALYST I	STEP A	29.7162	44.5743	2,377.29	5,150.80	61,809.69
		STEP B	31.2020	46.8030	2,496.16	5,408.34	64,900.16
		STEP C	32.7622	49.1433	2,620.97	5,678.78	68,145.37
		STEP D	34.4000	51.6000	2,752.00	5,962.66	71,552.00
		STEP E	36.1202	54.1803	2,889.61	6,260.83	75,130.01
		STEP F	37.9261	56.8891	3,034.08	6,573.85	78,886.28
		STEP G	39.8224	59.7336	3,185.79	6,902.54	82,830.59
		STEP H	41.8136	62.7204	3,345.08	7,247.69	86,972.28
3318	FINANCIAL ANALYST II	STEP A	33.5734	50.3601	2,685.87	5,819.38	69,832.67
		STEP B	35.2520	52.8780	2,820.16	6,110.34	73,324.16
		STEP C	37.0145	55.5217	2,961.16	6,415.84	76,990.16
		STEP D	38.8654	58.2981	3,109.23	6,736.66	80,840.03
		STEP E	40.8085	61.2127	3,264.68	7,073.47	84,881.68
		STEP F	42.8490	64.2735	3,427.92	7,427.16	89,125.92
		STEP G	44.9914	67.4871	3,599.31	7,798.50	93,582.11
		STEP H	47.2411	70.8616	3,779.28	8,188.45	98,261.48

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
3387	FIRE TECHNICIAN I	STEP A	18.3946	27.5919	1,471.56	3,188.39	38,260.76
		STEP B	19.3141	28.9711	1,545.12	3,347.77	40,173.32
		STEP C	20.2799	30.4198	1,622.39	3,515.18	42,182.19
		STEP D	21.2940	31.9410	1,703.52	3,690.96	44,291.52
		STEP E	22.3587	33.5380	1,788.69	3,875.50	46,506.09
		STEP F	23.4765	35.2147	1,878.12	4,069.26	48,831.12
		STEP G	24.6503	36.9754	1,972.02	4,272.71	51,272.62
		STEP H	25.8828	38.8242	2,070.62	4,486.35	53,836.22
3389	FIRE TECHNICIAN II	STEP A	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP B	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP C	23.2269	34.8403	1,858.15	4,026.00	48,311.95
		STEP D	24.3885	36.5827	1,951.08	4,227.34	50,728.08
		STEP E	25.6077	38.4115	2,048.61	4,438.66	53,264.01
		STEP F	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP G	28.2324	42.3486	2,258.59	4,893.61	58,723.39
		STEP H	29.6442	44.4663	2,371.53	5,138.32	61,659.93
3319	FLEET MANAGEMENT TECHNICIAN	STEP A	26.0606	39.0909	2,084.84	4,517.17	54,206.04
		STEP B	27.3636	41.0454	2,189.08	4,743.02	56,916.28
		STEP C	28.7319	43.0978	2,298.55	4,980.19	59,762.35
		STEP D	30.1682	45.2523	2,413.45	5,229.15	62,749.85
		STEP E	31.6768	47.5152	2,534.14	5,490.64	65,887.74
		STEP F	33.2607	49.8910	2,660.85	5,765.18	69,182.25
		STEP G	34.9237	52.3855	2,793.89	6,053.44	72,641.29
		STEP H	36.6698	55.0047	2,933.58	6,356.09	76,273.18
3410	GIS ANALYST I	STEP A	25.9797	38.9695	2,078.37	4,503.14	54,037.77
		STEP B	27.2787	40.9180	2,182.29	4,728.30	56,739.69
		STEP C	28.6427	42.9640	2,291.41	4,964.73	59,576.81
		STEP D	30.0748	45.1122	2,405.98	5,212.96	62,555.58
		STEP E	31.5786	47.3679	2,526.28	5,473.62	65,683.48
		STEP F	33.1574	49.7361	2,652.59	5,747.28	68,967.39
		STEP G	34.8154	52.2231	2,785.23	6,034.66	72,416.03
		STEP H	36.5560	54.8340	2,924.48	6,336.37	76,036.48

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
3412	GIS ANALYST II	STEP A	28.7899	43.1848	2,303.19	4,990.24	59,882.99
		STEP B	30.2294	45.3441	2,418.35	5,239.76	62,877.15
		STEP C	31.7408	47.6112	2,539.26	5,501.73	66,020.86
		STEP D	33.3277	49.9915	2,666.21	5,776.80	69,321.61
		STEP E	34.9942	52.4913	2,799.53	6,065.66	72,787.93
		STEP F	36.7440	55.1160	2,939.52	6,368.96	76,427.52
		STEP G	38.5811	57.8716	3,086.48	6,687.39	80,248.68
		STEP H	40.5101	60.7651	3,240.80	7,021.75	84,261.00
3401	HOUSING ANALYST I	STEP A	26.1457	39.2185	2,091.65	4,531.92	54,383.05
		STEP B	27.4530	41.1795	2,196.24	4,758.52	57,102.24
		STEP C	28.8256	43.2384	2,306.04	4,996.43	59,957.24
		STEP D	30.2668	45.4002	2,421.34	5,246.24	62,954.94
		STEP E	31.7801	47.6701	2,542.40	5,508.55	66,102.60
		STEP F	33.3693	50.0539	2,669.54	5,784.01	69,408.14
		STEP G	35.0377	52.5565	2,803.01	6,073.20	72,878.41
		STEP H	36.7896	55.1844	2,943.16	6,376.86	76,522.36
3402	HOUSING ANALYST II	STEP A	28.7602	43.1403	2,300.81	4,985.10	59,821.21
		STEP B	30.1983	45.2974	2,415.86	5,234.37	62,812.46
		STEP C	31.7083	47.5624	2,536.66	5,496.10	65,953.26
		STEP D	33.2936	49.9404	2,663.48	5,770.89	69,250.68
		STEP E	34.9586	52.4379	2,796.68	6,059.49	72,713.88
		STEP F	36.7064	55.0596	2,936.51	6,362.44	76,349.31
		STEP G	38.5420	57.8130	3,083.36	6,680.61	80,167.36
		STEP H	40.4687	60.7030	3,237.49	7,014.57	84,174.89
3591	HOUSING TECHNICIAN I	STEP A	18.4854	27.7281	1,478.83	3,204.13	38,449.63
		STEP B	19.4096	29.1144	1,552.76	3,364.33	40,371.96
		STEP C	20.3801	30.5701	1,630.40	3,532.55	42,390.60
		STEP D	21.3991	32.0986	1,711.92	3,709.17	44,510.12
		STEP E	22.4691	33.7036	1,797.52	3,894.64	46,735.72
		STEP F	23.5925	35.3887	1,887.40	4,089.36	49,072.40
		STEP G	24.7722	37.1583	1,981.77	4,293.84	51,526.17
		STEP H	26.0107	39.0160	2,080.85	4,508.52	54,102.25

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
3592	HOUSING TECHNICIAN II						
		STEP A	20.3346	30.5019	1,626.76	3,524.66	42,295.96
		STEP B	21.3514	32.0271	1,708.11	3,700.90	44,410.91
		STEP C	22.4186	33.6279	1,793.48	3,885.89	46,630.68
		STEP D	23.5397	35.3095	1,883.17	4,080.21	48,962.57
		STEP E	24.7167	37.0750	1,977.33	4,284.22	51,410.73
		STEP F	25.9524	38.9286	2,076.19	4,498.41	53,980.99
		STEP G	27.2501	40.8751	2,180.00	4,723.35	56,680.20
		STEP H	28.6127	42.9190	2,289.01	4,959.53	59,514.41
3604	INDUSTRIAL WASTE SPECIALIST						
		STEP A	26.6112	39.9168	2,128.89	4,612.60	55,351.29
		STEP B	27.9416	41.9124	2,235.32	4,843.21	58,118.52
		STEP C	29.3386	44.0079	2,347.08	5,085.35	61,024.28
		STEP D	30.8057	46.2085	2,464.45	5,339.65	64,075.85
		STEP E	32.3460	48.5190	2,587.68	5,606.64	67,279.68
		STEP F	33.9632	50.9448	2,717.05	5,886.95	70,643.45
		STEP G	35.6614	53.4921	2,852.91	6,181.30	74,175.71
		STEP H	37.4445	56.1667	2,995.56	6,490.38	77,884.56
3610	INDUSTRIAL WASTE TECHNICIAN						
		STEP A	23.1393	34.7089	1,851.14	4,010.81	48,129.74
		STEP B	24.2962	36.4443	1,943.69	4,211.34	50,536.09
		STEP C	25.5111	38.2666	2,040.88	4,421.92	53,063.08
		STEP D	26.7866	40.1799	2,142.92	4,643.01	55,716.12
		STEP E	28.1260	42.1890	2,250.08	4,875.17	58,502.08
		STEP F	29.5323	44.2984	2,362.58	5,118.93	61,427.18
		STEP G	31.0090	46.5135	2,480.72	5,374.89	64,498.72
		STEP H	32.5593	48.8389	2,604.74	5,643.61	67,723.34
3730	INTERPRETIVE SRVC SPECIALST I						
		STEP A	19.6833	29.5249	1,574.66	3,411.77	40,941.26
		STEP B	20.6675	31.0012	1,653.40	3,582.36	42,988.40
		STEP C	21.7008	32.5512	1,736.06	3,761.47	45,137.66
		STEP D	22.7859	34.1788	1,822.87	3,949.55	47,394.67
		STEP E	23.9252	35.8878	1,914.01	4,147.03	49,764.41
		STEP F	25.1214	37.6821	2,009.71	4,354.37	52,252.51
		STEP G	26.3774	39.5661	2,110.19	4,572.08	54,864.99
		STEP H	27.6963	41.5444	2,215.70	4,800.69	57,608.30

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3732	INTERPRETIVE SRVC SPECIALST II						
		STEP A	21.6515	32.4772	1,732.12	3,752.92	45,035.12
		STEP B	22.7343	34.1014	1,818.74	3,940.61	47,287.34
		STEP C	23.8709	35.8063	1,909.67	4,137.62	49,651.47
		STEP D	25.0644	37.5966	2,005.15	4,344.49	52,133.95
		STEP E	26.3177	39.4765	2,105.41	4,561.73	54,740.81
		STEP F	27.6334	41.4501	2,210.67	4,789.78	57,477.47
		STEP G	29.0152	43.5228	2,321.21	5,029.30	60,351.61
		STEP H	30.4659	45.6988	2,437.27	5,280.75	63,369.07
5075	IRRIGATION TECHNICIAN						
		STEP A	24.2277	36.3415	1,938.21	4,199.46	50,393.61
		STEP B	25.4391	38.1586	2,035.12	4,409.44	52,913.32
		STEP C	26.7110	40.0665	2,136.88	4,629.90	55,558.88
		STEP D	28.0465	42.0697	2,243.72	4,861.39	58,336.72
		STEP E	29.4489	44.1733	2,355.91	5,104.47	61,253.71
		STEP F	30.9213	46.3819	2,473.70	5,359.69	64,316.30
		STEP G	32.4674	48.7011	2,597.39	5,627.68	67,532.19
		STEP H	34.0907	51.1360	2,727.25	5,909.05	70,908.65
3793	IT ANALYST I						
		STEP A	27.3989	41.0983	2,191.91	4,749.14	56,989.71
		STEP B	28.7688	43.1532	2,301.50	4,986.59	59,839.10
		STEP C	30.2072	45.3108	2,416.57	5,235.91	62,830.97
		STEP D	31.7176	47.5764	2,537.40	5,497.71	65,972.60
		STEP E	33.3036	49.9554	2,664.28	5,772.62	69,271.48
		STEP F	34.9688	52.4532	2,797.50	6,061.25	72,735.10
		STEP G	36.7171	55.0756	2,937.36	6,364.29	76,371.56
		STEP H	38.5530	57.8295	3,084.24	6,682.52	80,190.24
3794	IT ANALYST II						
		STEP A	30.1390	45.2085	2,411.12	5,224.09	62,689.12
		STEP B	31.6458	47.4687	2,531.66	5,485.27	65,823.26
		STEP C	33.2281	49.8421	2,658.24	5,759.53	69,114.44
		STEP D	34.8894	52.3341	2,791.15	6,047.49	72,569.95
		STEP E	36.6340	54.9510	2,930.72	6,349.89	76,198.72
		STEP F	38.4659	57.6988	3,077.27	6,667.42	80,009.07
		STEP G	40.3890	60.5835	3,231.12	7,000.76	84,009.12
		STEP H	42.4083	63.6124	3,392.66	7,350.77	88,209.26

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3616	IT PLANNING & POLICY TECH	STEP A	21.4856	32.2284	1,718.84	3,724.17	44,690.04
		STEP B	22.5596	33.8394	1,804.76	3,910.33	46,923.96
		STEP C	23.6879	35.5318	1,895.03	4,105.90	49,270.83
		STEP D	24.8723	37.3084	1,989.78	4,311.19	51,734.38
		STEP E	26.1157	39.1735	2,089.25	4,526.72	54,320.65
		STEP F	27.4216	41.1324	2,193.72	4,753.07	57,036.92
		STEP G	28.7928	43.1892	2,303.42	4,990.75	59,889.02
		STEP H	30.2321	45.3481	2,418.56	5,240.23	62,882.76
3617	IT TECHNICIAN I	STEP A	20.8834	31.3251	1,670.67	3,619.78	43,437.47
		STEP B	21.9275	32.8912	1,754.20	3,800.76	45,609.20
		STEP C	23.0238	34.5357	1,841.90	3,990.79	47,889.50
		STEP D	24.1752	36.2628	1,934.01	4,190.36	50,284.41
		STEP E	25.3840	38.0760	2,030.72	4,399.89	52,798.72
		STEP F	26.6531	39.9796	2,132.24	4,619.87	55,438.44
		STEP G	27.9858	41.9787	2,238.86	4,850.87	58,210.46
		STEP H	29.3850	44.0775	2,350.80	5,093.40	61,120.80
3618	IT TECHNICIAN II	STEP A	22.9719	34.4578	1,837.75	3,981.79	47,781.55
		STEP B	24.1202	36.1803	1,929.61	4,180.83	50,170.01
		STEP C	25.3265	37.9897	2,026.12	4,389.92	52,679.12
		STEP D	26.5928	39.8892	2,127.42	4,609.41	55,313.02
		STEP E	27.9223	41.8834	2,233.78	4,839.86	58,078.38
		STEP F	29.3185	43.9777	2,345.48	5,081.87	60,982.48
		STEP G	30.7845	46.1767	2,462.76	5,335.98	64,031.76
		STEP H	32.3235	48.4852	2,585.88	5,602.74	67,232.88
3792	JR ENGINEER	STEP A	27.9568	41.9352	2,236.54	4,845.84	58,150.14
		STEP B	29.3546	44.0319	2,348.36	5,088.13	61,057.56
		STEP C	30.8224	46.2336	2,465.79	5,342.54	64,110.59
		STEP D	32.3635	48.5452	2,589.08	5,609.67	67,316.08
		STEP E	33.9816	50.9724	2,718.52	5,890.14	70,681.72
		STEP F	35.6807	53.5210	2,854.45	6,184.65	74,215.85
		STEP G	37.4652	56.1978	2,997.21	6,493.96	77,927.61
		STEP H	39.3384	59.0076	3,147.07	6,818.65	81,823.87

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4010	LABORATORY TECHNICIAN I						
		STEP A	18.9491	28.4236	1,515.92	3,284.51	39,414.12
		STEP B	19.8967	29.8450	1,591.73	3,448.76	41,385.13
		STEP C	20.8915	31.3372	1,671.32	3,621.19	43,454.32
		STEP D	21.9361	32.9041	1,754.88	3,802.25	45,627.08
		STEP E	23.0328	34.5492	1,842.62	3,992.35	47,908.22
		STEP F	24.1847	36.2770	1,934.77	4,192.01	50,304.17
		STEP G	25.3940	38.0910	2,031.52	4,401.62	52,819.52
		STEP H	26.6636	39.9954	2,133.08	4,621.69	55,460.28
4020	LABORATORY TECHNICIAN II						
		STEP A	21.0357	31.5535	1,682.85	3,646.18	43,754.25
		STEP B	22.0875	33.1312	1,767.00	3,828.50	45,942.00
		STEP C	23.1919	34.7878	1,855.35	4,019.92	48,239.15
		STEP D	24.3516	36.5274	1,948.12	4,220.94	50,651.32
		STEP E	25.5691	38.3536	2,045.52	4,431.97	53,183.72
		STEP F	26.8477	40.2715	2,147.81	4,653.60	55,843.21
		STEP G	28.1901	42.2851	2,255.20	4,886.28	58,635.40
		STEP H	29.5995	44.3992	2,367.96	5,130.58	61,566.96
4151	LIBRARIAN I						
		STEP A	20.5906	30.8859	1,647.24	3,569.03	42,828.44
		STEP B	21.6201	32.4301	1,729.60	3,747.48	44,969.80
		STEP C	22.7012	34.0518	1,816.09	3,934.87	47,218.49
		STEP D	23.8362	35.7543	1,906.89	4,131.60	49,579.29
		STEP E	25.0280	37.5420	2,002.24	4,338.18	52,058.24
		STEP F	26.2794	39.4191	2,102.35	4,555.09	54,661.15
		STEP G	27.5933	41.3899	2,207.46	4,782.83	57,394.06
		STEP H	28.9731	43.4596	2,317.84	5,022.00	60,264.04
4152	LIBRARIAN II						
		STEP A	22.6496	33.9744	1,811.96	3,925.93	47,111.16
		STEP B	23.7820	35.6730	1,902.56	4,122.21	49,466.56
		STEP C	24.9713	37.4569	1,997.70	4,328.35	51,940.30
		STEP D	26.2198	39.3297	2,097.58	4,544.76	54,537.18
		STEP E	27.5310	41.2965	2,202.48	4,772.04	57,264.48
		STEP F	28.9072	43.3608	2,312.57	5,010.58	60,126.97
		STEP G	30.3530	45.5295	2,428.24	5,261.18	63,134.24
		STEP H	31.8703	47.8054	2,549.62	5,524.18	66,290.22

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4200	LIBRARY ASSISTANT I	STEP A	16.0709	24.1063	1,285.67	2,785.62	33,427.47
		STEP B	16.8746	25.3119	1,349.96	2,924.93	35,099.16
		STEP C	17.7182	26.5773	1,417.45	3,071.15	36,853.85
		STEP D	18.6042	27.9063	1,488.33	3,224.72	38,696.73
		STEP E	19.5343	29.3014	1,562.74	3,385.94	40,631.34
		STEP F	20.5111	30.7666	1,640.88	3,555.25	42,663.08
		STEP G	21.5366	32.3049	1,722.92	3,733.01	44,796.12
		STEP H	22.6134	33.9201	1,809.07	3,919.65	47,035.87
4210	LIBRARY ASSISTANT II	STEP A	17.6780	26.5170	1,414.24	3,064.18	36,770.24
		STEP B	18.5621	27.8431	1,484.96	3,217.43	38,609.16
		STEP C	19.4901	29.2351	1,559.20	3,378.28	40,539.40
		STEP D	20.4645	30.6967	1,637.16	3,547.18	42,566.16
		STEP E	21.4878	32.2317	1,719.02	3,724.55	44,694.62
		STEP F	22.5622	33.8433	1,804.97	3,910.78	46,929.37
		STEP G	23.6903	35.5354	1,895.22	4,106.31	49,275.82
		STEP H	24.8748	37.3122	1,989.98	4,311.63	51,739.58
4250	LIBRARY TECHNICIAN	STEP A	21.5303	32.2954	1,722.42	3,731.91	44,783.02
		STEP B	22.6070	33.9105	1,808.56	3,918.54	47,022.56
		STEP C	23.7372	35.6058	1,898.97	4,114.44	49,373.37
		STEP D	24.9241	37.3861	1,993.92	4,320.17	51,842.12
		STEP E	26.1703	39.2554	2,093.62	4,536.18	54,434.22
		STEP F	27.4787	41.2180	2,198.29	4,762.97	57,155.69
		STEP G	28.8527	43.2790	2,308.21	5,001.13	60,013.61
		STEP H	30.2953	45.4429	2,423.62	5,251.18	63,014.22
4516	MARKETING & COMMUNIC ANLYST I	STEP A	23.2339	34.8508	1,858.71	4,027.20	48,326.51
		STEP B	24.3953	36.5929	1,951.62	4,228.51	50,742.22
		STEP C	25.6152	38.4228	2,049.21	4,439.96	53,279.61
		STEP D	26.8960	40.3440	2,151.68	4,661.97	55,943.68
		STEP E	28.2407	42.3610	2,259.25	4,895.05	58,740.65
		STEP F	29.6529	44.4793	2,372.23	5,139.83	61,678.03
		STEP G	31.1355	46.7032	2,490.84	5,396.82	64,761.84
		STEP H	32.6923	49.0384	2,615.38	5,666.66	67,999.98

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4517	MARKETING & COMMUNIC ANLYST II						
		STEP A	25.5570	38.3355	2,044.56	4,429.88	53,158.56
		STEP B	26.8349	40.2523	2,146.79	4,651.38	55,816.59
		STEP C	28.1767	42.2650	2,254.13	4,883.96	58,607.53
		STEP D	29.5856	44.3784	2,366.84	5,128.17	61,538.04
		STEP E	31.0649	46.5973	2,485.19	5,384.58	64,614.99
		STEP F	32.6182	48.9273	2,609.45	5,653.82	67,845.85
		STEP G	34.2490	51.3735	2,739.92	5,936.49	71,237.92
		STEP H	35.9615	53.9422	2,876.92	6,233.32	74,799.92
4500	MECHANIC I						
		STEP A	21.5375	32.3062	1,723.00	3,733.16	44,798.00
		STEP B	22.6145	33.9217	1,809.16	3,919.84	47,038.16
		STEP C	23.7451	35.6176	1,899.60	4,115.81	49,389.80
		STEP D	24.9324	37.3986	1,994.59	4,321.61	51,859.39
		STEP E	26.1791	39.2686	2,094.32	4,537.71	54,452.52
		STEP F	27.4880	41.2320	2,199.04	4,764.58	57,175.04
		STEP G	28.8624	43.2936	2,308.99	5,002.81	60,033.79
		STEP H	30.3055	45.4582	2,424.44	5,252.95	63,035.44
4501	MECHANIC II						
		STEP A	23.6913	35.5369	1,895.30	4,106.49	49,277.90
		STEP B	24.8760	37.3140	1,990.08	4,311.84	51,742.08
		STEP C	26.1198	39.1797	2,089.58	4,527.43	54,329.18
		STEP D	27.4259	41.1388	2,194.07	4,753.82	57,045.87
		STEP E	28.7972	43.1958	2,303.77	4,991.51	59,898.17
		STEP F	30.2371	45.3556	2,418.96	5,241.09	62,893.16
		STEP G	31.7490	47.6235	2,539.92	5,503.16	66,037.92
		STEP H	33.3367	50.0050	2,666.93	5,778.36	69,340.33
4540	METER READER						
		STEP A	19.1087	28.6630	1,528.69	3,312.17	39,746.09
		STEP B	20.0642	30.0963	1,605.13	3,477.79	41,733.53
		STEP C	21.0673	31.6009	1,685.38	3,651.66	43,819.98
		STEP D	22.1207	33.1810	1,769.65	3,834.25	46,011.05
		STEP E	23.2267	34.8400	1,858.13	4,025.96	48,311.53
		STEP F	24.3881	36.5821	1,951.04	4,227.27	50,727.24
		STEP G	25.6076	38.4114	2,048.60	4,438.65	53,263.80
		STEP H	26.8880	40.3320	2,151.04	4,660.58	55,927.04

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4534	METER SERVICE WORKER						
		STEP A	20.0640	30.0960	1,605.12	3,477.76	41,733.12
		STEP B	21.0670	31.6005	1,685.36	3,651.61	43,819.36
		STEP C	22.1205	33.1807	1,769.64	3,834.22	46,010.64
		STEP D	23.2265	34.8397	1,858.12	4,025.92	48,311.12
		STEP E	24.3878	36.5817	1,951.02	4,227.21	50,726.62
		STEP F	25.6072	38.4108	2,048.57	4,438.58	53,262.97
		STEP G	26.8874	40.3311	2,150.99	4,660.48	55,925.79
		STEP H	28.2319	42.3478	2,258.55	4,893.52	58,722.35
4862	NATURAL RESOURCES TECHNICIAN						
		STEP A	23.6910	35.5365	1,895.28	4,106.44	49,277.28
		STEP B	24.8757	37.3135	1,990.05	4,311.78	51,741.45
		STEP C	26.1193	39.1789	2,089.54	4,527.34	54,328.14
		STEP D	27.4254	41.1381	2,194.03	4,753.73	57,044.83
		STEP E	28.7966	43.1949	2,303.72	4,991.41	59,896.92
		STEP F	30.2366	45.3549	2,418.92	5,241.01	62,892.12
		STEP G	31.7483	47.6224	2,539.86	5,503.03	66,036.46
		STEP H	33.3357	50.0035	2,666.85	5,778.18	69,338.25
4870	NATURAL RESOURCES WKR I						
		STEP A	18.2400	27.3600	1,459.20	3,161.60	37,939.20
		STEP B	19.1521	28.7281	1,532.16	3,319.69	39,836.36
		STEP C	20.1097	30.1645	1,608.77	3,485.68	41,828.17
		STEP D	21.1152	31.6728	1,689.21	3,659.96	43,919.61
		STEP E	22.1709	33.2563	1,773.67	3,842.95	46,115.47
		STEP F	23.2795	34.9192	1,862.36	4,035.11	48,421.36
		STEP G	24.4435	36.6652	1,955.48	4,236.87	50,842.48
		STEP H	25.6656	38.4984	2,053.24	4,448.70	53,384.44
4872	NATURAL RESOURCES WKR II						
		STEP A	20.0642	30.0963	1,605.13	3,477.79	41,733.53
		STEP B	21.0675	31.6012	1,685.40	3,651.70	43,820.40
		STEP C	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP D	23.2268	34.8402	1,858.14	4,025.97	48,311.74
		STEP E	24.3882	36.5823	1,951.05	4,227.28	50,727.45
		STEP F	25.6076	38.4114	2,048.60	4,438.65	53,263.80
		STEP G	26.8880	40.3320	2,151.04	4,660.58	55,927.04
		STEP H	28.2324	42.3486	2,258.59	4,893.61	58,723.39

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4956	OFFICE ASSISTANT I	STEP A	15.4152	23.1228	1,233.21	2,671.96	32,063.61
		STEP B	16.1861	24.2791	1,294.88	2,805.59	33,667.08
		STEP C	16.9952	25.4928	1,359.61	2,945.83	35,350.01
		STEP D	17.8450	26.7675	1,427.60	3,093.13	37,117.60
		STEP E	18.7375	28.1062	1,499.00	3,247.83	38,974.00
		STEP F	19.6741	29.5111	1,573.92	3,410.17	40,922.12
		STEP G	20.6580	30.9870	1,652.64	3,580.72	42,968.64
		STEP H	21.6907	32.5360	1,735.25	3,759.72	45,116.65
4957	OFFICE ASSISTANT II	STEP A	16.9566	25.4349	1,356.52	2,939.14	35,269.72
		STEP B	17.8045	26.7067	1,424.36	3,086.11	37,033.36
		STEP C	18.6948	28.0422	1,495.58	3,240.43	38,885.18
		STEP D	19.6295	29.4442	1,570.36	3,402.44	40,829.36
		STEP E	20.6108	30.9162	1,648.86	3,572.53	42,870.46
		STEP F	21.6415	32.4622	1,731.32	3,751.19	45,014.32
		STEP G	22.7236	34.0854	1,817.88	3,938.75	47,265.08
		STEP H	23.8597	35.7895	1,908.77	4,135.68	49,628.17
5070	PARKS MAINTENANCE WORKER I	STEP A	17.3715	26.0572	1,389.72	3,011.06	36,132.72
		STEP B	18.2402	27.3603	1,459.21	3,161.63	37,939.61
		STEP C	19.1521	28.7281	1,532.16	3,319.69	39,836.36
		STEP D	20.1098	30.1647	1,608.78	3,485.69	41,828.38
		STEP E	21.1151	31.6726	1,689.20	3,659.95	43,919.40
		STEP F	22.1708	33.2562	1,773.66	3,842.93	46,115.26
		STEP G	23.2795	34.9192	1,862.36	4,035.11	48,421.36
		STEP H	24.4435	36.6652	1,955.48	4,236.87	50,842.48
5080	PARKS MAINTENANCE WORKER II	STEP A	19.1087	28.6630	1,528.69	3,312.17	39,746.09
		STEP B	20.0642	30.0963	1,605.13	3,477.79	41,733.53
		STEP C	21.0673	31.6009	1,685.38	3,651.66	43,819.98
		STEP D	22.1207	33.1810	1,769.65	3,834.25	46,011.05
		STEP E	23.2267	34.8400	1,858.13	4,025.96	48,311.53
		STEP F	24.3884	36.5826	1,951.07	4,227.32	50,727.87
		STEP G	25.6076	38.4114	2,048.60	4,438.65	53,263.80
		STEP H	26.8880	40.3320	2,151.04	4,660.58	55,927.04

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Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
5045	PARKS, REC & LIBRARIES TECH						
		STEP A	22.1530	33.2295	1,772.24	3,839.85	46,078.24
		STEP B	23.2608	34.8912	1,860.86	4,031.87	48,382.46
		STEP C	24.4237	36.6355	1,953.89	4,233.44	50,801.29
		STEP D	25.6449	38.4673	2,051.59	4,445.11	53,341.39
		STEP E	26.9272	40.3908	2,154.17	4,667.38	56,008.57
		STEP F	28.2734	42.4101	2,261.87	4,900.72	58,808.67
		STEP G	29.6872	44.5308	2,374.97	5,145.78	61,749.37
		STEP H	31.1715	46.7572	2,493.72	5,403.06	64,836.72
5245	PERMIT ANALYST						
		STEP A	30.3640	45.5460	2,429.12	5,263.09	63,157.12
		STEP B	31.8820	47.8230	2,550.56	5,526.21	66,314.56
		STEP C	33.4763	50.2144	2,678.10	5,802.55	69,630.70
		STEP D	35.1501	52.7251	2,812.00	6,092.68	73,112.20
		STEP E	36.9075	55.3612	2,952.60	6,397.30	76,767.60
		STEP F	38.7529	58.1293	3,100.23	6,717.16	80,606.03
		STEP G	40.6905	61.0357	3,255.24	7,053.02	84,636.24
		STEP H	42.7249	64.0873	3,417.99	7,405.64	88,867.79
5277	PERMITS TECHNICIAN I						
		STEP A	21.5373	32.3059	1,722.98	3,733.13	44,797.58
		STEP B	22.6142	33.9213	1,809.13	3,919.79	47,037.53
		STEP C	23.7448	35.6172	1,899.58	4,115.76	49,389.18
		STEP D	24.9322	37.3983	1,994.57	4,321.58	51,858.97
		STEP E	26.1788	39.2682	2,094.30	4,537.65	54,451.90
		STEP F	27.4878	41.2317	2,199.02	4,764.55	57,174.62
		STEP G	28.8621	43.2931	2,308.96	5,002.76	60,033.16
		STEP H	30.3052	45.4578	2,424.41	5,252.90	63,034.81
5279	PERMITS TECHNICIAN II						
		STEP A	23.6910	35.5365	1,895.28	4,106.44	49,277.28
		STEP B	24.8757	37.3135	1,990.05	4,311.78	51,741.45
		STEP C	26.1193	39.1789	2,089.54	4,527.34	54,328.14
		STEP D	27.4254	41.1381	2,194.03	4,753.73	57,044.83
		STEP E	28.7966	43.1949	2,303.72	4,991.41	59,896.92
		STEP F	30.2366	45.3549	2,418.92	5,241.01	62,892.12
		STEP G	31.7483	47.6224	2,539.86	5,503.03	66,036.46
		STEP H	33.3357	50.0035	2,666.85	5,778.18	69,338.25

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5311	PLANNING SYSTEMS ANALYST						
		STEP A	30.3640	45.5460	2,429.12	5,263.09	63,157.12
		STEP B	31.8820	47.8230	2,550.56	5,526.21	66,314.56
		STEP C	33.4763	50.2144	2,678.10	5,802.55	69,630.70
		STEP D	35.1501	52.7251	2,812.00	6,092.68	73,112.20
		STEP E	36.9075	55.3612	2,952.60	6,397.30	76,767.60
		STEP F	38.7529	58.1293	3,100.23	6,717.16	80,606.03
		STEP G	40.6905	61.0357	3,255.24	7,053.02	84,636.24
		STEP H	42.7249	64.0873	3,417.99	7,405.64	88,867.79
5314	PLANNING SYSTEMS TECHNICIAN I						
		STEP A	21.5373	32.3059	1,722.98	3,733.13	44,797.58
		STEP B	22.6142	33.9213	1,809.13	3,919.79	47,037.53
		STEP C	23.7449	35.6173	1,899.59	4,115.78	49,389.39
		STEP D	24.9322	37.3983	1,994.57	4,321.58	51,858.97
		STEP E	26.1788	39.2682	2,094.30	4,537.65	54,451.90
		STEP F	27.4879	41.2318	2,199.03	4,764.56	57,174.83
		STEP G	28.8622	43.2933	2,308.97	5,002.78	60,033.37
		STEP H	30.3053	45.4579	2,424.42	5,252.91	63,035.02
5315	PLANNING SYSTEMS TECHNICIAN II						
		STEP A	23.6910	35.5365	1,895.28	4,106.44	49,277.28
		STEP B	24.8757	37.3135	1,990.05	4,311.78	51,741.45
		STEP C	26.1193	39.1789	2,089.54	4,527.34	54,328.14
		STEP D	27.4254	41.1381	2,194.03	4,753.73	57,044.83
		STEP E	28.7966	43.1949	2,303.72	4,991.41	59,896.92
		STEP F	30.2366	45.3549	2,418.92	5,241.01	62,892.12
		STEP G	31.7483	47.6224	2,539.86	5,503.03	66,036.46
		STEP H	33.3357	50.0035	2,666.85	5,778.18	69,338.25
5560	PROJECT COORDINATOR						
		STEP A	27.1835	40.7752	2,174.68	4,711.80	56,541.68
		STEP B	28.5427	42.8140	2,283.41	4,947.40	59,368.81
		STEP C	29.9697	44.9545	2,397.57	5,194.74	62,336.97
		STEP D	31.4681	47.2021	2,517.44	5,454.47	65,453.64
		STEP E	33.0416	49.5624	2,643.32	5,727.21	68,726.52
		STEP F	34.6937	52.0405	2,775.49	6,013.57	72,162.89
		STEP G	36.4285	54.6427	2,914.28	6,314.27	75,771.28
		STEP H	38.2498	57.3747	3,059.98	6,629.96	79,559.58

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5562	PROJECT PLANNER						
		STEP A	33.3995	50.0992	2,671.96	5,789.24	69,470.96
		STEP B	35.0693	52.6039	2,805.54	6,078.67	72,944.14
		STEP C	36.8228	55.2342	2,945.82	6,382.61	76,591.42
		STEP D	38.6640	57.9960	3,093.12	6,701.76	80,421.12
		STEP E	40.5972	60.8958	3,247.77	7,036.84	84,442.17
		STEP F	42.6270	63.9405	3,410.16	7,388.68	88,664.16
		STEP G	44.7584	67.1376	3,580.67	7,758.12	93,097.47
		STEP H	46.9963	70.4944	3,759.70	8,146.02	97,752.30
6121	RECREATION COORDINATOR I						
		STEP A	19.6833	29.5249	1,574.66	3,411.77	40,941.26
		STEP B	20.6675	31.0012	1,653.40	3,582.36	42,988.40
		STEP C	21.7008	32.5512	1,736.06	3,761.47	45,137.66
		STEP D	22.7859	34.1788	1,822.87	3,949.55	47,394.67
		STEP E	23.9252	35.8878	1,914.01	4,147.03	49,764.41
		STEP F	25.1214	37.6821	2,009.71	4,354.37	52,252.51
		STEP G	26.3774	39.5661	2,110.19	4,572.08	54,864.99
		STEP H	27.6963	41.5444	2,215.70	4,800.69	57,608.30
6122	RECREATION COORDINATOR II						
		STEP A	21.6515	32.4772	1,732.12	3,752.92	45,035.12
		STEP B	22.7343	34.1014	1,818.74	3,940.61	47,287.34
		STEP C	23.8709	35.8063	1,909.67	4,137.62	49,651.47
		STEP D	25.0644	37.5966	2,005.15	4,344.49	52,133.95
		STEP E	26.3177	39.4765	2,105.41	4,561.73	54,740.81
		STEP F	27.6334	41.4501	2,210.67	4,789.78	57,477.47
		STEP G	29.0152	43.5228	2,321.21	5,029.30	60,351.61
		STEP H	30.4659	45.6988	2,437.27	5,280.75	63,369.07
6225	REFUSE MAINTENANCE WORKER I						
		STEP A	16.8361	25.2541	1,346.88	2,918.25	35,019.08
		STEP B	17.6779	26.5168	1,414.23	3,064.16	36,770.03
		STEP C	18.5620	27.8430	1,484.96	3,217.41	38,608.96
		STEP D	19.4900	29.2350	1,559.20	3,378.26	40,539.20
		STEP E	20.4644	30.6966	1,637.15	3,547.16	42,565.95
		STEP F	21.4877	32.2315	1,719.01	3,724.53	44,694.41
		STEP G	22.5621	33.8431	1,804.96	3,910.76	46,929.16
		STEP H	23.6901	35.5351	1,895.20	4,106.28	49,275.40

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6226	REFUSE MAINTENANCE WORKER II						
		STEP A	20.0640	30.0960	1,605.12	3,477.76	41,733.12
		STEP B	21.0670	31.6005	1,685.36	3,651.61	43,819.36
		STEP C	22.1205	33.1807	1,769.64	3,834.22	46,010.64
		STEP D	23.2265	34.8397	1,858.12	4,025.92	48,311.12
		STEP E	24.3878	36.5817	1,951.02	4,227.21	50,726.62
		STEP F	25.6072	38.4108	2,048.57	4,438.58	53,262.97
		STEP G	26.8874	40.3311	2,150.99	4,660.48	55,925.79
		STEP H	28.2319	42.3478	2,258.55	4,893.52	58,722.35
6302	REFUSE TRUCK DRIVER I						
		STEP A	17.9684	26.9526	1,437.47	3,114.52	37,374.27
		STEP B	18.8668	28.3002	1,509.34	3,270.24	39,242.94
		STEP C	19.8102	29.7153	1,584.81	3,433.76	41,205.21
		STEP D	20.8008	31.2012	1,664.06	3,605.47	43,265.66
		STEP E	21.8408	32.7612	1,747.26	3,785.73	45,428.86
		STEP F	22.9329	34.3993	1,834.63	3,975.03	47,700.43
		STEP G	24.0795	36.1192	1,926.36	4,173.78	50,085.36
		STEP H	25.2834	37.9251	2,022.67	4,382.45	52,589.47
6304	REFUSE TRUCK DRIVER II						
		STEP A	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP B	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP C	23.2269	34.8403	1,858.15	4,026.00	48,311.95
		STEP D	24.3885	36.5827	1,951.08	4,227.34	50,728.08
		STEP E	25.6077	38.4115	2,048.61	4,438.66	53,264.01
		STEP F	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP G	28.2324	42.3486	2,258.59	4,893.61	58,723.39
		STEP H	29.6442	44.4663	2,371.53	5,138.32	61,659.93
7324	SOLID WASTE BILLING TECH						
		STEP A	20.4446	30.6669	1,635.56	3,543.73	42,524.76
		STEP B	21.4667	32.2000	1,717.33	3,720.89	44,650.73
		STEP C	22.5404	33.8106	1,803.23	3,907.00	46,884.03
		STEP D	23.6671	35.5006	1,893.36	4,102.29	49,227.56
		STEP E	24.8504	37.2756	1,988.03	4,307.40	51,688.83
		STEP F	26.0931	39.1396	2,087.44	4,522.80	54,273.64
		STEP G	27.3977	41.0965	2,191.81	4,748.93	56,987.21
		STEP H	28.7674	43.1511	2,301.39	4,986.34	59,836.19

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7117	SR BUILDING INSPECTOR						
		STEP A	29.0604	43.5906	2,324.83	5,037.13	60,445.63
		STEP B	30.5134	45.7701	2,441.07	5,288.98	63,467.87
		STEP C	32.0392	48.0588	2,563.13	5,553.46	66,641.53
		STEP D	33.6411	50.4616	2,691.28	5,831.12	69,973.48
		STEP E	35.3232	52.9848	2,825.85	6,122.68	73,472.25
		STEP F	37.0895	55.6342	2,967.16	6,428.84	77,146.16
		STEP G	38.9438	58.4157	3,115.50	6,750.25	81,003.10
		STEP H	40.8910	61.3365	3,271.28	7,087.77	85,053.28
7119	SR BUILDING MAINTENANCE WKR						
		STEP A	24.2471	36.3706	1,939.76	4,202.83	50,433.96
		STEP B	25.4593	38.1889	2,036.74	4,412.94	52,955.34
		STEP C	26.7325	40.0987	2,138.60	4,633.63	55,603.60
		STEP D	28.0691	42.1036	2,245.52	4,865.31	58,383.72
		STEP E	29.4726	44.2089	2,357.80	5,108.58	61,303.00
		STEP F	30.9463	46.4194	2,475.70	5,364.02	64,368.30
		STEP G	32.4934	48.7401	2,599.47	5,632.18	67,586.27
		STEP H	34.1181	51.1771	2,729.44	5,913.80	70,965.64
7195	SR BUILDING PLANS EXAMINER						
		STEP A	29.3978	44.0967	2,351.82	5,095.61	61,147.42
		STEP B	30.8677	46.3015	2,469.41	5,350.40	64,204.81
		STEP C	32.4112	48.6168	2,592.89	5,617.94	67,415.29
		STEP D	34.0317	51.0475	2,722.53	5,898.82	70,785.93
		STEP E	35.7333	53.5999	2,858.66	6,193.77	74,325.26
		STEP F	37.5201	56.2801	3,001.60	6,503.48	78,041.80
		STEP G	39.3960	59.0940	3,151.68	6,828.64	81,943.68
		STEP H	41.3658	62.0487	3,309.26	7,170.07	86,040.86
7139	SR BUYER						
		STEP A	25.5494	38.3241	2,043.95	4,428.56	53,142.75
		STEP B	26.8269	40.2403	2,146.15	4,650.00	55,799.95
		STEP C	28.1683	42.2524	2,253.46	4,882.50	58,590.06
		STEP D	29.5767	44.3650	2,366.13	5,126.62	61,519.53
		STEP E	31.0555	46.5832	2,484.44	5,382.95	64,595.44
		STEP F	32.6083	48.9124	2,608.66	5,652.10	67,825.26
		STEP G	34.2387	51.3580	2,739.09	5,934.70	71,216.49
		STEP H	35.9506	53.9259	2,876.04	6,231.43	74,777.24

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7134	SR CODE ENFORCEMENT INSPECTOR						
		STEP A	29.0604	43.5906	2,324.83	5,037.13	60,445.63
		STEP B	30.5134	45.7701	2,441.07	5,288.98	63,467.87
		STEP C	32.0392	48.0588	2,563.13	5,553.46	66,641.53
		STEP D	33.6411	50.4616	2,691.28	5,831.12	69,973.48
		STEP E	35.3232	52.9848	2,825.85	6,122.68	73,472.25
		STEP F	37.0895	55.6342	2,967.16	6,428.84	77,146.16
		STEP G	38.9438	58.4157	3,115.50	6,750.25	81,003.10
		STEP H	40.8910	61.3365	3,271.28	7,087.77	85,053.28
7121	SR CONSTRUCTION INSPECTOR						
		STEP A	27.1835	40.7752	2,174.68	4,711.80	56,541.68
		STEP B	28.5427	42.8140	2,283.41	4,947.40	59,368.81
		STEP C	29.9697	44.9545	2,397.57	5,194.74	62,336.97
		STEP D	31.4681	47.2021	2,517.44	5,454.47	65,453.64
		STEP E	33.0415	49.5622	2,643.32	5,727.19	68,726.32
		STEP F	34.6937	52.0405	2,775.49	6,013.57	72,162.89
		STEP G	36.4286	54.6429	2,914.28	6,314.29	75,771.48
		STEP H	38.2498	57.3747	3,059.98	6,629.96	79,559.58
7144	SR CUSTODIAN						
		STEP A	18.7860	28.1790	1,502.88	3,256.24	39,074.88
		STEP B	19.7253	29.5879	1,578.02	3,419.05	41,028.62
		STEP C	20.7114	31.0671	1,656.91	3,589.97	43,079.71
		STEP D	21.7470	32.6205	1,739.76	3,769.48	45,233.76
		STEP E	22.8342	34.2513	1,826.73	3,957.92	47,495.13
		STEP F	23.9761	35.9641	1,918.08	4,155.85	49,870.28
		STEP G	25.1749	37.7623	2,013.99	4,363.64	52,363.79
		STEP H	26.4336	39.6504	2,114.68	4,581.82	54,981.88
7162	SR ENGINEERING TECHNICIAN						
		STEP A	24.4691	36.7036	1,957.52	4,241.31	50,895.72
		STEP B	25.6929	38.5393	2,055.43	4,453.43	53,441.23
		STEP C	26.9773	40.4659	2,158.18	4,676.06	56,112.78
		STEP D	28.3262	42.4893	2,266.09	4,909.87	58,918.49
		STEP E	29.7425	44.6137	2,379.40	5,155.36	61,864.40
		STEP F	31.2295	46.8442	2,498.36	5,413.11	64,957.36
		STEP G	32.7913	49.1869	2,623.30	5,683.82	68,205.90
		STEP H	34.4307	51.6460	2,754.45	5,967.98	71,615.85

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7146	SR FINANCE CLERK	STEP A	19.5821	29.3731	1,566.56	3,394.23	40,730.76
		STEP B	20.5612	30.8418	1,644.89	3,563.94	42,767.29
		STEP C	21.5893	32.3839	1,727.14	3,742.14	44,905.74
		STEP D	22.6687	34.0030	1,813.49	3,929.24	47,150.89
		STEP E	23.8022	35.7033	1,904.17	4,125.71	49,508.57
		STEP F	24.9923	37.4884	1,999.38	4,332.00	51,983.98
		STEP G	26.2418	39.3627	2,099.34	4,548.57	54,582.94
		STEP H	27.5540	41.3310	2,204.32	4,776.02	57,312.32
7147	SR FINANCE TECHNICIAN	STEP A	22.4889	33.7333	1,799.11	3,898.07	46,776.91
		STEP B	23.6134	35.4201	1,889.07	4,092.98	49,115.87
		STEP C	24.7941	37.1911	1,983.52	4,297.64	51,571.72
		STEP D	27.3356	41.0034	2,186.84	4,738.17	56,858.04
		STEP F	28.7024	43.0536	2,296.19	4,975.08	59,700.99
		STEP G	30.1373	45.2059	2,410.98	5,223.79	62,685.58
		STEP H	31.6442	47.4663	2,531.53	5,484.99	65,819.93
7148	SR HOUSING TECHNICIAN	STEP A	23.0572	34.5858	1,844.57	3,996.58	47,958.97
		STEP B	24.2100	36.3150	1,936.80	4,196.40	50,356.80
		STEP C	25.4206	38.1309	2,033.64	4,406.23	52,874.84
		STEP D	26.6915	40.0372	2,135.32	4,626.52	55,518.32
		STEP E	28.0263	42.0394	2,242.10	4,857.89	58,294.70
		STEP F	29.4275	44.1412	2,354.20	5,100.76	61,209.20
		STEP G	30.8989	46.3483	2,471.91	5,355.80	64,269.71
		STEP H	32.4439	48.6658	2,595.51	5,623.60	67,483.31
7149	SR IT TECHNICIAN	STEP A	25.2686	37.9029	2,021.48	4,379.89	52,558.68
		STEP B	26.5322	39.7983	2,122.57	4,598.91	55,186.97
		STEP C	27.8588	41.7882	2,228.70	4,828.85	57,946.30
		STEP D	29.2516	43.8774	2,340.12	5,070.27	60,843.32
		STEP E	30.7143	46.0714	2,457.14	5,323.81	63,885.74
		STEP F	32.2500	48.3750	2,580.00	5,590.00	67,080.00
		STEP G	33.8626	50.7939	2,709.00	5,869.51	70,434.20
		STEP H	35.5557	53.3335	2,844.45	6,162.98	73,955.85

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7189	SR MECHANIC						
		STEP A	26.0606	39.0909	2,084.84	4,517.17	54,206.04
		STEP B	27.3636	41.0454	2,189.08	4,743.02	56,916.28
		STEP C	28.7319	43.0978	2,298.55	4,980.19	59,762.35
		STEP D	30.1682	45.2523	2,413.45	5,229.15	62,749.85
		STEP E	31.6768	47.5152	2,534.14	5,490.64	65,887.74
		STEP F	33.2607	49.8910	2,660.85	5,765.18	69,182.25
		STEP G	34.9237	52.3855	2,793.89	6,053.44	72,641.29
		STEP H	36.6698	55.0047	2,933.58	6,356.09	76,273.18
7200	SR METER SERVICE WORKER						
		STEP A	22.0704	33.1056	1,765.63	3,825.53	45,906.43
		STEP B	23.1739	34.7608	1,853.91	4,016.80	48,201.71
		STEP C	24.3324	36.4986	1,946.59	4,217.61	50,611.39
		STEP D	25.5493	38.3239	2,043.94	4,428.54	53,142.54
		STEP E	26.8267	40.2400	2,146.13	4,649.96	55,799.53
		STEP F	28.1680	42.2520	2,253.44	4,882.45	58,589.44
		STEP G	29.5764	44.3646	2,366.11	5,126.57	61,518.91
		STEP H	31.0552	46.5828	2,484.41	5,382.90	64,594.81
7154	SR NATURAL RESOURCES WORKER						
		STEP A	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP B	23.2269	34.8403	1,858.15	4,026.00	48,311.95
		STEP C	24.3883	36.5824	1,951.06	4,227.30	50,727.66
		STEP D	25.6077	38.4115	2,048.61	4,438.66	53,264.01
		STEP E	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP F	28.2325	42.3487	2,258.60	4,893.63	58,723.60
		STEP G	29.6441	44.4661	2,371.52	5,138.31	61,659.72
		STEP H	31.1263	46.6894	2,490.10	5,395.22	64,742.70
7192	SR PARKS MAINTENANCE WORKER						
		STEP A	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP B	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP C	23.2269	34.8403	1,858.15	4,026.00	48,311.95
		STEP D	24.3885	36.5827	1,951.08	4,227.34	50,728.08
		STEP E	25.6077	38.4115	2,048.61	4,438.66	53,264.01
		STEP F	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP G	28.2324	42.3486	2,258.59	4,893.61	58,723.39
		STEP H	29.6442	44.4663	2,371.53	5,138.32	61,659.93

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7129	SR REFUSE TRUCK DRIVER						
		STEP A	23.2266	34.8399	1,858.12	4,025.94	48,311.32
		STEP B	24.3879	36.5818	1,951.03	4,227.23	50,726.83
		STEP C	25.6074	38.4111	2,048.59	4,438.61	53,263.39
		STEP D	26.8877	40.3315	2,151.01	4,660.53	55,926.41
		STEP E	28.2321	42.3481	2,258.56	4,893.56	58,722.76
		STEP F	29.6436	44.4654	2,371.48	5,138.22	61,658.68
		STEP G	31.1259	46.6888	2,490.07	5,395.15	64,741.87
		STEP H	32.6822	49.0233	2,614.57	5,664.91	67,978.97
7187	SR STREET MAINTENANCE WORKER						
		STEP A	22.0348	33.0522	1,762.78	3,819.36	45,832.38
		STEP B	23.1365	34.7047	1,850.92	4,010.32	48,123.92
		STEP C	24.2933	36.4399	1,943.46	4,210.83	50,530.06
		STEP D	25.5080	38.2620	2,040.64	4,421.38	53,056.64
		STEP E	26.7834	40.1751	2,142.67	4,642.45	55,709.47
		STEP F	28.1226	42.1839	2,249.80	4,874.58	58,495.00
		STEP G	29.5287	44.2930	2,362.29	5,118.30	61,419.69
		STEP H	31.0049	46.5073	2,480.39	5,374.18	64,490.19
7201	SR TREE TRIMMER						
		STEP A	22.0706	33.1059	1,765.64	3,825.57	45,906.84
		STEP B	23.1741	34.7611	1,853.92	4,016.84	48,202.12
		STEP C	24.3327	36.4990	1,946.61	4,217.66	50,612.01
		STEP D	25.5495	38.3242	2,043.96	4,428.58	53,142.96
		STEP E	26.8270	40.2405	2,146.16	4,650.01	55,800.16
		STEP F	28.1683	42.2524	2,253.46	4,882.50	58,590.06
		STEP G	29.5766	44.3649	2,366.12	5,126.61	61,519.32
		STEP H	31.0556	46.5834	2,484.44	5,382.97	64,595.64
7203	SR WAREHOUSE WORKER						
		STEP A	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP B	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP C	23.2269	34.8403	1,858.15	4,026.00	48,311.95
		STEP D	24.3885	36.5827	1,951.08	4,227.34	50,728.08
		STEP E	25.6077	38.4115	2,048.61	4,438.66	53,264.01
		STEP F	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP G	28.2324	42.3486	2,258.59	4,893.61	58,723.39
		STEP H	29.6442	44.4663	2,371.53	5,138.32	61,659.93

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
7525	STREET MAINT WORKER I						
		STEP A	18.1835	27.2752	1,454.68	3,151.80	37,821.68
		STEP B	19.0927	28.6390	1,527.41	3,309.40	39,712.81
		STEP C	20.0474	30.0711	1,603.79	3,474.88	41,698.59
		STEP D	21.0496	31.5744	1,683.96	3,648.59	43,783.16
		STEP E	22.1020	33.1530	1,768.16	3,831.01	45,972.16
		STEP F	23.2074	34.8111	1,856.59	4,022.61	48,271.39
		STEP G	24.3677	36.5515	1,949.41	4,223.73	50,684.81
		STEP H	25.5860	38.3790	2,046.88	4,434.90	53,218.88
7530	STREET MAINT WORKER II						
		STEP A	20.0017	30.0025	1,600.13	3,466.96	41,603.53
		STEP B	21.0019	31.5028	1,680.15	3,640.32	43,683.95
		STEP C	22.0519	33.0778	1,764.15	3,822.32	45,867.95
		STEP D	23.1546	34.7319	1,852.36	4,013.46	48,161.56
		STEP E	24.3125	36.4687	1,945.00	4,214.16	50,570.00
		STEP F	25.5280	38.2920	2,042.24	4,424.85	53,098.24
		STEP G	26.8045	40.2067	2,144.36	4,646.11	55,753.36
		STEP H	28.1446	42.2169	2,251.56	4,878.39	58,540.76
7540	STREET SWEEPER OPERATOR						
		STEP A	21.0010	31.5015	1,680.08	3,640.17	43,682.08
		STEP B	22.0510	33.0765	1,764.08	3,822.17	45,866.08
		STEP C	23.1536	34.7304	1,852.28	4,013.29	48,159.48
		STEP D	24.3114	36.4671	1,944.91	4,213.97	50,567.71
		STEP E	25.5270	38.2905	2,042.16	4,424.68	53,096.16
		STEP F	26.8031	40.2046	2,144.24	4,645.87	55,750.44
		STEP G	28.1434	42.2151	2,251.47	4,878.18	58,538.27
		STEP H	29.5505	44.3257	2,364.04	5,122.08	61,465.04
8310	TREE TRIMMER						
		STEP A	20.0641	30.0961	1,605.12	3,477.77	41,733.32
		STEP B	21.0672	31.6008	1,685.37	3,651.64	43,819.77
		STEP C	22.1207	33.1810	1,769.65	3,834.25	46,011.05
		STEP D	23.2266	34.8399	1,858.12	4,025.94	48,311.32
		STEP E	24.3880	36.5820	1,951.04	4,227.25	50,727.04
		STEP F	25.6075	38.4112	2,048.60	4,438.63	53,263.60
		STEP G	26.8879	40.3318	2,151.03	4,660.56	55,926.83
		STEP H	28.2321	42.3481	2,258.56	4,893.56	58,722.76

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
8938	VEHICLE MAINT PARTS BUYER						
		STEP A	21.0641	31.5961	1,685.12	3,651.11	43,813.32
		STEP B	22.1173	33.1759	1,769.38	3,833.66	46,003.98
		STEP C	23.2234	34.8351	1,857.87	4,025.38	48,304.67
		STEP D	24.3845	36.5767	1,950.76	4,226.64	50,719.76
		STEP E	25.6039	38.4058	2,048.31	4,438.00	53,256.11
		STEP F	26.8838	40.3257	2,150.70	4,659.85	55,918.30
		STEP G	28.2280	42.3420	2,258.24	4,892.85	58,714.24
		STEP H	29.6394	44.4591	2,371.15	5,137.49	61,649.95
8940	VEHICLE MAINT SERVICEWRITER						
		STEP A	26.0606	39.0909	2,084.84	4,517.17	54,206.04
		STEP B	27.3636	41.0454	2,189.08	4,743.02	56,916.28
		STEP C	28.7319	43.0978	2,298.55	4,980.19	59,762.35
		STEP D	30.1682	45.2523	2,413.45	5,229.15	62,749.85
		STEP E	31.6768	47.5152	2,534.14	5,490.64	65,887.74
		STEP F	33.2607	49.8910	2,660.85	5,765.18	69,182.25
		STEP G	34.9237	52.3855	2,793.89	6,053.44	72,641.29
		STEP H	36.6698	55.0047	2,933.58	6,356.09	76,273.18
8951	WAREHOUSE WORKER I						
		STEP A	16.8361	25.2541	1,346.88	2,918.25	35,019.08
		STEP B	17.6779	26.5168	1,414.23	3,064.16	36,770.03
		STEP C	18.5620	27.8430	1,484.96	3,217.41	38,608.96
		STEP D	19.4900	29.2350	1,559.20	3,378.26	40,539.20
		STEP E	20.4644	30.6966	1,637.15	3,547.16	42,565.95
		STEP F	21.4877	32.2315	1,719.01	3,724.53	44,694.41
		STEP G	22.5621	33.8431	1,804.96	3,910.76	46,929.16
		STEP H	23.6901	35.5351	1,895.20	4,106.28	49,275.40
8952	WAREHOUSE WORKER II						
		STEP A	19.1087	28.6630	1,528.69	3,312.17	39,746.09
		STEP B	20.0642	30.0963	1,605.13	3,477.79	41,733.53
		STEP C	21.0673	31.6009	1,685.38	3,651.66	43,819.98
		STEP D	22.1207	33.1810	1,769.65	3,834.25	46,011.05
		STEP E	23.2267	34.8400	1,858.13	4,025.96	48,311.53
		STEP F	24.3881	36.5821	1,951.04	4,227.27	50,727.24
		STEP G	25.6076	38.4114	2,048.60	4,438.65	53,263.80
		STEP H	26.8880	40.3320	2,151.04	4,660.58	55,927.04

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
9200	WATER TRMT PLT OPR GD I 24HR						
		STEP A	14.3310	21.4965	1,605.07	3,477.65	41,731.87
		STEP B	15.0477	22.5715	1,685.34	3,651.57	43,818.90
		STEP C	15.7998	23.6997	1,769.57	3,834.08	46,009.01
		STEP D	16.5899	24.8848	1,858.06	4,025.81	48,309.78
		STEP E	17.4196	26.1294	1,951.00	4,227.15	50,725.87
		STEP F	18.2904	27.4356	2,048.52	4,438.47	53,261.64
		STEP G	19.2050	28.8075	2,150.96	4,660.41	55,924.96
		STEP H	20.1651	30.2476	2,258.49	4,893.39	58,720.77
9232	WATER TRMT PLT OPR GD I 8HR						
		STEP A	20.0635	30.0952	1,605.08	3,477.67	41,732.08
		STEP B	21.0667	31.6000	1,685.33	3,651.56	43,818.73
		STEP C	22.1201	33.1801	1,769.60	3,834.15	46,009.80
		STEP D	23.2261	34.8391	1,858.08	4,025.85	48,310.28
		STEP E	24.3875	36.5812	1,951.00	4,227.16	50,726.00
		STEP F	25.6068	38.4102	2,048.54	4,438.51	53,262.14
		STEP G	26.8871	40.3306	2,150.96	4,660.43	55,925.16
		STEP H	28.2316	42.3474	2,258.52	4,893.47	58,721.72
9210	WATER TRMT PLT OPR GD II 24HR						
		STEP A	15.8140	23.7210	1,771.16	3,837.53	46,050.36
		STEP B	16.6047	24.9070	1,859.72	4,029.40	48,352.88
		STEP C	17.4349	26.1523	1,952.70	4,230.86	50,770.42
		STEP D	18.3066	27.4599	2,050.33	4,442.40	53,308.81
		STEP E	19.2221	28.8331	2,152.87	4,664.56	55,974.75
		STEP F	20.1830	30.2745	2,260.49	4,897.74	58,772.89
		STEP G	21.1922	31.7883	2,373.52	5,142.64	61,711.68
		STEP H	22.2519	33.3778	2,492.21	5,399.79	64,797.53
9234	WATER TRMT PLT OPR GD II 8HR						
		STEP A	22.1395	33.2092	1,771.16	3,837.51	46,050.16
		STEP B	23.2466	34.8699	1,859.72	4,029.41	48,352.92
		STEP C	24.4090	36.6135	1,952.72	4,230.89	50,770.72
		STEP D	25.6294	38.4441	2,050.35	4,442.42	53,309.15
		STEP E	26.9110	40.3665	2,152.88	4,664.57	55,974.88
		STEP F	28.2569	42.3853	2,260.55	4,897.86	58,774.35
		STEP G	29.6698	44.5047	2,373.58	5,142.76	61,713.18
		STEP H	31.1530	46.7295	2,492.24	5,399.85	64,798.24

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
9230	WATER TRMT PLT OPR GD III 24HR						
		STEP A	20.1660	30.2490	2,258.59	4,893.61	58,723.39
		STEP B	21.1745	31.7617	2,371.54	5,138.34	61,660.14
		STEP C	22.2330	33.3495	2,490.09	5,395.20	64,742.49
		STEP D	23.3445	35.0167	2,614.58	5,664.93	67,979.18
		STEP E	24.5119	36.7678	2,745.33	5,948.22	71,378.65
		STEP F	25.7376	38.6064	2,882.61	6,245.65	74,947.89
		STEP G	27.0245	40.5367	3,026.74	6,557.94	78,695.34
		STEP H	28.3754	42.5631	3,178.04	6,885.76	82,629.16
9229	WATER TRMT PLT OPR GD III 8HR						
		STEP A	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP B	28.2324	42.3486	2,258.59	4,893.61	58,723.39
		STEP C	29.6441	44.4661	2,371.52	5,138.31	61,659.72
		STEP D	31.1263	46.6894	2,490.10	5,395.22	64,742.70
		STEP E	32.6826	49.0239	2,614.60	5,664.98	67,979.80
		STEP F	34.3170	51.4755	2,745.36	5,948.28	71,379.36
		STEP G	36.0326	54.0489	2,882.60	6,245.65	74,947.80
		STEP H	37.8344	56.7516	3,026.75	6,557.96	78,695.55
9000	WSTWTR TRMT PLT OPR GD I						
		STEP A	20.0636	30.0954	1,605.08	3,477.69	41,732.28
		STEP B	21.0668	31.6002	1,685.34	3,651.57	43,818.94
		STEP C	22.1203	33.1804	1,769.62	3,834.18	46,010.22
		STEP D	23.2263	34.8394	1,858.10	4,025.89	48,310.70
		STEP E	24.3876	36.5814	1,951.00	4,227.18	50,726.20
		STEP F	25.6069	38.4103	2,048.55	4,438.52	53,262.35
		STEP G	26.8872	40.3308	2,150.97	4,660.44	55,925.37
		STEP H	28.2316	42.3474	2,258.52	4,893.47	58,721.72
9010	WSTWTR TRMT PLT OPR GD II						
		STEP A	22.1397	33.2095	1,771.17	3,837.54	46,050.57
		STEP B	23.2466	34.8699	1,859.72	4,029.41	48,352.92
		STEP C	24.4090	36.6135	1,952.72	4,230.89	50,770.72
		STEP D	25.6293	38.4439	2,050.34	4,442.41	53,308.94
		STEP E	26.9109	40.3663	2,152.87	4,664.55	55,974.67
		STEP F	28.2563	42.3844	2,260.50	4,897.75	58,773.10
		STEP G	29.6694	44.5041	2,373.55	5,142.69	61,712.35
		STEP H	31.1527	46.7290	2,492.21	5,399.80	64,797.61

CITY OF ROSEVILLE

SALARY SCHEDULE A

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

LO39 LOCAL 39

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
9025	WSTWTR TRMT PLT OPR GD III						
		STEP A	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP B	28.2324	42.3486	2,258.59	4,893.61	58,723.39
		STEP C	29.6441	44.4661	2,371.52	5,138.31	61,659.72
		STEP D	31.1263	46.6894	2,490.10	5,395.22	64,742.70
		STEP E	32.6826	49.0239	2,614.60	5,664.98	67,979.80
		STEP F	34.3163	51.4744	2,745.30	5,948.15	71,377.90
		STEP G	36.0328	54.0492	2,882.62	6,245.68	74,948.22
		STEP H	37.8342	56.7513	3,026.73	6,557.92	78,695.13
9030	WSTWTR TRMT PLT OPR GD IV						
		STEP A	32.3733	48.5599	2,589.86	5,611.37	67,336.46
		STEP B	33.9919	50.9878	2,719.35	5,891.92	70,703.15
		STEP C	35.6914	53.5371	2,855.31	6,186.50	74,238.11
		STEP D	37.4760	56.2140	2,998.08	6,495.84	77,950.08
		STEP E	39.3499	59.0248	3,147.99	6,820.64	81,847.79
		STEP F	41.3173	61.9759	3,305.38	7,161.66	85,939.98
		STEP G	43.3833	65.0749	3,470.66	7,519.77	90,237.26
		STEP H	45.5524	68.3286	3,644.19	7,895.74	94,748.99
9020	WSTWTR TRMT PLT OPR GDIII 24HR						
		STEP A	20.6462	30.9693	2,312.37	5,010.14	60,121.73
		STEP B	21.6786	32.5179	2,428.00	5,260.67	63,128.08
		STEP C	22.7623	34.1434	2,549.37	5,523.65	66,283.81
		STEP D	23.9007	35.8510	2,676.87	5,799.90	69,598.83
		STEP E	25.0956	37.6434	2,810.70	6,089.86	73,078.38
		STEP F	26.3505	39.5257	2,951.25	6,394.38	76,732.65
		STEP G	27.6679	41.5018	3,098.80	6,714.07	80,568.92
		STEP H	29.0512	43.5768	3,253.73	7,049.75	84,597.09

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B400	ACCOUNTANT I	STEP A	25.4192	38.1288	2,033.53	4,405.99	52,871.93
		STEP B	26.0468	39.0702	2,083.74	4,514.77	54,177.34
		STEP C	26.6900	40.0350	2,135.20	4,626.26	55,515.20
		STEP D	27.3491	41.0236	2,187.92	4,740.51	56,886.12
		STEP E	28.0245	42.0367	2,241.96	4,857.58	58,290.96
		STEP F	28.7166	43.0749	2,297.32	4,977.54	59,730.52
		STEP G	29.4258	44.1387	2,354.06	5,100.47	61,205.66
		STEP H	30.1525	45.2287	2,412.20	5,226.43	62,717.20
		STEP I	30.8971	46.3456	2,471.76	5,355.49	64,265.96
		STEP J	31.6601	47.4901	2,532.80	5,487.75	65,853.00
		STEP K	32.4420	48.6630	2,595.36	5,623.28	67,479.36
		STEP L	33.2431	49.8646	2,659.44	5,762.13	69,145.64
		STEP M	34.0641	51.0961	2,725.12	5,904.44	70,853.32
		STEP N	34.9053	52.3579	2,792.42	6,050.25	72,603.02
		STEP O	35.7673	53.6509	2,861.38	6,199.66	74,395.98
B401	ACCOUNTANT II	STEP A	27.9730	41.9595	2,237.84	4,848.65	58,183.84
		STEP B	28.6634	42.9951	2,293.07	4,968.32	59,619.87
		STEP C	29.3713	44.0569	2,349.70	5,091.02	61,092.30
		STEP D	30.0966	45.1449	2,407.72	5,216.74	62,600.92
		STEP E	30.8399	46.2598	2,467.19	5,345.58	64,146.99
		STEP F	31.6015	47.4022	2,528.12	5,477.59	65,731.12
		STEP G	32.3819	48.5728	2,590.55	5,612.86	67,354.35
		STEP H	33.1816	49.7724	2,654.52	5,751.47	69,017.72
		STEP I	34.0010	51.0015	2,720.08	5,893.50	70,722.08
		STEP J	34.8407	52.2610	2,787.25	6,039.05	72,468.65
		STEP K	35.7011	53.5516	2,856.08	6,188.19	74,258.28
		STEP L	36.5827	54.8740	2,926.61	6,341.00	76,092.01
		STEP M	37.4862	56.2293	2,998.89	6,497.60	77,971.29
		STEP N	38.4119	57.6178	3,072.95	6,658.06	79,896.75
		STEP O	39.3605	59.0407	3,148.84	6,822.48	81,869.84
B402	ADMIN TECHNICIAN	STEP A	20.7915	31.1872	1,663.32	3,603.86	43,246.32
		STEP B	21.3050	31.9575	1,704.40	3,692.86	44,314.40
		STEP C	21.8311	32.7466	1,746.48	3,784.05	45,408.68
		STEP D	22.3702	33.5553	1,789.61	3,877.50	46,530.01
		STEP E	22.9227	34.3840	1,833.81	3,973.26	47,679.21
		STEP F	23.4888	35.2332	1,879.10	4,071.39	48,856.70
		STEP G	24.0688	36.1032	1,925.50	4,171.92	50,063.10
		STEP H	24.6632	36.9948	1,973.05	4,274.95	51,299.45
		STEP I	25.2723	37.9084	2,021.78	4,380.53	52,566.38
		STEP J	25.8964	38.8446	2,071.71	4,488.70	53,864.51
		STEP K	26.5359	39.8038	2,122.87	4,599.55	55,194.67
		STEP L	27.1912	40.7868	2,175.29	4,713.14	56,557.69
		STEP M	27.8627	41.7940	2,229.01	4,829.53	57,954.41
		STEP N	28.5508	42.8262	2,284.06	4,948.80	59,385.66
		STEP O	29.2559	43.8838	2,340.47	5,071.02	60,852.27

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B404	ASSOC ENGINEER	STEP A	33.9437	50.9155	2,715.49	5,883.57	70,602.89
		STEP B	34.7819	52.1728	2,782.55	6,028.86	72,346.35
		STEP C	35.6408	53.4612	2,851.26	6,177.73	74,132.86
		STEP D	36.5210	54.7815	2,921.68	6,330.30	75,963.68
		STEP E	37.4229	56.1343	2,993.83	6,486.63	77,839.63
		STEP F	38.3471	57.5206	3,067.76	6,646.83	79,761.96
		STEP G	39.2941	58.9411	3,143.52	6,810.97	81,731.72
		STEP H	40.2644	60.3966	3,221.15	6,979.16	83,749.95
		STEP I	41.2588	61.8882	3,300.70	7,151.52	85,818.30
		STEP J	42.2777	63.4165	3,382.21	7,328.13	87,937.61
		STEP K	43.3218	64.9827	3,465.74	7,509.11	90,109.34
		STEP L	44.3916	66.5874	3,551.32	7,694.54	92,334.52
		STEP M	45.4879	68.2318	3,639.03	7,884.56	94,614.83
		STEP N	46.6112	69.9168	3,728.89	8,079.27	96,951.29
		STEP O	47.7623	71.6434	3,820.98	8,278.79	99,345.58
B405	ASSOC PLANNER	STEP A	30.3640	45.5460	2,429.12	5,263.09	63,157.12
		STEP B	31.1135	46.6702	2,489.08	5,393.00	64,716.08
		STEP C	31.8819	47.8228	2,550.55	5,526.19	66,314.35
		STEP D	32.6692	49.0038	2,613.53	5,662.66	67,951.93
		STEP E	33.4760	50.2140	2,678.08	5,802.50	69,630.08
		STEP F	34.3027	51.4540	2,744.21	5,945.80	71,349.61
		STEP G	35.1498	52.7247	2,811.98	6,092.63	73,111.58
		STEP H	36.0178	54.0267	2,881.42	6,243.08	74,917.02
		STEP I	36.9073	55.3609	2,952.58	6,397.26	76,767.18
		STEP J	37.8187	56.7280	3,025.49	6,555.24	78,662.89
		STEP K	38.7527	58.1290	3,100.21	6,717.13	80,605.61
		STEP L	39.7097	59.5645	3,176.77	6,883.01	82,596.17
		STEP M	40.6904	61.0356	3,255.23	7,053.00	84,636.03
		STEP N	41.6952	62.5428	3,335.61	7,227.16	86,726.01
		STEP O	42.7249	64.0873	3,417.99	7,405.64	88,867.79
B403	ASST CHILD CARE SITE COORD	STEP A	16.4385	24.6577	1,315.08	2,849.34	34,192.08
		STEP B	16.8444	25.2666	1,347.55	2,919.69	35,036.35
		STEP C	17.2603	25.8904	1,380.82	2,991.78	35,901.42
		STEP D	17.6866	26.5299	1,414.92	3,065.67	36,788.12
		STEP E	18.1234	27.1851	1,449.87	3,141.38	37,696.67
		STEP F	18.5709	27.8563	1,485.67	3,218.95	38,627.47
		STEP G	19.0296	28.5444	1,522.36	3,298.46	39,581.56
		STEP H	19.4995	29.2492	1,559.96	3,379.91	40,558.96
		STEP I	19.9810	29.9715	1,598.48	3,463.37	41,560.48
		STEP J	20.4745	30.7117	1,637.96	3,548.91	42,586.96
		STEP K	20.9801	31.4701	1,678.40	3,636.55	43,638.60
		STEP L	21.4982	32.2473	1,719.85	3,726.35	44,716.25
		STEP M	22.0291	33.0436	1,762.32	3,818.37	45,820.52
		STEP N	22.5731	33.8596	1,805.84	3,912.67	46,952.04
		STEP O	23.1306	34.6959	1,850.44	4,009.30	48,111.64

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B406	ASST ENGINEER	STEP A	30.7531	46.1296	2,460.24	5,330.53	63,966.44
		STEP B	31.5123	47.2684	2,520.98	5,462.13	65,545.58
		STEP C	32.2905	48.4357	2,583.24	5,597.02	67,164.24
		STEP D	33.0879	49.6318	2,647.03	5,735.23	68,822.83
		STEP E	33.9050	50.8575	2,712.40	5,876.86	70,522.40
		STEP F	34.7423	52.1134	2,779.38	6,022.00	72,263.98
		STEP G	35.6003	53.4004	2,848.02	6,170.71	74,048.62
		STEP H	36.4795	54.7192	2,918.36	6,323.11	75,877.36
		STEP I	37.3803	56.0704	2,990.42	6,479.25	77,751.02
		STEP J	38.3035	57.4552	3,064.28	6,639.27	79,671.28
		STEP K	39.2494	58.8741	3,139.95	6,803.22	81,638.75
		STEP L	40.2187	60.3280	3,217.49	6,971.24	83,654.89
		STEP M	41.2119	61.8178	3,296.95	7,143.39	85,720.75
		STEP N	42.2296	63.3444	3,378.36	7,319.79	87,837.56
		STEP O	43.2725	64.9087	3,461.80	7,500.56	90,006.80
B407	ASST PLANNER	STEP A	26.4024	39.6036	2,112.19	4,576.41	54,916.99
		STEP B	27.0543	40.5814	2,164.34	4,689.41	56,272.94
		STEP C	27.7224	41.5836	2,217.79	4,805.21	57,662.59
		STEP D	28.4070	42.6105	2,272.56	4,923.88	59,086.56
		STEP E	29.1085	43.6627	2,328.68	5,045.47	60,545.68
		STEP F	29.8274	44.7411	2,386.19	5,170.08	62,040.99
		STEP G	30.5640	45.8460	2,445.12	5,297.76	63,573.12
		STEP H	31.3188	46.9782	2,505.50	5,428.59	65,143.10
		STEP I	32.0922	48.1383	2,567.37	5,562.64	66,751.77
		STEP J	32.8847	49.3270	2,630.77	5,700.01	68,400.17
		STEP K	33.6968	50.5452	2,695.74	5,840.77	70,089.34
		STEP L	34.5290	51.7935	2,762.32	5,985.02	71,820.32
		STEP M	35.3817	53.0725	2,830.53	6,132.82	73,593.93
		STEP N	36.2555	54.3832	2,900.44	6,284.28	75,411.44
		STEP O	37.1508	55.7262	2,972.06	6,439.47	77,273.66
B408	BLDG INSPECTOR I	STEP A	24.0170	36.0255	1,921.36	4,162.94	49,955.36
		STEP B	24.6099	36.9148	1,968.79	4,265.71	51,188.59
		STEP C	25.2177	37.8265	2,017.41	4,371.06	52,452.81
		STEP D	25.8404	38.7606	2,067.23	4,479.00	53,748.03
		STEP E	26.4786	39.7179	2,118.28	4,589.62	55,075.48
		STEP F	27.1325	40.6987	2,170.60	4,702.96	56,435.60
		STEP G	27.8025	41.7037	2,224.20	4,819.10	57,829.20
		STEP H	28.4891	42.7336	2,279.12	4,938.11	59,257.32
		STEP I	29.1926	43.7889	2,335.40	5,060.05	60,720.60
		STEP J	29.9136	44.8704	2,393.08	5,185.02	62,220.28
		STEP K	30.6523	45.9784	2,452.18	5,313.06	63,756.78
		STEP L	31.4093	47.1139	2,512.74	5,444.27	65,331.34
		STEP M	32.1849	48.2773	2,574.79	5,578.71	66,944.59
		STEP N	32.9798	49.4697	2,638.38	5,716.49	68,597.98
		STEP O	33.7942	50.6913	2,703.53	5,857.66	70,291.93

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B409	BLDG INSPECTOR II	STEP A	26.4186	39.6279	2,113.48	4,579.22	54,950.68
		STEP B	27.0709	40.6063	2,165.67	4,692.28	56,307.47
		STEP C	27.7394	41.6091	2,219.15	4,808.16	57,697.95
		STEP D	28.4244	42.6366	2,273.95	4,926.89	59,122.75
		STEP E	29.1264	43.6896	2,330.11	5,048.57	60,582.91
		STEP F	29.8457	44.7685	2,387.65	5,173.25	62,079.05
		STEP G	30.5827	45.8740	2,446.61	5,301.00	63,612.01
		STEP H	31.3380	47.0070	2,507.04	5,431.92	65,183.04
		STEP I	32.1119	48.1678	2,568.95	5,566.06	66,792.75
		STEP J	32.9049	49.3573	2,632.39	5,703.51	68,442.19
		STEP K	33.7175	50.5762	2,697.40	5,844.36	70,132.40
		STEP L	34.5502	51.8253	2,764.01	5,988.70	71,864.41
		STEP M	35.4034	53.1051	2,832.27	6,136.58	73,639.07
		STEP N	36.2777	54.4165	2,902.21	6,288.13	75,457.61
		STEP O	37.1736	55.7604	2,973.88	6,443.42	77,321.08
B410	BLDG MAINT WORKER I	STEP A	19.8795	29.8192	1,590.36	3,445.78	41,349.36
		STEP B	20.3703	30.5554	1,629.62	3,530.85	42,370.22
		STEP C	20.8734	31.3101	1,669.87	3,618.05	43,416.67
		STEP D	21.3888	32.0832	1,711.10	3,707.39	44,488.70
		STEP E	21.9170	32.8755	1,753.36	3,798.94	45,587.36
		STEP F	22.4583	33.6874	1,796.66	3,892.77	46,713.26
		STEP G	23.0129	34.5193	1,841.03	3,988.90	47,866.83
		STEP H	23.5812	35.3718	1,886.49	4,087.40	49,048.89
		STEP I	24.1636	36.2454	1,933.08	4,188.35	50,260.28
		STEP J	24.7603	37.1404	1,980.82	4,291.78	51,501.42
		STEP K	25.3718	38.0577	2,029.74	4,397.77	52,773.34
		STEP L	25.9983	38.9974	2,079.86	4,506.37	54,076.46
		STEP M	26.6404	39.9606	2,131.23	4,617.66	55,412.03
		STEP N	27.2983	40.9474	2,183.86	4,731.70	56,780.46
		STEP O	27.9724	41.9586	2,237.79	4,848.54	58,182.59
B411	BLDG MAINT WORKER II	STEP A	21.8667	32.8000	1,749.33	3,790.22	45,482.73
		STEP B	22.4065	33.6097	1,792.52	3,883.79	46,605.52
		STEP C	22.9598	34.4397	1,836.78	3,979.69	47,756.38
		STEP D	23.5268	35.2902	1,882.14	4,077.97	48,935.74
		STEP E	24.1078	36.1617	1,928.62	4,178.68	50,144.22
		STEP F	24.7032	37.0548	1,976.25	4,281.88	51,382.65
		STEP G	25.3133	37.9699	2,025.06	4,387.63	52,651.66
		STEP H	25.9384	38.9076	2,075.07	4,495.98	53,951.87
		STEP I	26.5789	39.8683	2,126.31	4,607.00	55,284.11
		STEP J	27.2353	40.8529	2,178.82	4,720.78	56,649.42
		STEP K	27.9079	41.8618	2,232.63	4,837.36	58,048.43
		STEP L	28.5971	42.8956	2,287.76	4,956.83	59,481.96
		STEP M	29.3033	43.9549	2,344.26	5,079.23	60,950.86
		STEP N	30.0270	45.0405	2,402.16	5,204.68	62,456.16
		STEP O	30.7685	46.1527	2,461.48	5,333.20	63,998.48

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B412	BLDG PLANS EXAMINER I	STEP A	24.2958	36.4437	1,943.66	4,211.27	50,535.26
		STEP B	24.8956	37.3434	1,991.64	4,315.23	51,782.84
		STEP C	25.5104	38.2656	2,040.83	4,421.80	53,061.63
		STEP D	26.1404	39.2106	2,091.23	4,531.00	54,372.03
		STEP E	26.7859	40.1788	2,142.87	4,642.88	55,714.67
		STEP F	27.4474	41.1711	2,195.79	4,757.54	57,090.59
		STEP G	28.1252	42.1878	2,250.01	4,875.03	58,500.41
		STEP H	28.8198	43.2297	2,305.58	4,995.43	59,945.18
		STEP I	29.5315	44.2972	2,362.52	5,118.79	61,425.52
		STEP J	30.2608	45.3912	2,420.86	5,245.20	62,942.46
		STEP K	31.0081	46.5121	2,480.64	5,374.73	64,496.84
		STEP L	31.7739	47.6608	2,541.91	5,507.47	66,089.71
		STEP M	32.5586	48.8379	2,604.68	5,643.49	67,721.88
		STEP N	33.3626	50.0439	2,669.00	5,782.85	69,394.20
		STEP O	34.1865	51.2797	2,734.92	5,925.66	71,107.92
B413	BLDG PLANS EXAMINER II	STEP A	26.7254	40.0881	2,138.03	4,632.40	55,588.83
		STEP B	27.3852	41.0778	2,190.81	4,746.76	56,961.21
		STEP C	28.0615	42.0922	2,244.92	4,863.99	58,367.92
		STEP D	28.7545	43.1317	2,300.36	4,984.11	59,809.36
		STEP E	29.4646	44.1969	2,357.16	5,107.19	61,286.36
		STEP F	30.1922	45.2883	2,415.37	5,233.31	62,799.77
		STEP G	30.9378	46.4067	2,475.02	5,362.55	64,350.62
		STEP H	31.7018	47.5527	2,536.14	5,494.97	65,939.74
		STEP I	32.4847	48.7270	2,598.77	5,630.68	67,568.17
		STEP J	33.2869	49.9303	2,662.95	5,769.72	69,236.75
		STEP K	34.1090	51.1635	2,728.72	5,912.22	70,946.72
		STEP L	34.9513	52.4269	2,796.10	6,058.22	72,698.70
		STEP M	35.8145	53.7217	2,865.16	6,207.84	74,494.16
		STEP N	36.6989	55.0483	2,935.91	6,361.14	76,333.71
		STEP O	37.6052	56.4078	3,008.41	6,518.23	78,218.81
B414	BUSINESS SYSTEMS ANALYST I	STEP A	27.3634	41.0451	2,189.07	4,742.98	56,915.87
		STEP B	28.0390	42.0585	2,243.12	4,860.09	58,321.12
		STEP C	28.7314	43.0971	2,298.51	4,980.10	59,761.31
		STEP D	29.4410	44.1615	2,355.28	5,103.10	61,237.28
		STEP E	30.1680	45.2520	2,413.44	5,229.12	62,749.44
		STEP F	30.9130	46.3695	2,473.04	5,358.25	64,299.04
		STEP G	31.6764	47.5146	2,534.11	5,490.57	65,886.91
		STEP H	32.4587	48.6880	2,596.69	5,626.17	67,514.09
		STEP I	33.2603	49.8904	2,660.82	5,765.11	69,181.42
		STEP J	34.0817	51.1225	2,726.53	5,907.49	70,889.93
		STEP K	34.9233	52.3849	2,793.86	6,053.37	72,640.46
		STEP L	35.7858	53.6787	2,862.86	6,202.87	74,434.46
		STEP M	36.6695	55.0042	2,933.56	6,356.04	76,272.56
		STEP N	37.5751	56.3626	3,006.00	6,513.01	78,156.20
		STEP O	38.5030	57.7545	3,080.24	6,673.85	80,086.24

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B415	BUSINESS SYSTEMS ANALYST II	STEP A	30.0999	45.1498	2,407.99	5,217.31	62,607.79
		STEP B	30.8429	46.2643	2,467.43	5,346.10	64,153.23
		STEP C	31.6046	47.4069	2,528.36	5,478.13	65,737.56
		STEP D	32.3851	48.5776	2,590.80	5,613.41	67,361.00
		STEP E	33.1848	49.7772	2,654.78	5,752.03	69,024.38
		STEP F	34.0043	51.0064	2,720.34	5,894.07	70,728.94
		STEP G	34.8441	52.2661	2,787.52	6,039.64	72,475.72
		STEP H	35.7046	53.5569	2,856.36	6,188.79	74,265.56
		STEP I	36.5863	54.8794	2,926.90	6,341.62	76,099.50
		STEP J	37.4898	56.2347	2,999.18	6,498.23	77,978.78
		STEP K	38.4156	57.6234	3,073.24	6,658.70	79,904.44
		STEP L	39.3643	59.0464	3,149.14	6,823.14	81,877.74
		STEP M	40.3365	60.5047	3,226.92	6,991.66	83,899.92
		STEP N	41.3326	61.9989	3,306.60	7,164.31	85,971.80
		STEP O	42.3533	63.5299	3,388.26	7,341.23	88,094.86
B416	BUYER I	STEP A	21.1152	31.6728	1,689.21	3,659.96	43,919.61
		STEP B	21.6367	32.4550	1,730.93	3,750.36	45,004.33
		STEP C	22.1710	33.2565	1,773.68	3,842.97	46,115.68
		STEP D	22.7185	34.0777	1,817.48	3,937.87	47,254.48
		STEP E	23.2796	34.9194	1,862.36	4,035.13	48,421.56
		STEP F	23.8545	35.7817	1,908.36	4,134.78	49,617.36
		STEP G	24.4436	36.6654	1,955.48	4,236.89	50,842.68
		STEP H	25.0472	37.5708	2,003.77	4,341.51	52,098.17
		STEP I	25.6658	38.4987	2,053.26	4,448.73	53,384.86
		STEP J	26.2996	39.4494	2,103.96	4,558.59	54,703.16
		STEP K	26.9491	40.4236	2,155.92	4,671.17	56,054.12
		STEP L	27.6146	41.4219	2,209.16	4,786.53	57,438.36
		STEP M	28.2966	42.4449	2,263.72	4,904.74	58,856.92
		STEP N	28.9953	43.4929	2,319.62	5,025.85	60,310.22
		STEP O	29.7114	44.5671	2,376.91	5,149.97	61,799.71
B417	BUYER II	STEP A	23.2267	34.8400	1,858.13	4,025.96	48,311.53
		STEP B	23.8003	35.7004	1,904.02	4,125.38	49,504.62
		STEP C	24.3880	36.5820	1,951.04	4,227.25	50,727.04
		STEP D	24.9903	37.4854	1,999.22	4,331.65	51,979.82
		STEP E	25.6074	38.4111	2,048.59	4,438.61	53,263.39
		STEP F	26.2398	39.3597	2,099.18	4,548.23	54,578.78
		STEP G	26.8878	40.3317	2,151.02	4,660.55	55,926.62
		STEP H	27.5518	41.3277	2,204.14	4,775.64	57,307.74
		STEP I	28.2322	42.3483	2,258.57	4,893.58	58,722.97
		STEP J	28.9294	43.3941	2,314.35	5,014.42	60,173.15
		STEP K	29.6439	44.4658	2,371.51	5,138.27	61,659.31
		STEP L	30.3759	45.5638	2,430.07	5,265.15	63,181.87
		STEP M	31.1261	46.6891	2,490.08	5,395.19	64,742.28
		STEP N	31.8947	47.8420	2,551.57	5,528.41	66,340.97
		STEP O	32.6824	49.0236	2,614.59	5,664.94	67,979.39

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B418	CHILD CARE SITE COORDINATOR						
		STEP A	19.6833	29.5249	1,574.66	3,411.77	40,941.26
		STEP B	20.1692	30.2538	1,613.53	3,495.99	41,951.93
		STEP C	20.6673	31.0009	1,653.38	3,582.33	42,987.98
		STEP D	21.1777	31.7665	1,694.21	3,670.80	44,049.61
		STEP E	21.7007	32.5510	1,736.05	3,761.45	45,137.45
		STEP F	22.2366	33.3549	1,778.92	3,854.34	46,252.12
		STEP G	22.7858	34.1787	1,822.86	3,949.53	47,394.46
		STEP H	23.3485	35.0227	1,867.88	4,047.07	48,564.88
		STEP I	23.9251	35.8876	1,914.00	4,147.01	49,764.20
		STEP J	24.5159	36.7738	1,961.27	4,249.42	50,993.07
		STEP K	25.1213	37.6819	2,009.70	4,354.35	52,252.30
		STEP L	25.7417	38.6125	2,059.33	4,461.89	53,542.73
		STEP M	26.3774	39.5661	2,110.19	4,572.08	54,864.99
		STEP N	27.0288	40.5432	2,162.30	4,684.99	56,219.90
		STEP O	27.6963	41.5444	2,215.70	4,800.69	57,608.30
B419	CITY CLERK TECHNICIAN I						
		STEP A	20.2827	30.4240	1,622.61	3,515.66	42,188.01
		STEP B	20.7834	31.1751	1,662.67	3,602.45	43,229.47
		STEP C	21.2967	31.9450	1,703.73	3,691.42	44,297.13
		STEP D	21.8226	32.7339	1,745.80	3,782.58	45,391.00
		STEP E	22.3615	33.5422	1,788.92	3,875.99	46,511.92
		STEP F	22.9138	34.3707	1,833.10	3,971.72	47,660.70
		STEP G	23.4796	35.2194	1,878.36	4,069.79	48,837.56
		STEP H	24.0595	36.0892	1,924.76	4,170.31	50,043.76
		STEP I	24.6536	36.9804	1,972.28	4,273.29	51,279.48
		STEP J	25.2625	37.8937	2,021.00	4,378.83	52,546.00
		STEP K	25.8863	38.8294	2,070.90	4,486.95	53,843.50
		STEP L	26.5256	39.7884	2,122.04	4,597.77	55,173.24
		STEP M	27.1806	40.7709	2,174.44	4,711.30	56,535.64
		STEP N	27.8519	41.7778	2,228.15	4,827.66	57,931.95
		STEP O	28.5397	42.8095	2,283.17	4,946.88	59,362.57
B420	CITY CLERK TECHNICIAN II						
		STEP A	22.3118	33.4677	1,784.94	3,867.37	46,408.54
		STEP B	22.8626	34.2939	1,829.00	3,962.85	47,554.20
		STEP C	23.4272	35.1408	1,874.17	4,060.71	48,728.57
		STEP D	24.0057	36.0085	1,920.45	4,160.98	49,931.85
		STEP E	24.5986	36.8979	1,967.88	4,263.75	51,165.08
		STEP F	25.2060	37.8090	2,016.48	4,369.04	52,428.48
		STEP G	25.8285	38.7427	2,066.28	4,476.94	53,723.28
		STEP H	26.4664	39.6996	2,117.31	4,587.50	55,050.11
		STEP I	27.1200	40.6800	2,169.60	4,700.80	56,409.60
		STEP J	27.7897	41.6845	2,223.17	4,816.88	57,802.57
		STEP K	28.4760	42.7140	2,278.08	4,935.84	59,230.08
		STEP L	29.1792	43.7688	2,334.33	5,057.72	60,692.73
		STEP M	29.8998	44.8497	2,391.98	5,182.63	62,191.58
		STEP N	30.6382	45.9573	2,451.05	5,310.62	63,727.45
		STEP O	31.3948	47.0922	2,511.58	5,441.76	65,301.18

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B421	CODE ENFORCEMENT INSPECTOR	STEP A	23.8335	35.7502	1,906.68	4,131.14	49,573.68
		STEP B	24.4219	36.6328	1,953.75	4,233.12	50,797.55
		STEP C	25.0250	37.5375	2,002.00	4,337.66	52,052.00
		STEP D	25.6430	38.4645	2,051.44	4,444.78	53,337.44
		STEP E	26.2763	39.4144	2,102.10	4,554.55	54,654.70
		STEP F	26.9252	40.3878	2,154.01	4,667.03	56,004.41
		STEP G	27.5901	41.3851	2,207.20	4,782.28	57,387.40
		STEP H	28.2714	42.4071	2,261.71	4,900.37	58,804.51
		STEP I	28.9696	43.4544	2,317.56	5,021.39	60,256.76
		STEP J	29.6850	44.5275	2,374.80	5,145.40	61,744.80
		STEP K	30.4181	45.6271	2,433.44	5,272.47	63,269.64
		STEP L	31.1693	46.7539	2,493.54	5,402.67	64,832.14
		STEP M	31.9390	47.9085	2,555.12	5,536.09	66,433.12
		STEP N	32.7278	49.0917	2,618.22	5,672.81	68,073.82
		STEP O	33.5360	50.3040	2,682.88	5,812.90	69,754.88
B422	COMMUNITY RELATIONS ANALYST	STEP A	25.5570	38.3355	2,044.56	4,429.88	53,158.56
		STEP B	26.1882	39.2823	2,095.05	4,539.28	54,471.45
		STEP C	26.8349	40.2523	2,146.79	4,651.38	55,816.59
		STEP D	27.4976	41.2464	2,199.80	4,766.25	57,195.00
		STEP E	28.1767	42.2650	2,254.13	4,883.96	58,607.53
		STEP F	28.8725	43.3087	2,309.80	5,004.56	60,054.80
		STEP G	29.5855	44.3782	2,366.84	5,128.15	61,537.84
		STEP H	30.3162	45.4743	2,425.29	5,254.80	63,057.69
		STEP I	31.0648	46.5972	2,485.18	5,384.56	64,614.78
		STEP J	31.8320	47.7480	2,546.56	5,517.54	66,210.56
		STEP K	32.6181	48.9271	2,609.44	5,653.80	67,845.64
		STEP L	33.4236	50.1354	2,673.88	5,793.42	69,521.08
		STEP M	34.2490	51.3735	2,739.92	5,936.49	71,237.92
		STEP N	35.0948	52.6422	2,807.58	6,083.09	72,997.18
		STEP O	35.9615	53.9422	2,876.92	6,233.32	74,799.92
B423	CONSTRUCTION INSPECTION SUPV	STEP A	31.2610	46.8915	2,500.88	5,418.57	65,022.88
		STEP B	32.0329	48.0493	2,562.63	5,552.36	66,628.43
		STEP C	32.8240	49.2360	2,625.92	5,689.49	68,273.92
		STEP D	33.6346	50.4519	2,690.76	5,830.00	69,959.96
		STEP E	34.4652	51.6978	2,757.21	5,973.96	71,687.61
		STEP F	35.3163	52.9744	2,825.30	6,121.49	73,457.90
		STEP G	36.1885	54.2827	2,895.08	6,272.67	75,272.08
		STEP H	37.0821	55.6231	2,966.56	6,427.56	77,130.76
		STEP I	37.9979	56.9968	3,039.83	6,586.30	79,035.63
		STEP J	38.9363	58.4044	3,114.90	6,748.95	80,987.50
		STEP K	39.8978	59.8467	3,191.82	6,915.61	82,987.42
		STEP L	40.8831	61.3246	3,270.64	7,086.40	85,036.84
		STEP M	41.8927	62.8390	3,351.41	7,261.40	87,136.81
		STEP N	42.9273	64.3909	3,434.18	7,440.73	89,288.78
		STEP O	43.9874	65.9811	3,518.99	7,624.48	91,493.79

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B424	CONSTRUCTION INSPECTOR I						
		STEP A	22.4649	33.6973	1,797.19	3,893.91	46,726.99
		STEP B	23.0197	34.5295	1,841.57	3,990.08	47,880.97
		STEP C	23.5882	35.3823	1,887.05	4,088.62	49,063.45
		STEP D	24.1707	36.2560	1,933.65	4,189.58	50,275.05
		STEP E	24.7676	37.1514	1,981.40	4,293.05	51,516.60
		STEP F	25.3792	38.0688	2,030.33	4,399.06	52,788.73
		STEP G	26.0060	39.0090	2,080.48	4,507.70	54,092.48
		STEP H	26.6482	39.9723	2,131.85	4,619.02	55,428.25
		STEP I	27.3063	40.9594	2,184.50	4,733.09	56,797.10
		STEP J	27.9806	41.9709	2,238.44	4,849.97	58,199.64
		STEP K	28.6716	43.0074	2,293.72	4,969.74	59,636.92
		STEP L	29.3797	44.0695	2,350.37	5,092.48	61,109.77
		STEP M	30.1052	45.1578	2,408.41	5,218.23	62,618.81
		STEP N	30.8487	46.2730	2,467.89	5,347.10	64,165.29
		STEP O	31.6105	47.4157	2,528.84	5,479.15	65,749.84
B425	CONSTRUCTION INSPECTOR II						
		STEP A	24.7122	37.0683	1,976.97	4,283.44	51,401.37
		STEP B	25.3224	37.9836	2,025.79	4,389.21	52,670.59
		STEP C	25.9478	38.9217	2,075.82	4,497.61	53,971.42
		STEP D	26.5885	39.8827	2,127.08	4,608.67	55,304.08
		STEP E	27.2452	40.8678	2,179.61	4,722.50	56,670.01
		STEP F	27.9180	41.8770	2,233.44	4,839.12	58,069.44
		STEP G	28.6074	42.9111	2,288.59	4,958.61	59,503.39
		STEP H	29.3139	43.9708	2,345.11	5,081.07	60,972.91
		STEP I	30.0378	45.0567	2,403.02	5,206.55	62,478.62
		STEP J	30.7796	46.1694	2,462.36	5,335.13	64,021.56
		STEP K	31.5397	47.3095	2,523.17	5,466.88	65,602.57
		STEP L	32.3186	48.4779	2,585.48	5,601.89	67,222.68
		STEP M	33.1167	49.6750	2,649.33	5,740.22	68,882.73
		STEP N	33.9346	50.9019	2,714.76	5,882.00	70,583.96
		STEP O	34.7726	52.1589	2,781.80	6,027.25	72,327.00
B426	COURIER						
		STEP A	13.0156	19.5234	1,041.24	2,256.03	27,072.44
		STEP B	13.3371	20.0056	1,066.96	2,311.76	27,741.16
		STEP C	13.6664	20.4996	1,093.31	2,368.84	28,426.11
		STEP D	14.0039	21.0058	1,120.31	2,427.34	29,128.11
		STEP E	14.3498	21.5247	1,147.98	2,487.29	29,847.58
		STEP F	14.7041	22.0561	1,176.32	2,548.71	30,584.52
		STEP G	15.0673	22.6009	1,205.38	2,611.66	31,339.98
		STEP H	15.4394	23.1591	1,235.15	2,676.16	32,113.95
		STEP I	15.8206	23.7309	1,265.64	2,742.23	32,906.84
		STEP J	16.2113	24.3169	1,296.90	2,809.95	33,719.50
		STEP K	16.6117	24.9175	1,328.93	2,879.36	34,552.33
		STEP L	17.0219	25.5328	1,361.75	2,950.46	35,405.55
		STEP M	17.4423	26.1634	1,395.38	3,023.33	36,279.98
		STEP N	17.8730	26.8095	1,429.84	3,097.98	37,175.84
		STEP O	18.3144	27.4716	1,465.15	3,174.49	38,093.95

CITY OF ROSEVILLE
SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B427	CUSTODIAN	STEP A	15.2303	22.8454	1,218.42	2,639.91	31,679.02
		STEP B	15.6064	23.4096	1,248.51	2,705.10	32,461.31
		STEP C	15.9918	23.9877	1,279.34	2,771.91	33,262.94
		STEP D	16.3867	24.5800	1,310.93	2,840.36	34,084.33
		STEP E	16.7914	25.1871	1,343.31	2,910.50	34,926.11
		STEP F	17.2061	25.8091	1,376.48	2,982.39	35,788.68
		STEP G	17.6310	26.4465	1,410.48	3,056.04	36,672.48
		STEP H	18.0664	27.0996	1,445.31	3,131.50	37,578.11
		STEP I	18.5125	27.7687	1,481.00	3,208.83	38,506.00
		STEP J	18.9697	28.4545	1,517.57	3,288.08	39,456.97
		STEP K	19.4382	29.1573	1,555.05	3,369.28	40,431.45
		STEP L	19.9182	29.8773	1,593.45	3,452.48	41,429.85
		STEP M	20.4101	30.6151	1,632.80	3,537.75	42,453.00
		STEP N	20.9141	31.3711	1,673.12	3,625.11	43,501.32
		STEP O	21.4306	32.1459	1,714.44	3,714.63	44,575.64
B428	DATA MANAGEMENT SPECIALIST I	STEP A	27.9531	41.9296	2,236.24	4,845.20	58,142.44
		STEP B	28.2849	42.4273	2,262.79	4,902.71	58,832.59
		STEP C	28.9834	43.4751	2,318.67	5,023.78	60,285.47
		STEP D	29.6992	44.5488	2,375.93	5,147.86	61,774.33
		STEP E	30.4326	45.6489	2,434.60	5,274.98	63,299.80
		STEP F	31.1842	46.7763	2,494.73	5,405.26	64,863.13
		STEP G	31.9543	47.9314	2,556.34	5,538.74	66,464.94
		STEP H	32.7434	49.1151	2,619.47	5,675.52	68,106.27
		STEP I	33.5520	50.3280	2,684.16	5,815.68	69,788.16
		STEP J	34.3806	51.5709	2,750.44	5,959.30	71,511.64
		STEP K	35.2296	52.8444	2,818.36	6,106.46	73,277.56
		STEP L	36.0996	54.1494	2,887.96	6,257.26	75,087.16
		STEP M	36.9911	55.4866	2,959.28	6,411.79	76,941.48
		STEP N	37.9046	56.8569	3,032.36	6,570.13	78,841.56
		STEP O	38.8407	58.2610	3,107.25	6,732.38	80,788.65
B429	DATA MANAGEMENT SPECIALIST II	STEP A	30.3640	45.5460	2,429.12	5,263.09	63,157.12
		STEP B	31.1135	46.6702	2,489.08	5,393.00	64,716.08
		STEP C	31.8819	47.8228	2,550.55	5,526.19	66,314.35
		STEP D	32.6692	49.0038	2,613.53	5,662.66	67,951.93
		STEP E	33.4760	50.2140	2,678.08	5,802.50	69,630.08
		STEP F	34.3027	51.4540	2,744.21	5,945.80	71,349.61
		STEP G	35.1498	52.7247	2,811.98	6,092.63	73,111.58
		STEP H	36.0178	54.0267	2,881.42	6,243.08	74,917.02
		STEP I	36.9073	55.3609	2,952.58	6,397.26	76,767.18
		STEP J	37.8187	56.7280	3,025.49	6,555.24	78,662.89
		STEP K	38.7527	58.1290	3,100.21	6,717.13	80,605.61
		STEP L	39.7097	59.5645	3,176.77	6,883.01	82,596.17
		STEP M	40.6904	61.0356	3,255.23	7,053.00	84,636.03
		STEP N	41.6952	62.5428	3,335.61	7,227.16	86,726.01
		STEP O	42.7249	64.0873	3,417.99	7,405.64	88,867.79

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B430	DATABASE ANALYST I	STEP A	27.8241	41.7361	2,225.92	4,822.84	57,874.12
		STEP B	28.5112	42.7668	2,280.89	4,941.94	59,303.29
		STEP C	29.2153	43.8229	2,337.22	5,063.98	60,767.82
		STEP D	29.9368	44.9052	2,394.94	5,189.04	62,268.54
		STEP E	30.6761	46.0141	2,454.08	5,317.19	63,806.28
		STEP F	31.4337	47.1505	2,514.69	5,448.50	65,382.09
		STEP G	32.2100	48.3150	2,576.80	5,583.06	66,996.80
		STEP H	33.0054	49.5081	2,640.43	5,720.93	68,651.23
		STEP I	33.8205	50.7307	2,705.64	5,862.22	70,346.64
		STEP J	34.6557	51.9835	2,772.45	6,006.98	72,083.85
		STEP K	35.5115	53.2672	2,840.92	6,155.32	73,863.92
		STEP L	36.3885	54.5827	2,911.08	6,307.34	75,688.08
		STEP M	37.2871	55.9306	2,982.96	6,463.09	77,557.16
		STEP N	38.2079	57.3118	3,056.63	6,622.70	79,472.43
		STEP O	39.1515	58.7272	3,132.12	6,786.26	81,435.12
B431	DATABASE ANALYST II	STEP A	30.6046	45.9069	2,448.36	5,304.79	63,657.56
		STEP B	31.3604	47.0406	2,508.83	5,435.80	65,229.63
		STEP C	32.1349	48.2023	2,570.79	5,570.04	66,840.59
		STEP D	32.9285	49.3927	2,634.28	5,707.60	68,491.28
		STEP E	33.7417	50.6125	2,699.33	5,848.56	70,182.73
		STEP F	34.5749	51.8623	2,765.99	5,992.98	71,915.79
		STEP G	35.4288	53.1432	2,834.30	6,140.99	73,691.90
		STEP H	36.3037	54.4555	2,904.29	6,292.64	75,511.69
		STEP I	37.2002	55.8003	2,976.01	6,448.03	77,376.41
		STEP J	38.1189	57.1783	3,049.51	6,607.27	79,287.31
		STEP K	39.0603	58.5904	3,124.82	6,770.45	81,245.42
		STEP L	40.0249	60.0373	3,201.99	6,937.64	83,251.79
		STEP M	41.0133	61.5199	3,281.06	7,108.97	85,307.66
		STEP N	42.0261	63.0391	3,362.08	7,284.52	87,414.28
		STEP O	43.0640	64.5960	3,445.12	7,464.42	89,573.12
B432	DEPUTY CITY CLERK I	STEP A	14.6095	21.9142	1,168.76	2,532.31	30,387.76
		STEP B	14.9703	22.4554	1,197.62	2,594.85	31,138.22
		STEP C	15.3400	23.0100	1,227.20	2,658.93	31,907.20
		STEP D	15.7188	23.5782	1,257.50	2,724.59	32,695.10
		STEP E	16.1070	24.1605	1,288.56	2,791.88	33,502.56
		STEP F	16.5047	24.7570	1,320.37	2,860.81	34,329.77
		STEP G	16.9123	25.3684	1,352.98	2,931.46	35,177.58
		STEP H	17.3300	25.9950	1,386.40	3,003.86	36,046.40
		STEP I	17.7580	26.6370	1,420.64	3,078.05	36,936.64
		STEP J	18.1965	27.2947	1,455.72	3,154.06	37,848.72
		STEP K	18.6459	27.9688	1,491.67	3,231.95	38,783.47
		STEP L	19.1063	28.6594	1,528.50	3,311.75	39,741.10
		STEP M	19.5782	29.3673	1,566.25	3,393.55	40,722.65
		STEP N	20.0617	30.0925	1,604.93	3,477.36	41,728.33
		STEP O	20.5571	30.8356	1,644.56	3,563.23	42,758.76

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B433	DEPUTY CITY CLERK II	STEP A	16.0707	24.1060	1,285.65	2,785.58	33,427.05
		STEP B	16.4676	24.7014	1,317.40	2,854.38	34,252.60
		STEP C	18.8743	28.3114	1,509.94	3,271.54	39,258.54
		STEP D	17.2910	25.9365	1,383.28	2,997.10	35,965.28
		STEP E	17.7180	26.5770	1,417.44	3,071.12	36,853.44
		STEP F	18.1555	27.2332	1,452.44	3,146.95	37,763.44
		STEP G	18.6039	27.9058	1,488.31	3,224.67	38,696.11
		STEP H	19.0633	28.5949	1,525.06	3,304.30	39,651.66
		STEP I	19.5341	29.3011	1,562.72	3,385.91	40,630.92
		STEP J	20.0165	30.0247	1,601.32	3,469.52	41,634.32
		STEP K	20.5108	30.7662	1,640.86	3,555.20	42,662.46
		STEP L	21.0173	31.5259	1,681.38	3,643.00	43,715.98
		STEP M	21.5364	32.3046	1,722.91	3,732.97	44,795.71
		STEP N	22.0682	33.1023	1,765.45	3,825.15	45,901.85
		STEP O	22.6132	33.9198	1,809.05	3,919.62	47,035.45
B434	DEVELOPMENT TECHNICIAN I	STEP A	20.0598	30.0897	1,604.78	3,477.03	41,724.38
		STEP B	20.5552	30.8328	1,644.41	3,562.90	42,754.81
		STEP C	21.0628	31.5942	1,685.02	3,650.88	43,810.62
		STEP D	21.5830	32.3745	1,726.64	3,741.05	44,892.64
		STEP E	22.1160	33.1740	1,769.28	3,833.44	46,001.28
		STEP F	22.6621	33.9931	1,812.96	3,928.09	47,137.16
		STEP G	23.2218	34.8327	1,857.74	4,025.11	48,301.34
		STEP H	23.7953	35.6929	1,903.62	4,124.51	49,494.22
		STEP I	24.3829	36.5743	1,950.63	4,226.36	50,716.43
		STEP J	24.9850	37.4775	1,998.80	4,330.73	51,968.80
		STEP K	25.6021	38.4031	2,048.16	4,437.69	53,252.36
		STEP L	26.2343	39.3514	2,098.74	4,547.27	54,567.34
		STEP M	26.8822	40.3233	2,150.57	4,659.58	55,914.97
		STEP N	27.5460	41.3190	2,203.68	4,774.64	57,295.68
		STEP O	28.2263	42.3394	2,258.10	4,892.55	58,710.70
B435	DEVELOPMENT TECHNICIAN II	STEP A	22.0658	33.0987	1,765.26	3,824.73	45,896.86
		STEP B	22.6107	33.9160	1,808.85	3,919.18	47,030.25
		STEP C	23.1691	34.7536	1,853.52	4,015.97	48,191.72
		STEP D	23.7412	35.6118	1,899.29	4,115.14	49,381.69
		STEP E	24.3275	36.4912	1,946.20	4,216.76	50,601.20
		STEP F	24.9283	37.3924	1,994.26	4,320.90	51,850.86
		STEP G	25.5439	38.3158	2,043.51	4,427.60	53,131.31
		STEP H	26.1748	39.2622	2,093.98	4,536.96	54,443.58
		STEP I	26.8212	40.2318	2,145.69	4,649.00	55,788.09
		STEP J	27.4835	41.2252	2,198.68	4,763.80	57,165.68
		STEP K	28.1622	42.2433	2,252.97	4,881.44	58,577.37
		STEP L	28.8577	43.2865	2,308.61	5,002.00	60,024.01
		STEP M	29.5704	44.3556	2,365.63	5,125.53	61,506.43
		STEP N	30.3006	45.4509	2,424.04	5,252.10	63,025.24
		STEP O	31.0489	46.5733	2,483.91	5,381.80	64,581.71

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B438	ENERGY PROGRAM TECHNICIAN	STEP A	20.7915	31.1872	1,663.32	3,603.86	43,246.32
		STEP B	21.3050	31.9575	1,704.40	3,692.86	44,314.40
		STEP C	21.8311	32.7466	1,746.48	3,784.05	45,408.68
		STEP D	22.3702	33.5553	1,789.61	3,877.50	46,530.01
		STEP E	22.9227	34.3840	1,833.81	3,973.26	47,679.21
		STEP F	23.4888	35.2332	1,879.10	4,071.39	48,856.70
		STEP G	24.0688	36.1032	1,925.50	4,171.92	50,063.10
		STEP H	24.6632	36.9948	1,973.05	4,274.95	51,299.45
		STEP I	25.2723	37.9084	2,021.78	4,380.53	52,566.38
		STEP J	25.8964	38.8446	2,071.71	4,488.70	53,864.51
		STEP K	26.5359	39.8038	2,122.87	4,599.55	55,194.67
		STEP L	27.1912	40.7868	2,175.29	4,713.14	56,557.69
		STEP M	27.8627	41.7940	2,229.01	4,829.53	57,954.41
		STEP N	28.5508	42.8262	2,284.06	4,948.80	59,385.66
		STEP O	29.2559	43.8838	2,340.47	5,071.02	60,852.27
B440	ENGINEERING TECHNICIAN I	STEP A	20.1226	30.1839	1,609.80	3,487.91	41,855.00
		STEP B	20.6195	30.9292	1,649.56	3,574.04	42,888.56
		STEP C	21.1287	31.6930	1,690.29	3,662.30	43,947.69
		STEP D	21.6505	32.4757	1,732.04	3,752.75	45,033.04
		STEP E	22.1852	33.2778	1,774.81	3,845.43	46,145.21
		STEP F	22.7330	34.0995	1,818.64	3,940.38	47,284.64
		STEP G	23.2944	34.9416	1,863.55	4,037.69	48,452.35
		STEP H	23.8697	35.8045	1,909.57	4,137.41	49,648.97
		STEP I	24.4592	36.6888	1,956.73	4,239.59	50,875.13
		STEP J	25.0632	37.5948	2,005.05	4,344.28	52,131.45
		STEP K	25.6821	38.5231	2,054.56	4,451.56	53,418.76
		STEP L	26.3164	39.4746	2,105.31	4,561.50	54,738.11
		STEP M	26.9663	40.4494	2,157.30	4,674.15	56,089.90
		STEP N	27.6322	41.4483	2,210.57	4,789.58	57,474.97
		STEP O	28.3146	42.4719	2,265.16	4,907.86	58,894.36
B441	ENGINEERING TECHNICIAN II	STEP A	22.1349	33.2023	1,770.79	3,836.71	46,040.59
		STEP B	22.6815	34.0222	1,814.52	3,931.46	47,177.52
		STEP C	23.2416	34.8624	1,859.32	4,028.54	48,342.52
		STEP D	23.8156	35.7234	1,905.24	4,128.03	49,536.44
		STEP E	24.4037	36.6055	1,952.29	4,229.97	50,759.69
		STEP F	25.0064	37.5096	2,000.51	4,334.44	52,013.31
		STEP G	25.6239	38.4358	2,049.91	4,441.47	53,297.71
		STEP H	26.2567	39.3850	2,100.53	4,551.16	54,613.93
		STEP I	26.9051	40.3576	2,152.40	4,663.55	55,962.60
		STEP J	27.5696	41.3544	2,205.56	4,778.73	57,344.76
		STEP K	28.2504	42.3756	2,260.03	4,896.73	58,760.83
		STEP L	28.9480	43.4220	2,315.84	5,017.65	60,211.84
		STEP M	29.6629	44.4943	2,373.03	5,141.56	61,698.83
		STEP N	30.3955	45.5932	2,431.64	5,268.55	63,222.64
		STEP O	31.1461	46.7191	2,491.68	5,398.65	64,783.88

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B442	ENVIRONMENTAL COMPL SPEC I						
		STEP A	20.5911	30.8866	1,647.28	3,569.12	42,829.48
		STEP B	21.0995	31.6492	1,687.96	3,657.24	43,886.96
		STEP C	21.6205	32.4307	1,729.64	3,747.55	44,970.64
		STEP D	22.1545	33.2317	1,772.36	3,840.11	46,081.36
		STEP E	22.7016	34.0524	1,816.12	3,934.94	47,219.32
		STEP F	23.2622	34.8933	1,860.97	4,032.11	48,385.37
		STEP G	23.8367	35.7550	1,906.93	4,131.69	49,580.33
		STEP H	24.4253	36.6379	1,954.02	4,233.71	50,804.62
		STEP I	25.0285	37.5427	2,002.28	4,338.27	52,059.28
		STEP J	25.6466	38.4699	2,051.72	4,445.41	53,344.92
		STEP K	26.2800	39.4200	2,102.40	4,555.20	54,662.40
		STEP L	26.9290	40.3935	2,154.32	4,667.69	56,012.32
		STEP M	27.5940	41.3910	2,207.52	4,782.96	57,395.52
		STEP N	28.2754	42.4131	2,262.03	4,901.06	58,812.83
		STEP O	28.9737	43.4605	2,317.89	5,022.10	60,265.29
B443	ENVIRONMENTAL COMPL SPEC II						
		STEP A	22.6494	33.9741	1,811.95	3,925.89	47,110.75
		STEP B	23.2088	34.8132	1,856.70	4,022.85	48,274.30
		STEP C	23.7819	35.6728	1,902.55	4,122.19	49,466.35
		STEP D	24.3692	36.5538	1,949.53	4,223.99	50,687.93
		STEP E	24.9711	37.4566	1,997.68	4,328.32	51,939.88
		STEP F	25.5877	38.3815	2,047.01	4,435.20	53,222.41
		STEP G	26.2196	39.3294	2,097.56	4,544.73	54,536.76
		STEP H	26.8671	40.3006	2,149.36	4,656.96	55,883.56
		STEP I	27.5306	41.2959	2,202.44	4,771.97	57,263.64
		STEP J	28.2105	42.3157	2,256.84	4,889.82	58,677.84
		STEP K	28.9072	43.3608	2,312.57	5,010.58	60,126.97
		STEP L	29.6210	44.4315	2,369.68	5,134.30	61,611.68
		STEP M	30.3526	45.5289	2,428.20	5,261.11	63,133.40
		STEP N	31.1021	46.6531	2,488.16	5,391.03	64,692.36
		STEP O	31.8702	47.8053	2,549.61	5,524.16	66,290.01
B444	EQUIPMENT SERVICEWORKER						
		STEP A	18.7292	28.0938	1,498.33	3,246.39	38,956.73
		STEP B	19.1918	28.7877	1,535.34	3,326.57	39,918.94
		STEP C	19.6658	29.4987	1,573.26	3,408.73	40,904.86
		STEP D	20.1514	30.2271	1,612.11	3,492.90	41,914.91
		STEP E	20.6491	30.9736	1,651.92	3,579.17	42,950.12
		STEP F	21.1590	31.7385	1,692.72	3,667.56	44,010.72
		STEP G	21.6815	32.5222	1,734.52	3,758.12	45,097.52
		STEP H	22.2170	33.3255	1,777.36	3,850.94	46,211.36
		STEP I	22.7656	34.1484	1,821.24	3,946.03	47,352.44
		STEP J	23.3278	34.9917	1,866.22	4,043.48	48,521.82
		STEP K	23.9039	35.8558	1,912.31	4,143.34	49,720.11
		STEP L	24.4942	36.7413	1,959.53	4,245.66	50,947.93
		STEP M	25.0991	37.6486	2,007.92	4,350.51	52,206.12
		STEP N	25.7190	38.5785	2,057.52	4,457.96	53,495.52
		STEP O	26.3541	39.5311	2,108.32	4,568.04	54,816.52

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B445	FINANCE CLERK I	STEP A	16.1857	24.2785	1,294.85	2,805.52	33,666.25
		STEP B	16.5854	24.8781	1,326.83	2,874.80	34,497.63
		STEP C	16.9950	25.4925	1,359.60	2,945.80	35,349.60
		STEP D	17.4147	26.1220	1,393.17	3,018.54	36,222.57
		STEP E	17.8448	26.7672	1,427.58	3,093.09	37,117.18
		STEP F	18.2854	27.4281	1,462.83	3,169.46	38,033.63
		STEP G	18.7370	28.1055	1,498.96	3,247.74	38,972.96
		STEP H	19.1997	28.7995	1,535.97	3,327.94	39,935.37
		STEP I	19.6739	29.5108	1,573.91	3,410.14	40,921.71
		STEP J	20.1597	30.2395	1,612.77	3,494.34	41,932.17
		STEP K	20.6576	30.9864	1,652.60	3,580.65	42,967.80
		STEP L	21.1677	31.7515	1,693.41	3,669.06	44,028.81
		STEP M	21.6905	32.5357	1,735.24	3,759.68	45,116.24
		STEP N	22.2261	33.3391	1,778.08	3,852.52	46,230.28
		STEP O	22.7750	34.1625	1,822.00	3,947.66	47,372.00
B446	FINANCE CLERK II	STEP A	17.8043	26.7064	1,424.34	3,086.07	37,032.94
		STEP B	18.2439	27.3658	1,459.51	3,162.27	37,947.31
		STEP C	18.6944	28.0416	1,495.55	3,240.36	38,884.35
		STEP D	19.1561	28.7341	1,532.48	3,320.39	39,844.68
		STEP E	19.6291	29.4436	1,570.32	3,402.37	40,828.52
		STEP F	20.1139	30.1708	1,609.11	3,486.40	41,836.91
		STEP G	20.6106	30.9159	1,648.84	3,572.50	42,870.04
		STEP H	21.1196	31.6794	1,689.56	3,660.73	43,928.76
		STEP I	21.6412	32.4618	1,731.29	3,751.14	45,013.69
		STEP J	22.1756	33.2634	1,774.04	3,843.77	46,125.24
		STEP K	22.7232	34.0848	1,817.85	3,938.68	47,264.25
		STEP L	23.2844	34.9266	1,862.75	4,035.96	48,431.55
		STEP M	23.8594	35.7891	1,908.75	4,135.62	49,627.55
		STEP N	24.4486	36.6729	1,955.88	4,237.75	50,853.08
		STEP O	25.0524	37.5786	2,004.19	4,342.41	52,108.99
B447	FINANCE TECHNICIAN I	STEP A	18.5859	27.8788	1,486.87	3,221.55	38,658.67
		STEP B	19.0448	28.5672	1,523.58	3,301.09	39,613.18
		STEP C	19.5151	29.2726	1,561.20	3,382.61	40,591.40
		STEP D	19.9970	29.9955	1,599.76	3,466.14	41,593.76
		STEP E	20.4909	30.7363	1,639.27	3,551.75	42,621.07
		STEP F	20.9969	31.4953	1,679.75	3,639.46	43,673.55
		STEP G	21.5154	32.2731	1,721.23	3,729.33	44,752.03
		STEP H	22.0468	33.0702	1,763.74	3,821.44	45,857.34
		STEP I	22.5912	33.8868	1,807.29	3,915.80	46,989.69
		STEP J	23.1491	34.7236	1,851.92	4,012.51	48,150.12
		STEP K	23.7208	35.5812	1,897.66	4,111.60	49,339.26
		STEP L	24.3066	36.4599	1,944.52	4,213.14	50,557.72
		STEP M	24.9068	37.3602	1,992.54	4,317.17	51,806.14
		STEP N	25.5219	38.2828	2,041.75	4,423.79	53,085.55
		STEP O	26.1522	39.2283	2,092.17	4,533.04	54,396.57

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B448	FINANCE TECHNICIAN II	STEP A	20.4446	30.6669	1,635.56	3,543.73	42,524.76
		STEP B	20.9492	31.4238	1,675.93	3,631.19	43,574.33
		STEP C	21.4666	32.1999	1,717.32	3,720.87	44,650.52
		STEP D	21.9967	32.9950	1,759.73	3,812.76	45,753.13
		STEP E	22.5399	33.8098	1,803.19	3,906.91	46,882.99
		STEP F	23.0966	34.6449	1,847.72	4,003.41	48,040.92
		STEP G	23.6670	35.5005	1,893.36	4,102.28	49,227.36
		STEP H	24.2514	36.3771	1,940.11	4,203.57	50,442.91
		STEP I	24.8503	37.2754	1,988.02	4,307.38	51,688.62
		STEP J	25.4640	38.1960	2,037.12	4,413.76	52,965.12
		STEP K	26.0928	39.1392	2,087.42	4,522.75	54,273.02
		STEP L	26.7372	40.1058	2,138.97	4,634.44	55,613.37
		STEP M	27.3975	41.0962	2,191.80	4,748.90	56,986.80
		STEP N	28.0741	42.1111	2,245.92	4,866.17	58,394.12
		STEP O	28.7674	43.1511	2,301.39	4,986.34	59,836.19
B449	FINANCIAL ANALYST I	STEP A	29.7162	44.5743	2,377.29	5,150.80	61,809.69
		STEP B	30.4499	45.6748	2,435.99	5,277.98	63,335.79
		STEP C	31.2018	46.8027	2,496.14	5,408.31	64,899.74
		STEP D	31.9724	47.9586	2,557.79	5,541.88	66,502.59
		STEP E	32.7619	49.1428	2,620.95	5,678.72	68,144.75
		STEP F	33.5710	50.3565	2,685.68	5,818.97	69,827.68
		STEP G	34.4001	51.6001	2,752.00	5,962.68	71,552.20
		STEP H	35.2496	52.8744	2,819.96	6,109.93	73,319.16
		STEP I	36.1201	54.1801	2,889.60	6,260.81	75,129.80
		STEP J	37.0121	55.5181	2,960.96	6,415.43	76,985.16
		STEP K	37.9261	56.8891	3,034.08	6,573.85	78,886.28
		STEP L	38.8627	58.2940	3,109.01	6,736.20	80,834.41
		STEP M	39.8225	59.7337	3,185.80	6,902.56	82,830.80
		STEP N	40.8059	61.2088	3,264.47	7,073.02	84,876.27
		STEP O	41.8136	62.7204	3,345.08	7,247.69	86,972.28
B450	FINANCIAL ANALYST II	STEP A	33.5734	50.3601	2,685.87	5,819.38	69,832.67
		STEP B	34.4023	51.6034	2,752.18	5,963.06	71,556.78
		STEP C	35.2519	52.8778	2,820.15	6,110.32	73,323.95
		STEP D	36.1225	54.1837	2,889.80	6,261.23	75,134.80
		STEP E	37.0145	55.5217	2,961.16	6,415.84	76,990.16
		STEP F	37.9286	56.8929	3,034.28	6,574.29	78,891.48
		STEP G	38.8653	58.2979	3,109.22	6,736.65	80,839.82
		STEP H	39.8251	59.7376	3,186.00	6,903.01	82,836.20
		STEP I	40.8086	61.2129	3,264.68	7,073.49	84,881.88
		STEP J	41.8163	62.7244	3,345.30	7,248.15	86,977.90
		STEP K	42.8490	64.2735	3,427.92	7,427.16	89,125.92
		STEP L	43.9072	65.8608	3,512.57	7,610.58	91,326.97
		STEP M	44.9915	67.4872	3,599.32	7,798.52	93,582.32
		STEP N	46.1026	69.1539	3,688.20	7,991.11	95,893.40
		STEP O	47.2411	70.8616	3,779.28	8,188.45	98,261.48

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B451	FIRE TECHNICIAN I	STEP A	18.3946	27.5919	1,471.56	3,188.39	38,260.76
		STEP B	18.8486	28.2729	1,507.88	3,267.09	39,205.08
		STEP C	19.3141	28.9711	1,545.12	3,347.77	40,173.32
		STEP D	19.7910	29.6865	1,583.28	3,430.44	41,165.28
		STEP E	20.2798	30.4197	1,622.38	3,515.16	42,181.98
		STEP F	20.7806	31.1709	1,662.44	3,601.97	43,223.64
		STEP G	21.2938	31.9407	1,703.50	3,690.92	44,291.10
		STEP H	21.8196	32.7294	1,745.56	3,782.06	45,384.76
		STEP I	22.3585	33.5377	1,788.68	3,875.47	46,505.68
		STEP J	22.9106	34.3659	1,832.84	3,971.17	47,654.04
		STEP K	23.4764	35.2146	1,878.11	4,069.24	48,830.91
		STEP L	24.0562	36.0843	1,924.49	4,169.74	50,036.89
		STEP M	24.6503	36.9754	1,972.02	4,272.71	51,272.62
		STEP N	25.2590	37.8885	2,020.72	4,378.22	52,538.72
		STEP O	25.8828	38.8242	2,070.62	4,486.35	53,836.22
B452	FIRE TECHNICIAN II	STEP A	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP B	21.5878	32.3817	1,727.02	3,741.88	44,902.62
		STEP C	22.1209	33.1813	1,769.67	3,834.28	46,011.47
		STEP D	22.6672	34.0008	1,813.37	3,928.98	47,147.77
		STEP E	23.2269	34.8403	1,858.15	4,026.00	48,311.95
		STEP F	23.8005	35.7007	1,904.04	4,125.42	49,505.04
		STEP G	24.3883	36.5824	1,951.06	4,227.30	50,727.66
		STEP H	24.9906	37.4859	1,999.24	4,331.70	51,980.44
		STEP I	25.6077	38.4115	2,048.61	4,438.66	53,264.01
		STEP J	26.2401	39.3601	2,099.20	4,548.28	54,579.40
		STEP K	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP L	27.5521	41.3281	2,204.16	4,775.69	57,308.36
		STEP M	28.2326	42.3489	2,258.60	4,893.65	58,723.80
		STEP N	28.9298	43.3947	2,314.38	5,014.49	60,173.98
		STEP O	29.6442	44.4663	2,371.53	5,138.32	61,659.93
B453	FLEET MANAGEMENT TECHNICIAN	STEP A	26.0606	39.0909	2,084.84	4,517.17	54,206.04
		STEP B	26.7040	40.0560	2,136.32	4,628.69	55,544.32
		STEP C	27.3635	41.0452	2,189.08	4,743.00	56,916.08
		STEP D	28.0392	42.0588	2,243.13	4,860.12	58,321.53
		STEP E	28.7317	43.0975	2,298.53	4,980.16	59,761.93
		STEP F	29.4412	44.1618	2,355.29	5,103.14	61,237.69
		STEP G	30.1683	45.2524	2,413.46	5,229.17	62,750.06
		STEP H	30.9133	46.3699	2,473.06	5,358.30	64,299.66
		STEP I	31.6767	47.5150	2,534.13	5,490.62	65,887.53
		STEP J	32.4590	48.6885	2,596.72	5,626.22	67,514.72
		STEP K	33.2605	49.8907	2,660.84	5,765.15	69,181.84
		STEP L	34.0819	51.1228	2,726.55	5,907.52	70,890.35
		STEP M	34.9236	52.3854	2,793.88	6,053.42	72,641.08
		STEP N	35.7860	53.6790	2,862.88	6,202.90	74,434.88
		STEP O	36.6698	55.0047	2,933.58	6,356.09	76,273.18

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B454	GIS ANALYST I	STEP A	25.9797	38.9695	2,078.37	4,503.14	54,037.77
		STEP B	26.6211	39.9316	2,129.68	4,614.32	55,371.88
		STEP C	27.2785	40.9177	2,182.28	4,728.27	56,739.28
		STEP D	27.9522	41.9283	2,236.17	4,845.04	58,140.57
		STEP E	28.6425	42.9637	2,291.40	4,964.70	59,576.40
		STEP F	29.3498	44.0247	2,347.98	5,087.29	61,047.58
		STEP G	30.0746	45.1119	2,405.96	5,212.93	62,555.16
		STEP H	30.8173	46.2259	2,465.38	5,341.66	64,099.98
		STEP I	31.5784	47.3676	2,526.27	5,473.58	65,683.07
		STEP J	32.3582	48.5373	2,588.65	5,608.75	67,305.05
		STEP K	33.1573	49.7359	2,652.58	5,747.26	68,967.18
		STEP L	33.9762	50.9643	2,718.09	5,889.20	70,670.49
		STEP M	34.8152	52.2228	2,785.21	6,034.63	72,415.61
		STEP N	35.6750	53.5125	2,854.00	6,183.66	74,204.00
		STEP O	36.5560	54.8340	2,924.48	6,336.37	76,036.48
B455	GIS ANALYST II	STEP A	28.7899	43.1848	2,303.19	4,990.24	59,882.99
		STEP B	29.5006	44.2509	2,360.04	5,113.43	61,361.24
		STEP C	30.2291	45.3436	2,418.32	5,239.71	62,876.52
		STEP D	30.9757	46.4635	2,478.05	5,369.12	64,429.45
		STEP E	31.7406	47.6109	2,539.24	5,501.70	66,020.44
		STEP F	32.5245	48.7867	2,601.96	5,637.58	67,650.96
		STEP G	33.3277	49.9915	2,666.21	5,776.80	69,321.61
		STEP H	34.1507	51.2260	2,732.05	5,919.45	71,033.45
		STEP I	34.9941	52.4911	2,799.52	6,065.64	72,787.72
		STEP J	35.8573	53.7859	2,868.58	6,215.26	74,583.18
		STEP K	36.7438	55.1157	2,939.50	6,368.92	76,427.10
		STEP L	37.6512	56.4768	3,012.09	6,526.20	78,314.49
		STEP M	38.5810	57.8715	3,086.48	6,687.37	80,248.48
		STEP N	39.5338	59.3007	3,162.70	6,852.52	82,230.30
		STEP O	40.5101	60.7651	3,240.80	7,021.75	84,261.00
B456	HOUSING ANALYST I	STEP A	26.1457	39.2185	2,091.65	4,531.92	54,383.05
		STEP B	26.7912	40.1868	2,143.29	4,643.80	55,725.69
		STEP C	27.4529	41.1793	2,196.23	4,758.50	57,102.03
		STEP D	28.1308	42.1962	2,250.46	4,876.00	58,512.06
		STEP E	28.8255	43.2382	2,306.04	4,996.42	59,957.04
		STEP F	29.5374	44.3061	2,362.99	5,119.81	61,437.79
		STEP G	30.2668	45.4002	2,421.34	5,246.24	62,954.94
		STEP H	31.0143	46.5214	2,481.14	5,375.81	64,509.74
		STEP I	31.7802	47.6703	2,542.41	5,508.56	66,102.81
		STEP J	32.5650	48.8475	2,605.20	5,644.60	67,735.20
		STEP K	33.3692	50.0538	2,669.53	5,783.99	69,407.93
		STEP L	34.1933	51.2899	2,735.46	5,926.83	71,122.06
		STEP M	35.0377	52.5565	2,803.01	6,073.20	72,878.41
		STEP N	35.9030	53.8545	2,872.24	6,223.18	74,678.24
		STEP O	36.7896	55.1844	2,943.16	6,376.86	76,522.36

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B457	HOUSING ANALYST II	STEP A	28.7602	43.1403	2,300.81	4,985.10	59,821.21
		STEP B	29.4705	44.2057	2,357.64	5,108.22	61,298.64
		STEP C	30.1983	45.2974	2,415.86	5,234.37	62,812.46
		STEP D	30.9440	46.4160	2,475.52	5,363.62	64,363.52
		STEP E	31.7082	47.5623	2,536.65	5,496.08	65,953.05
		STEP F	32.4912	48.7368	2,599.29	5,631.80	67,581.69
		STEP G	33.2936	49.9404	2,663.48	5,770.89	69,250.68
		STEP H	34.1158	51.1737	2,729.26	5,913.40	70,960.86
		STEP I	34.9583	52.4374	2,796.66	6,059.43	72,713.26
		STEP J	35.8216	53.7324	2,865.72	6,209.07	74,508.92
		STEP K	36.7063	55.0594	2,936.50	6,362.42	76,349.10
		STEP L	37.6127	56.4190	3,009.01	6,519.53	78,234.41
		STEP M	38.5416	57.8124	3,083.32	6,680.54	80,166.52
		STEP N	39.4934	59.2401	3,159.47	6,845.52	82,146.27
		STEP O	40.4687	60.7030	3,237.49	7,014.57	84,174.89
B458	HOUSING TECHNICIAN I	STEP A	18.4854	27.7281	1,478.83	3,204.13	38,449.63
		STEP B	18.9417	28.4125	1,515.33	3,283.22	39,398.73
		STEP C	19.4095	29.1142	1,552.76	3,364.31	40,371.76
		STEP D	19.8880	29.8320	1,591.04	3,447.25	41,367.04
		STEP E	20.3800	30.5700	1,630.40	3,532.53	42,390.40
		STEP F	20.8833	31.3249	1,670.66	3,619.77	43,437.26
		STEP G	21.3990	32.0985	1,711.92	3,709.16	44,509.92
		STEP H	21.9275	32.8912	1,754.20	3,800.76	45,609.20
		STEP I	22.4690	33.7035	1,797.52	3,894.62	46,735.52
		STEP J	23.0239	34.5358	1,841.91	3,990.80	47,889.71
		STEP K	23.5924	35.3886	1,887.39	4,089.34	49,072.19
		STEP L	24.1751	36.2626	1,934.00	4,190.35	50,284.20
		STEP M	24.7721	37.1581	1,981.76	4,293.83	51,525.96
		STEP N	25.3838	38.0757	2,030.70	4,399.85	52,798.30
		STEP O	26.0107	39.0160	2,080.85	4,508.52	54,102.25
B459	HOUSING TECHNICIAN II	STEP A	20.3346	30.5019	1,626.76	3,524.66	42,295.96
		STEP B	20.8366	31.2549	1,666.92	3,611.67	43,340.12
		STEP C	21.3512	32.0268	1,708.09	3,700.87	44,410.49
		STEP D	21.8784	32.8176	1,750.27	3,792.25	45,507.07
		STEP E	22.4187	33.6280	1,793.49	3,885.90	46,630.89
		STEP F	22.9724	34.4586	1,837.79	3,981.88	47,782.59
		STEP G	23.5397	35.3095	1,883.17	4,080.21	48,962.57
		STEP H	24.1210	36.1815	1,929.68	4,180.97	50,171.68
		STEP I	24.7167	37.0750	1,977.33	4,284.22	51,410.73
		STEP J	25.3271	37.9906	2,026.16	4,390.03	52,680.36
		STEP K	25.9525	38.9287	2,076.20	4,498.43	53,981.20
		STEP L	26.5934	39.8901	2,127.47	4,609.52	55,314.27
		STEP M	27.2502	40.8753	2,180.01	4,723.36	56,680.41
		STEP N	27.9231	41.8846	2,233.84	4,840.00	58,080.04
		STEP O	28.6127	42.9190	2,289.01	4,959.53	59,514.41

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B460	INDUSTRIAL WASTE SPECIALIST	STEP A	26.6112	39.9168	2,128.89	4,612.60	55,351.29
		STEP B	27.2682	40.9023	2,181.45	4,726.48	56,717.85
		STEP C	27.9416	41.9124	2,235.32	4,843.21	58,118.52
		STEP D	28.6316	42.9474	2,290.52	4,962.81	59,553.72
		STEP E	29.3387	44.0080	2,347.09	5,085.37	61,024.49
		STEP F	30.0632	45.0948	2,405.05	5,210.95	62,531.45
		STEP G	30.8056	46.2084	2,464.44	5,339.63	64,075.64
		STEP H	31.5664	47.3496	2,525.31	5,471.50	65,658.11
		STEP I	32.3459	48.5188	2,587.67	5,606.62	67,279.47
		STEP J	33.1447	49.7170	2,651.57	5,745.08	68,940.97
		STEP K	33.9632	50.9448	2,717.05	5,886.95	70,643.45
		STEP L	34.8020	52.2030	2,784.16	6,032.34	72,388.16
		STEP M	35.6614	53.4921	2,852.91	6,181.30	74,175.71
		STEP N	36.5421	54.8131	2,923.36	6,333.96	76,007.56
		STEP O	37.4445	56.1667	2,995.56	6,490.38	77,884.56
B461	INDUSTRIAL WASTE TECHNICIAN	STEP A	23.1393	34.7089	1,851.14	4,010.81	48,129.74
		STEP B	23.7106	35.5659	1,896.84	4,109.83	49,318.04
		STEP C	24.2962	36.4443	1,943.69	4,211.34	50,536.09
		STEP D	24.8962	37.3443	1,991.69	4,315.34	51,784.09
		STEP E	25.5110	38.2665	2,040.88	4,421.90	53,062.88
		STEP F	26.1410	39.2115	2,091.28	4,531.10	54,373.28
		STEP G	26.7865	40.1797	2,142.92	4,642.99	55,715.92
		STEP H	27.4481	41.1721	2,195.84	4,757.67	57,092.04
		STEP I	28.1259	42.1888	2,250.07	4,875.15	58,501.87
		STEP J	28.8205	43.2307	2,305.64	4,995.55	59,946.64
		STEP K	29.5322	44.2983	2,362.57	5,118.91	61,426.97
		STEP L	30.2615	45.3922	2,420.92	5,245.32	62,943.92
		STEP M	31.0088	46.5132	2,480.70	5,374.85	64,498.30
		STEP N	31.7746	47.6619	2,541.96	5,507.59	66,091.16
		STEP O	32.5593	48.8389	2,604.74	5,643.61	67,723.34
B463	INTERPRETIVE SRVC SPECIALST I	STEP A	19.6833	29.5249	1,574.66	3,411.77	40,941.26
		STEP B	20.1692	30.2538	1,613.53	3,495.99	41,951.93
		STEP C	20.6673	31.0009	1,653.38	3,582.33	42,987.98
		STEP D	21.1777	31.7665	1,694.21	3,670.80	44,049.61
		STEP E	21.7007	32.5510	1,736.05	3,761.45	45,137.45
		STEP F	22.2366	33.3549	1,778.92	3,854.34	46,252.12
		STEP G	22.7858	34.1787	1,822.86	3,949.53	47,394.46
		STEP H	23.3485	35.0227	1,867.88	4,047.07	48,564.88
		STEP I	23.9251	35.8876	1,914.00	4,147.01	49,764.20
		STEP J	24.5159	36.7738	1,961.27	4,249.42	50,993.07
		STEP K	25.1213	37.6819	2,009.70	4,354.35	52,252.30
		STEP L	25.7417	38.6125	2,059.33	4,461.89	53,542.73
		STEP M	36.3774	54.5661	2,910.19	6,305.41	75,664.99
		STEP N	27.0288	40.5432	2,162.30	4,684.99	56,219.90
		STEP O	27.6963	41.5444	2,215.70	4,800.69	57,608.30

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B462	INTERPRETIVE SRVC SPECIALST II	STEP A	21.6515	32.4772	1,732.12	3,752.92	45,035.12
		STEP B	22.1861	33.2791	1,774.88	3,845.59	46,147.08
		STEP C	22.7340	34.1010	1,818.72	3,940.56	47,286.72
		STEP D	23.2955	34.9432	1,863.64	4,037.88	48,454.64
		STEP E	23.8708	35.8062	1,909.66	4,137.60	49,651.26
		STEP F	24.4603	36.6904	1,956.82	4,239.78	50,877.42
		STEP G	25.0643	37.5964	2,005.14	4,344.47	52,133.74
		STEP H	25.6833	38.5249	2,054.66	4,451.77	53,421.26
		STEP I	26.3175	39.4762	2,105.40	4,561.70	54,740.40
		STEP J	26.9675	40.4512	2,157.40	4,674.36	56,092.40
		STEP K	27.6334	41.4501	2,210.67	4,789.78	57,477.47
		STEP L	28.3159	42.4738	2,265.27	4,908.08	58,897.07
		STEP M	29.0151	43.5226	2,321.20	5,029.28	60,351.40
		STEP N	29.7317	44.5975	2,378.53	5,153.49	61,841.93
		STEP O	30.4659	45.6988	2,437.27	5,280.75	63,369.07
B464	IRRIGATION TECHNICIAN	STEP A	24.2277	36.3415	1,938.21	4,199.46	50,393.61
		STEP B	24.8258	37.2387	1,986.06	4,303.13	51,637.66
		STEP C	25.4389	38.1583	2,035.11	4,409.40	52,912.91
		STEP D	26.0671	39.1006	2,085.36	4,518.29	54,219.56
		STEP E	26.7109	40.0663	2,136.87	4,629.88	55,558.67
		STEP F	27.3705	41.0557	2,189.64	4,744.22	56,930.64
		STEP G	28.0464	42.0696	2,243.71	4,861.37	58,336.51
		STEP H	28.7391	43.1086	2,299.12	4,981.44	59,777.32
		STEP I	29.4488	44.1732	2,355.90	5,104.45	61,253.50
		STEP J	30.1760	45.2640	2,414.08	5,230.50	62,766.08
		STEP K	30.9212	46.3818	2,473.69	5,359.67	64,316.09
		STEP L	31.6848	47.5272	2,534.78	5,492.03	65,904.38
		STEP M	32.4673	48.7009	2,597.38	5,627.66	67,531.98
		STEP N	33.2691	49.9036	2,661.52	5,766.64	69,199.72
		STEP O	34.0907	51.1360	2,727.25	5,909.05	70,908.65
B465	IT ANALYST I	STEP A	27.3989	41.0983	2,191.91	4,749.14	56,989.71
		STEP B	28.0754	42.1131	2,246.03	4,866.40	58,396.83
		STEP C	28.7687	43.1530	2,301.49	4,986.57	59,838.89
		STEP D	29.4792	44.2188	2,358.33	5,109.72	61,316.73
		STEP E	30.2072	45.3108	2,416.57	5,235.91	62,830.97
		STEP F	30.9532	46.4298	2,476.25	5,365.22	64,382.65
		STEP G	31.7176	47.5764	2,537.40	5,497.71	65,972.60
		STEP H	32.5008	48.7512	2,600.06	5,633.47	67,601.66
		STEP I	33.3035	49.9552	2,664.28	5,772.60	69,271.28
		STEP J	34.1259	51.1888	2,730.07	5,915.15	70,981.87
		STEP K	34.9687	52.4530	2,797.49	6,061.24	72,734.89
		STEP L	35.8322	53.7483	2,866.57	6,210.91	74,530.97
		STEP M	36.7171	55.0756	2,937.36	6,364.29	76,371.56
		STEP N	37.6239	56.4358	3,009.91	6,521.47	78,257.71
		STEP O	38.5530	57.8295	3,084.24	6,682.52	80,190.24

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B466	IT ANALYST II	STEP A	30.1390	45.2085	2,411.12	5,224.09	62,689.12
		STEP B	30.8829	46.3243	2,470.63	5,353.03	64,236.43
		STEP C	31.6456	47.4684	2,531.64	5,485.23	65,822.84
		STEP D	32.4271	48.6406	2,594.16	5,620.69	67,448.36
		STEP E	33.2279	49.8418	2,658.23	5,759.50	69,114.03
		STEP F	34.0485	51.0727	2,723.88	5,901.74	70,820.88
		STEP G	34.8893	52.3339	2,791.14	6,047.47	72,569.74
		STEP H	35.7509	53.6263	2,860.07	6,196.82	74,361.87
		STEP I	36.6338	54.9507	2,930.70	6,349.85	76,198.30
		STEP J	37.5385	56.3077	3,003.08	6,506.67	78,080.08
		STEP K	38.4655	57.6982	3,077.24	6,667.35	80,008.24
		STEP L	39.4155	59.1232	3,153.24	6,832.02	81,984.24
		STEP M	40.3888	60.5832	3,231.10	7,000.72	84,008.70
		STEP N	41.3863	62.0794	3,310.90	7,173.62	86,083.50
		STEP O	42.4083	63.6124	3,392.66	7,350.77	88,209.26
B469	IT PLANNING & POLICY TECH	STEP A	21.4856	32.2284	1,718.84	3,724.17	44,690.04
		STEP B	22.0159	33.0238	1,761.27	3,816.08	45,793.07
		STEP C	22.5596	33.8394	1,804.76	3,910.33	46,923.96
		STEP D	23.1167	34.6750	1,849.33	4,006.89	48,082.73
		STEP E	23.6876	35.5314	1,895.00	4,105.85	49,270.20
		STEP F	24.2725	36.4087	1,941.80	4,207.23	50,486.80
		STEP G	24.8720	37.3080	1,989.76	4,311.14	51,733.76
		STEP H	25.4862	38.2293	2,038.89	4,417.60	53,011.29
		STEP I	26.1156	39.1734	2,089.24	4,526.70	54,320.44
		STEP J	26.7605	40.1407	2,140.84	4,638.48	55,661.84
		STEP K	27.4214	41.1321	2,193.71	4,753.04	57,036.51
		STEP L	28.0986	42.1479	2,247.88	4,870.42	58,445.08
		STEP M	28.7925	43.1887	2,303.40	4,990.70	59,888.40
		STEP N	29.5035	44.2552	2,360.28	5,113.94	61,367.28
		STEP O	30.2321	45.3481	2,418.56	5,240.23	62,882.76
B470	IT TECHNICIAN I	STEP A	20.8834	31.3251	1,670.67	3,619.78	43,437.47
		STEP B	21.3990	32.0985	1,711.92	3,709.16	44,509.92
		STEP C	21.9275	32.8912	1,754.20	3,800.76	45,609.20
		STEP D	22.4690	33.7035	1,797.52	3,894.62	46,735.52
		STEP E	23.0238	34.5357	1,841.90	3,990.79	47,889.50
		STEP F	23.5924	35.3886	1,887.39	4,089.34	49,072.19
		STEP G	24.1751	36.2626	1,934.00	4,190.35	50,284.20
		STEP H	24.7721	37.1581	1,981.76	4,293.83	51,525.96
		STEP I	25.3838	38.0757	2,030.70	4,399.85	52,798.30
		STEP J	26.0107	39.0160	2,080.85	4,508.52	54,102.25
		STEP K	26.6530	39.9795	2,132.24	4,619.85	55,438.24
		STEP L	27.3112	40.9668	2,184.89	4,733.94	56,807.29
		STEP M	27.9857	41.9785	2,238.85	4,850.85	58,210.25
		STEP N	28.6768	43.0152	2,294.14	4,970.64	59,647.74
		STEP O	29.3850	44.0775	2,350.80	5,093.40	61,120.80

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B471	IT TECHNICIAN II	STEP A	22.9719	34.4578	1,837.75	3,981.79	47,781.55
		STEP B	23.5389	35.3083	1,883.11	4,080.07	48,960.91
		STEP C	24.1202	36.1803	1,929.61	4,180.83	50,170.01
		STEP D	24.7159	37.0738	1,977.27	4,284.08	51,409.07
		STEP E	25.3262	37.9893	2,026.09	4,389.87	52,678.49
		STEP F	25.9517	38.9275	2,076.13	4,498.29	53,979.53
		STEP G	26.5926	39.8889	2,127.40	4,609.38	55,312.60
		STEP H	27.2493	40.8739	2,179.94	4,723.21	56,678.54
		STEP I	27.9222	41.8833	2,233.77	4,839.84	58,078.17
		STEP J	28.6118	42.9177	2,288.94	4,959.37	59,512.54
		STEP K	29.3183	43.9774	2,345.46	5,081.83	60,982.06
		STEP L	30.0424	45.0636	2,403.39	5,207.34	62,488.19
		STEP M	30.7843	46.1764	2,462.74	5,335.94	64,031.34
		STEP N	31.5445	47.3167	2,523.56	5,467.71	65,612.56
		STEP O	32.3235	48.4852	2,585.88	5,602.74	67,232.88
B472	JR ENGINEER	STEP A	27.9568	41.9352	2,236.54	4,845.84	58,150.14
		STEP B	28.6474	42.9711	2,291.79	4,965.54	59,586.59
		STEP C	29.3548	44.0322	2,348.38	5,088.16	61,057.98
		STEP D	30.0797	45.1195	2,406.37	5,213.81	62,565.77
		STEP E	30.8226	46.2339	2,465.80	5,342.58	64,111.00
		STEP F	31.5837	47.3755	2,526.69	5,474.50	65,694.09
		STEP G	32.3637	48.5455	2,589.09	5,609.70	67,316.49
		STEP H	33.1630	49.7445	2,653.04	5,748.25	68,979.04
		STEP I	33.9819	50.9728	2,718.55	5,890.19	70,682.35
		STEP J	34.8211	52.2316	2,785.68	6,035.65	72,427.88
		STEP K	35.6810	53.5215	2,854.48	6,184.70	74,216.48
		STEP L	36.5622	54.8433	2,924.97	6,337.44	76,049.37
		STEP M	37.4651	56.1976	2,997.20	6,493.95	77,927.40
		STEP N	38.3903	57.5854	3,071.22	6,654.31	79,851.82
		STEP O	39.3384	59.0076	3,147.07	6,818.65	81,823.87
B473	LABORATORY TECHNICIAN I	STEP A	18.9491	28.4236	1,515.92	3,284.51	39,414.12
		STEP B	19.4172	29.1258	1,553.37	3,365.64	40,387.77
		STEP C	19.8967	29.8450	1,591.73	3,448.76	41,385.13
		STEP D	20.3881	30.5821	1,631.04	3,533.93	42,407.24
		STEP E	20.8916	31.3374	1,671.32	3,621.21	43,454.52
		STEP F	21.4075	32.1112	1,712.60	3,710.63	44,527.60
		STEP G	21.9362	32.9043	1,754.89	3,802.27	45,627.29
		STEP H	22.4779	33.7168	1,798.23	3,896.16	46,754.03
		STEP I	23.0330	34.5495	1,842.64	3,992.38	47,908.64
		STEP J	23.6018	35.4027	1,888.14	4,090.97	49,091.74
		STEP K	24.1846	36.2769	1,934.76	4,192.00	50,303.96
		STEP L	24.7819	37.1728	1,982.55	4,295.52	51,546.35
		STEP M	25.3939	38.0908	2,031.51	4,401.60	52,819.31
		STEP N	26.0210	39.0315	2,081.68	4,510.30	54,123.68
		STEP O	26.6636	39.9954	2,133.08	4,621.69	55,460.28

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B474	LABORATORY TECHNICIAN II	STEP A	21.0357	31.5535	1,682.85	3,646.18	43,754.25
		STEP B	21.5552	32.3328	1,724.41	3,736.23	44,834.81
		STEP C	22.0875	33.1312	1,767.00	3,828.50	45,942.00
		STEP D	22.6330	33.9495	1,810.64	3,923.05	47,076.64
		STEP E	23.1919	34.7878	1,855.35	4,019.92	48,239.15
		STEP F	23.7646	35.6469	1,901.16	4,119.19	49,430.36
		STEP G	24.3515	36.5272	1,948.12	4,220.92	50,651.12
		STEP H	24.9529	37.4293	1,996.23	4,325.16	51,902.03
		STEP I	25.5691	38.3536	2,045.52	4,431.97	53,183.72
		STEP J	26.2006	39.3009	2,096.04	4,541.43	54,497.24
		STEP K	26.8476	40.2714	2,147.80	4,653.58	55,843.00
		STEP L	27.5106	41.2659	2,200.84	4,768.50	57,222.04
		STEP M	28.1900	42.2850	2,255.20	4,886.26	58,635.20
		STEP N	28.8861	43.3291	2,310.88	5,006.92	60,083.08
		STEP O	29.5995	44.3992	2,367.96	5,130.58	61,566.96
B475	LIBRARIAN I	STEP A	20.5906	30.8859	1,647.24	3,569.03	42,828.44
		STEP B	21.0990	31.6485	1,687.92	3,657.16	43,885.92
		STEP C	21.6201	32.4301	1,729.60	3,747.48	44,969.80
		STEP D	22.1540	33.2310	1,772.32	3,840.02	46,080.32
		STEP E	22.7011	34.0516	1,816.08	3,934.85	47,218.28
		STEP F	23.2617	34.8925	1,860.93	4,032.02	48,384.33
		STEP G	23.8362	35.7543	1,906.89	4,131.60	49,579.29
		STEP H	24.4248	36.6372	1,953.98	4,233.63	50,803.58
		STEP I	25.0280	37.5420	2,002.24	4,338.18	52,058.24
		STEP J	25.6461	38.4691	2,051.68	4,445.32	53,343.88
		STEP K	26.2794	39.4191	2,102.35	4,555.09	54,661.15
		STEP L	26.9284	40.3926	2,154.27	4,667.58	56,011.07
		STEP M	27.5934	41.3901	2,207.47	4,782.85	57,394.27
		STEP N	28.2748	42.4122	2,261.98	4,900.96	58,811.58
		STEP O	28.9731	43.4596	2,317.84	5,022.00	60,264.04
B476	LIBRARIAN II	STEP A	22.6496	33.9744	1,811.96	3,925.93	47,111.16
		STEP B	23.2089	34.8133	1,856.71	4,022.87	48,274.51
		STEP C	23.7820	35.6730	1,902.56	4,122.21	49,466.56
		STEP D	24.3693	36.5539	1,949.54	4,224.01	50,688.14
		STEP E	24.9711	37.4566	1,997.68	4,328.32	51,939.88
		STEP F	25.5878	38.3817	2,047.02	4,435.21	53,222.62
		STEP G	26.2197	39.3295	2,097.57	4,544.74	54,536.97
		STEP H	26.8672	40.3008	2,149.37	4,656.98	55,883.77
		STEP I	27.5307	41.2960	2,202.45	4,771.98	57,263.85
		STEP J	28.2106	42.3159	2,256.84	4,889.83	58,678.04
		STEP K	28.9073	43.3609	2,312.58	5,010.59	60,127.18
		STEP L	29.6211	44.4316	2,369.68	5,134.32	61,611.88
		STEP M	30.3526	45.5289	2,428.20	5,261.11	63,133.40
		STEP N	31.1022	46.6533	2,488.17	5,391.04	64,692.57
		STEP O	31.8703	47.8054	2,549.62	5,524.18	66,290.22

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B477	LIBRARY ASSISTANT I	STEP A	16.0709	24.1063	1,285.67	2,785.62	33,427.47
		STEP B	16.4677	24.7015	1,317.41	2,854.40	34,252.81
		STEP C	16.8744	25.3116	1,349.95	2,924.89	35,098.75
		STEP D	17.2911	25.9366	1,383.28	2,997.12	35,965.48
		STEP E	17.7181	26.5771	1,417.44	3,071.13	36,853.64
		STEP F	18.1557	27.2335	1,452.45	3,146.98	37,763.85
		STEP G	18.6041	27.9061	1,488.32	3,224.71	38,696.52
		STEP H	19.0635	28.5952	1,525.08	3,304.34	39,652.08
		STEP I	19.5343	29.3014	1,562.74	3,385.94	40,631.34
		STEP J	20.0167	30.0250	1,601.33	3,469.56	41,634.73
		STEP K	20.5110	30.7665	1,640.88	3,555.24	42,662.88
		STEP L	21.0175	31.5262	1,681.40	3,643.03	43,716.40
		STEP M	21.5366	32.3049	1,722.92	3,733.01	44,796.12
		STEP N	22.0684	33.1026	1,765.47	3,825.18	45,902.27
		STEP O	22.6134	33.9201	1,809.07	3,919.65	47,035.87
B478	LIBRARY ASSISTANT II	STEP A	17.6780	26.5170	1,414.24	3,064.18	36,770.24
		STEP B	18.1145	27.1717	1,449.16	3,139.84	37,678.16
		STEP C	18.5619	27.8428	1,484.95	3,217.39	38,608.75
		STEP D	19.0203	28.5304	1,521.62	3,296.85	39,562.22
		STEP E	19.4900	29.2350	1,559.20	3,378.26	40,539.20
		STEP F	19.9713	29.9569	1,597.70	3,461.69	41,540.30
		STEP G	20.4645	30.6967	1,637.16	3,547.18	42,566.16
		STEP H	20.9699	31.4548	1,677.59	3,634.78	43,617.39
		STEP I	21.4877	32.2315	1,719.01	3,724.53	44,694.41
		STEP J	22.0184	33.0276	1,761.47	3,816.52	45,798.27
		STEP K	22.5621	33.8431	1,804.96	3,910.76	46,929.16
		STEP L	23.1193	34.6789	1,849.54	4,007.34	48,088.14
		STEP M	23.6903	35.5354	1,895.22	4,106.31	49,275.82
		STEP N	24.2753	36.4129	1,942.02	4,207.71	50,492.62
		STEP O	24.8748	37.3122	1,989.98	4,311.63	51,739.58
B479	LIBRARY TECHNICIAN	STEP A	20.1889	30.2833	1,615.11	3,499.40	41,992.91
		STEP B	20.6874	31.0311	1,654.99	3,585.81	43,029.79
		STEP C	21.1983	31.7974	1,695.86	3,674.37	44,092.46
		STEP D	21.7218	32.5827	1,737.74	3,765.11	45,181.34
		STEP E	22.2583	33.3874	1,780.66	3,858.10	46,297.26
		STEP F	22.8079	34.2118	1,824.63	3,953.36	47,440.43
		STEP G	23.3712	35.0568	1,869.69	4,051.00	48,612.09
		STEP H	23.9484	35.9226	1,915.87	4,151.05	49,812.67
		STEP I	24.5398	36.8097	1,963.18	4,253.56	51,042.78
		STEP J	25.1458	37.7187	2,011.66	4,358.60	52,303.26
		STEP K	25.7668	38.6502	2,061.34	4,466.24	53,594.94
		STEP L	26.4031	39.6046	2,112.24	4,576.53	54,918.44
		STEP M	27.0551	40.5826	2,164.40	4,689.55	56,274.60
		STEP N	27.7233	41.5849	2,217.86	4,805.37	57,664.46
		STEP O	28.4079	42.6118	2,272.63	4,924.03	59,088.43

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B481	MARKETING & COMMUNIC ANALYST I						
		STEP A	23.2339	34.8508	1,858.71	4,027.20	48,326.51
		STEP B	23.8075	35.7112	1,904.60	4,126.63	49,519.60
		STEP C	24.3954	36.5931	1,951.63	4,228.53	50,742.43
		STEP D	24.9979	37.4968	1,999.83	4,332.96	51,995.63
		STEP E	25.6152	38.4228	2,049.21	4,439.96	53,279.61
		STEP F	26.2478	39.3717	2,099.82	4,549.61	54,595.42
		STEP G	26.8960	40.3440	2,151.68	4,661.97	55,943.68
		STEP H	27.5602	41.3403	2,204.81	4,777.10	57,325.21
		STEP I	28.2408	42.3612	2,259.26	4,895.07	58,740.86
		STEP J	28.9382	43.4073	2,315.05	5,015.95	60,191.45
		STEP K	29.6528	44.4792	2,372.22	5,139.81	61,677.82
		STEP L	30.3851	45.5776	2,430.80	5,266.75	63,201.00
		STEP M	31.1355	46.7032	2,490.84	5,396.82	64,761.84
		STEP N	31.9044	47.8566	2,552.35	5,530.09	66,361.15
		STEP O	32.6923	49.0384	2,615.38	5,666.66	67,999.98
B480	MARKETING & COMMUNIC ANALYST II						
		STEP A	25.5570	38.3355	2,044.56	4,429.88	53,158.56
		STEP B	26.1882	39.2823	2,095.05	4,539.28	54,471.45
		STEP C	26.8349	40.2523	2,146.79	4,651.38	55,816.59
		STEP D	27.4976	41.2464	2,199.80	4,766.25	57,195.00
		STEP E	28.1767	42.2650	2,254.13	4,883.96	58,607.53
		STEP F	28.8725	43.3087	2,309.80	5,004.56	60,054.80
		STEP G	29.5855	44.3782	2,366.84	5,128.15	61,537.84
		STEP H	30.3162	45.4743	2,425.29	5,254.80	63,057.69
		STEP I	31.0648	46.5972	2,485.18	5,384.56	64,614.78
		STEP J	31.8320	47.7480	2,546.56	5,517.54	66,210.56
		STEP K	32.6181	48.9271	2,609.44	5,653.80	67,845.64
		STEP L	33.4236	50.1354	2,673.88	5,793.42	69,521.08
		STEP M	34.2490	51.3735	2,739.92	5,936.49	71,237.92
		STEP N	35.0948	52.6422	2,807.58	6,083.09	72,997.18
		STEP O	35.9615	53.9422	2,876.92	6,233.32	74,799.92
B482	MECHANIC I						
		STEP A	21.5375	32.3062	1,723.00	3,733.16	44,798.00
		STEP B	22.0693	33.1039	1,765.54	3,825.34	45,904.14
		STEP C	22.6143	33.9214	1,809.14	3,919.81	47,037.74
		STEP D	23.1728	34.7592	1,853.82	4,016.61	48,199.42
		STEP E	23.7451	35.6176	1,899.60	4,115.81	49,389.80
		STEP F	24.3315	36.4972	1,946.52	4,217.46	50,609.52
		STEP G	24.9323	37.3984	1,994.58	4,321.59	51,859.18
		STEP H	25.5481	38.3221	2,043.84	4,428.33	53,140.04
		STEP I	26.1790	39.2685	2,094.32	4,537.69	54,452.32
		STEP J	26.8255	40.2382	2,146.04	4,649.75	55,797.04
		STEP K	27.4879	41.2318	2,199.03	4,764.56	57,174.83
		STEP L	28.1668	42.2502	2,253.34	4,882.24	58,586.94
		STEP M	28.8624	43.2936	2,308.99	5,002.81	60,033.79
		STEP N	29.5751	44.3626	2,366.00	5,126.35	61,516.20
		STEP O	30.3055	45.4582	2,424.44	5,252.95	63,035.44

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B483	MECHANIC II	STEP A	23.6913	35.5369	1,895.30	4,106.49	49,277.90
		STEP B	24.2767	36.4150	1,942.13	4,207.96	50,495.53
		STEP C	24.8763	37.3144	1,990.10	4,311.89	51,742.70
		STEP D	25.4906	38.2359	2,039.24	4,418.37	53,020.44
		STEP E	26.1201	39.1801	2,089.60	4,527.48	54,329.80
		STEP F	26.7651	40.1476	2,141.20	4,639.28	55,671.40
		STEP G	27.4261	41.1391	2,194.08	4,753.85	57,046.28
		STEP H	28.1034	42.1551	2,248.27	4,871.25	58,455.07
		STEP I	28.7974	43.1961	2,303.79	4,991.54	59,898.59
		STEP J	29.5086	44.2629	2,360.68	5,114.82	61,377.88
		STEP K	30.2373	45.3559	2,418.98	5,241.13	62,893.58
		STEP L	30.9841	46.4761	2,478.72	5,370.57	64,446.92
		STEP M	31.7492	47.6238	2,539.93	5,503.19	66,038.33
		STEP N	32.5333	48.7999	2,602.66	5,639.10	67,669.26
		STEP O	33.3367	50.0050	2,666.93	5,778.36	69,340.33
B484	METER READER	STEP A	17.6607	26.4910	1,412.85	3,061.18	36,734.25
		STEP B	18.0968	27.1452	1,447.74	3,136.77	37,641.34
		STEP C	18.5438	27.8157	1,483.50	3,214.25	38,571.10
		STEP D	19.0017	28.5025	1,520.13	3,293.62	39,523.53
		STEP E	19.4710	29.2065	1,557.68	3,374.97	40,499.68
		STEP F	19.9518	29.9277	1,596.14	3,458.31	41,499.74
		STEP G	20.4445	30.6667	1,635.56	3,543.71	42,524.56
		STEP H	20.9494	31.4241	1,675.95	3,631.22	43,574.75
		STEP I	21.4668	32.2002	1,717.34	3,720.91	44,650.94
		STEP J	21.9969	32.9953	1,759.75	3,812.79	45,753.55
		STEP K	22.5401	33.8101	1,803.20	3,906.95	46,883.40
		STEP L	23.0967	34.6450	1,847.73	4,003.42	48,041.13
		STEP M	23.6671	35.5006	1,893.36	4,102.29	49,227.56
		STEP N	24.2516	36.3774	1,940.12	4,203.61	50,443.32
		STEP O	24.8505	37.2757	1,988.04	4,307.42	51,689.04
B485	METER SERVICE WORKER	STEP A	18.5410	27.8115	1,483.28	3,213.77	38,565.28
		STEP B	18.9988	28.4982	1,519.90	3,293.12	39,517.50
		STEP C	19.4680	29.2020	1,557.44	3,374.45	40,493.44
		STEP D	19.9488	29.9232	1,595.90	3,457.79	41,493.50
		STEP E	20.4414	30.6621	1,635.31	3,543.17	42,518.11
		STEP F	20.9462	31.4193	1,675.69	3,630.67	43,568.09
		STEP G	21.4635	32.1952	1,717.08	3,720.34	44,644.08
		STEP H	21.9936	32.9904	1,759.48	3,812.22	45,746.68
		STEP I	22.5367	33.8050	1,802.93	3,906.36	46,876.33
		STEP J	23.0933	34.6399	1,847.46	4,002.83	48,034.06
		STEP K	23.6636	35.4954	1,893.08	4,101.69	49,220.28
		STEP L	24.2479	36.3718	1,939.83	4,202.96	50,435.63
		STEP M	24.8467	37.2700	1,987.73	4,306.76	51,681.13
		STEP N	25.4603	38.1904	2,036.82	4,413.11	52,957.42
		STEP O	26.0891	39.1336	2,087.12	4,522.11	54,265.32

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B486	NATURAL RESOURCES TECHNICIAN						
		STEP A	21.8607	32.7910	1,748.85	3,789.18	45,470.25
		STEP B	22.4005	33.6007	1,792.04	3,882.75	46,593.04
		STEP C	22.9537	34.4305	1,836.29	3,978.64	47,743.69
		STEP D	23.5206	35.2809	1,881.64	4,076.90	48,922.84
		STEP E	24.1014	36.1521	1,928.11	4,177.57	50,130.91
		STEP F	24.6966	37.0449	1,975.72	4,280.74	51,368.92
		STEP G	25.3065	37.9597	2,024.52	4,386.46	52,637.52
		STEP H	25.9315	38.8972	2,074.52	4,494.79	53,937.52
		STEP I	26.5719	39.8578	2,125.75	4,605.79	55,269.55
		STEP J	27.2281	40.8421	2,178.24	4,719.53	56,634.44
		STEP K	27.9005	41.8507	2,232.04	4,836.08	58,033.04
		STEP L	28.5895	42.8842	2,287.16	4,955.51	59,466.16
		STEP M	29.2955	43.9432	2,343.64	5,077.88	60,934.64
		STEP N	30.0190	45.0285	2,401.52	5,203.29	62,439.52
		STEP O	30.7603	46.1404	2,460.82	5,331.78	63,981.42
B487	NATURAL RESOURCES WKR I						
		STEP A	18.2400	27.3600	1,459.20	3,161.60	37,939.20
		STEP B	18.6904	28.0356	1,495.23	3,239.66	38,876.03
		STEP C	19.1520	28.7280	1,532.16	3,319.68	39,836.16
		STEP D	19.6250	29.4375	1,570.00	3,401.66	40,820.00
		STEP E	20.1096	30.1644	1,608.76	3,485.66	41,827.96
		STEP F	20.6062	30.9093	1,648.49	3,571.74	42,860.89
		STEP G	21.1151	31.6726	1,689.20	3,659.95	43,919.40
		STEP H	21.6365	32.4547	1,730.92	3,750.32	45,003.92
		STEP I	22.1709	33.2563	1,773.67	3,842.95	46,115.47
		STEP J	22.7184	34.0776	1,817.47	3,937.85	47,254.27
		STEP K	23.2794	34.9191	1,862.35	4,035.09	48,421.15
		STEP L	23.8543	35.7814	1,908.34	4,134.74	49,616.94
		STEP M	24.4434	36.6651	1,955.47	4,236.85	50,842.27
		STEP N	25.0471	37.5706	2,003.76	4,341.49	52,097.96
		STEP O	25.6656	38.4984	2,053.24	4,448.70	53,384.44
B488	NATURAL RESOURCES WKR II						
		STEP A	20.0642	30.0963	1,605.13	3,477.79	41,733.53
		STEP B	20.5596	30.8394	1,644.76	3,563.66	42,763.96
		STEP C	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP D	21.5876	32.3814	1,727.00	3,741.85	44,902.20
		STEP E	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP F	22.6670	34.0005	1,813.36	3,928.94	47,147.36
		STEP G	23.2268	34.8402	1,858.14	4,025.97	48,311.74
		STEP H	23.8004	35.7006	1,904.03	4,125.40	49,504.83
		STEP I	24.3882	36.5823	1,951.05	4,227.28	50,727.45
		STEP J	24.9904	37.4856	1,999.23	4,331.66	51,980.03
		STEP K	25.6076	38.4114	2,048.60	4,438.65	53,263.80
		STEP L	26.2400	39.3600	2,099.20	4,548.26	54,579.20
		STEP M	26.8880	40.3320	2,151.04	4,660.58	55,927.04
		STEP N	27.5520	41.3280	2,204.16	4,775.68	57,308.16
		STEP O	28.2324	42.3486	2,258.59	4,893.61	58,723.39

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B489	OFFICE ASSISTANT I	STEP A	15.4152	23.1228	1,233.21	2,671.96	32,063.61
		STEP B	15.7958	23.6937	1,263.66	2,737.93	32,855.26
		STEP C	16.1859	24.2788	1,294.87	2,805.55	33,666.67
		STEP D	16.5856	24.8784	1,326.84	2,874.83	34,498.04
		STEP E	16.9952	25.4928	1,359.61	2,945.83	35,350.01
		STEP F	17.4149	26.1223	1,393.19	3,018.58	36,222.99
		STEP G	17.8449	26.7673	1,427.59	3,093.11	37,117.39
		STEP H	18.2856	27.4284	1,462.84	3,169.50	38,034.04
		STEP I	18.7372	28.1058	1,498.97	3,247.78	38,973.37
		STEP J	19.1999	28.7998	1,535.99	3,327.98	39,935.79
		STEP K	19.6741	29.5111	1,573.92	3,410.17	40,922.12
		STEP L	20.1599	30.2398	1,612.79	3,494.38	41,932.59
		STEP M	20.6578	30.9867	1,652.62	3,580.68	42,968.22
		STEP N	21.1679	31.7518	1,693.43	3,669.10	44,029.23
		STEP O	21.6907	32.5360	1,735.25	3,759.72	45,116.65
B490	OFFICE ASSISTANT II	STEP A	16.9566	25.4349	1,356.52	2,939.14	35,269.72
		STEP B	17.3753	26.0629	1,390.02	3,011.71	36,140.62
		STEP C	17.8044	26.7066	1,424.35	3,086.09	37,033.15
		STEP D	18.2441	27.3661	1,459.52	3,162.31	37,947.72
		STEP E	18.6946	28.0419	1,495.56	3,240.39	38,884.76
		STEP F	19.1563	28.7344	1,532.50	3,320.42	39,845.10
		STEP G	19.6294	29.4441	1,570.35	3,402.42	40,829.15
		STEP H	20.1141	30.1711	1,609.12	3,486.44	41,837.32
		STEP I	20.6109	30.9163	1,648.87	3,572.55	42,870.67
		STEP J	21.1199	31.6798	1,689.59	3,660.78	43,929.39
		STEP K	21.6414	32.4621	1,731.31	3,751.17	45,014.11
		STEP L	22.1759	33.2638	1,774.07	3,843.82	46,125.87
		STEP M	22.7235	34.0852	1,817.88	3,938.74	47,264.88
		STEP N	23.2847	34.9270	1,862.77	4,036.01	48,432.17
		STEP O	23.8597	35.7895	1,908.77	4,135.68	49,628.17
B491	PARKS MAINTENANCE WORKER I	STEP A	17.3715	26.0572	1,389.72	3,011.06	36,132.72
		STEP B	17.8005	26.7007	1,424.04	3,085.42	37,025.04
		STEP C	18.2400	27.3600	1,459.20	3,161.60	37,939.20
		STEP D	18.6905	28.0357	1,495.24	3,239.68	38,876.24
		STEP E	19.1521	28.7281	1,532.16	3,319.69	39,836.36
		STEP F	19.6250	29.4375	1,570.00	3,401.66	40,820.00
		STEP G	20.1097	30.1645	1,608.77	3,485.68	41,828.17
		STEP H	20.6063	30.9094	1,648.50	3,571.75	42,861.10
		STEP I	21.1152	31.6728	1,689.21	3,659.96	43,919.61
		STEP J	21.6366	32.4549	1,730.92	3,750.34	45,004.12
		STEP K	22.1709	33.2563	1,773.67	3,842.95	46,115.47
		STEP L	22.7185	34.0777	1,817.48	3,937.87	47,254.48
		STEP M	23.2795	34.9192	1,862.36	4,035.11	48,421.36
		STEP N	23.8544	35.7816	1,908.35	4,134.76	49,617.15
		STEP O	24.4435	36.6652	1,955.48	4,236.87	50,842.48

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B492	PARKS MAINTENANCE WORKER II	STEP A	19.1087	28.6630	1,528.69	3,312.17	39,746.09
		STEP B	19.5806	29.3709	1,566.44	3,393.97	40,727.64
		STEP C	20.0642	30.0963	1,605.13	3,477.79	41,733.53
		STEP D	20.5597	30.8395	1,644.77	3,563.68	42,764.17
		STEP E	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP F	21.5877	32.3815	1,727.01	3,741.86	44,902.41
		STEP G	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP H	22.6670	34.0005	1,813.36	3,928.94	47,147.36
		STEP I	23.2268	34.8402	1,858.14	4,025.97	48,311.74
		STEP J	23.8004	35.7006	1,904.03	4,125.40	49,504.83
		STEP K	24.3882	36.5823	1,951.05	4,227.28	50,727.45
		STEP L	24.9905	37.4857	1,999.24	4,331.68	51,980.24
		STEP M	25.6076	38.4114	2,048.60	4,438.65	53,263.80
		STEP N	26.2400	39.3600	2,099.20	4,548.26	54,579.20
		STEP O	26.8880	40.3320	2,151.04	4,660.58	55,927.04
B493	PARKS, REC & LIBRARIES TECH	STEP A	22.1529	33.2293	1,772.23	3,839.83	46,078.03
		STEP B	22.7000	34.0500	1,816.00	3,934.66	47,216.00
		STEP C	23.2606	34.8909	1,860.84	4,031.83	48,382.04
		STEP D	23.8350	35.7525	1,906.80	4,131.40	49,576.80
		STEP E	24.4236	36.6354	1,953.88	4,233.42	50,801.08
		STEP F	25.0268	37.5402	2,002.14	4,337.97	52,055.74
		STEP G	25.6448	38.4672	2,051.58	4,445.09	53,341.18
		STEP H	26.2781	39.4171	2,102.24	4,554.87	54,658.44
		STEP I	26.9271	40.3906	2,154.16	4,667.36	56,008.36
		STEP J	27.5920	41.3880	2,207.36	4,782.61	57,391.36
		STEP K	28.2734	42.4101	2,261.87	4,900.72	58,808.67
		STEP L	28.9717	43.4575	2,317.73	5,021.76	60,261.13
		STEP M	29.6871	44.5306	2,374.96	5,145.76	61,749.16
		STEP N	30.4203	45.6304	2,433.62	5,272.85	63,274.22
		STEP O	31.1715	46.7572	2,493.72	5,403.06	64,836.72
B546	PERMIT ANALYST	STEP A	30.3640	45.5460	2,429.12	5,263.09	63,157.12
		STEP B	31.1135	46.6702	2,489.08	5,393.00	64,716.08
		STEP C	31.8819	47.8228	2,550.55	5,526.19	66,314.35
		STEP D	32.6692	49.0038	2,613.53	5,662.66	67,951.93
		STEP E	33.4760	50.2140	2,678.08	5,802.50	69,630.08
		STEP F	34.3027	51.4540	2,744.21	5,945.80	71,349.61
		STEP G	35.1498	52.7247	2,811.98	6,092.63	73,111.58
		STEP H	36.0178	54.0267	2,881.42	6,243.08	74,917.02
		STEP I	36.9073	55.3609	2,952.58	6,397.26	76,767.18
		STEP J	37.8187	56.7280	3,025.49	6,555.24	78,662.89
		STEP K	38.7527	58.1290	3,100.21	6,717.13	80,605.61
		STEP L	39.7097	59.5645	3,176.77	6,883.01	82,596.17
		STEP M	40.6904	61.0356	3,255.23	7,053.00	84,636.03
		STEP N	41.6952	62.5428	3,335.61	7,227.16	86,726.01
		STEP O	42.7249	64.0873	3,417.99	7,405.64	88,867.79

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B494	PERMITS TECHNICIAN I	STEP A	19.6549	29.4823	1,572.39	3,406.84	40,882.19
		STEP B	20.1403	30.2104	1,611.22	3,490.98	41,891.82
		STEP C	20.6376	30.9564	1,651.00	3,577.18	42,926.20
		STEP D	21.1473	31.7209	1,691.78	3,665.53	43,986.38
		STEP E	21.6695	32.5042	1,733.56	3,756.04	45,072.56
		STEP F	22.2047	33.3070	1,776.37	3,848.81	46,185.77
		STEP G	22.7530	34.1295	1,820.24	3,943.85	47,326.24
		STEP H	23.3149	34.9723	1,865.19	4,041.24	48,494.99
		STEP I	23.8907	35.8360	1,911.25	4,141.05	49,692.65
		STEP J	24.4807	36.7210	1,958.45	4,243.32	50,919.85
		STEP K	25.0852	37.6278	2,006.81	4,348.10	52,177.21
		STEP L	25.7047	38.5570	2,056.37	4,455.48	53,465.77
		STEP M	26.3395	39.5092	2,107.16	4,565.51	54,786.16
		STEP N	26.9900	40.4850	2,159.20	4,678.26	56,139.20
		STEP O	27.6565	41.4847	2,212.52	4,793.79	57,525.52
B495	PERMITS TECHNICIAN II	STEP A	21.6204	32.4306	1,729.63	3,747.53	44,970.43
		STEP B	22.1543	33.2314	1,772.34	3,840.07	46,080.94
		STEP C	22.7014	34.0521	1,816.11	3,934.90	47,218.91
		STEP D	23.2620	34.8930	1,860.96	4,032.08	48,384.96
		STEP E	23.8365	35.7547	1,906.92	4,131.66	49,579.92
		STEP F	24.4252	36.6378	1,954.01	4,233.70	50,804.41
		STEP G	25.0284	37.5426	2,002.27	4,338.25	52,059.07
		STEP H	25.6464	38.4696	2,051.71	4,445.37	53,344.51
		STEP I	26.2798	39.4197	2,102.38	4,555.16	54,661.98
		STEP J	26.9288	40.3932	2,154.30	4,667.65	56,011.90
		STEP K	27.5938	41.3907	2,207.50	4,782.92	57,395.10
		STEP L	28.2752	42.4128	2,262.01	4,901.03	58,812.41
		STEP M	28.9735	43.4602	2,317.88	5,022.07	60,264.88
		STEP N	29.6980	44.5470	2,375.84	5,147.65	61,771.84
		STEP O	30.4222	45.6333	2,433.77	5,273.18	63,278.17
B496	PLANNING SYSTEMS ANALYST	STEP A	30.3640	45.5460	2,429.12	5,263.09	63,157.12
		STEP B	31.1135	46.6702	2,489.08	5,393.00	64,716.08
		STEP C	31.8819	47.8228	2,550.55	5,526.19	66,314.35
		STEP D	32.6692	49.0038	2,613.53	5,662.66	67,951.93
		STEP E	33.4760	50.2140	2,678.08	5,802.50	69,630.08
		STEP F	34.3027	51.4540	2,744.21	5,945.80	71,349.61
		STEP G	35.1498	52.7247	2,811.98	6,092.63	73,111.58
		STEP H	36.0178	54.0267	2,881.42	6,243.08	74,917.02
		STEP I	36.9073	55.3609	2,952.58	6,397.26	76,767.18
		STEP J	37.8187	56.7280	3,025.49	6,555.24	78,662.89
		STEP K	38.7527	58.1290	3,100.21	6,717.13	80,605.61
		STEP L	39.7097	59.5645	3,176.77	6,883.01	82,596.17
		STEP M	40.6904	61.0356	3,255.23	7,053.00	84,636.03
		STEP N	41.6952	62.5428	3,335.61	7,227.16	86,726.01
		STEP O	42.7249	64.0873	3,417.99	7,405.64	88,867.79

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B497	PLANNING SYSTEMS TECHNICIAN I						
		STEP A	20.0599	30.0898	1,604.79	3,477.04	41,724.59
		STEP B	20.5553	30.8329	1,644.42	3,562.91	42,755.02
		STEP C	21.0629	31.5943	1,685.03	3,650.90	43,810.83
		STEP D	21.5831	32.3746	1,726.64	3,741.07	44,892.84
		STEP E	22.1161	33.1741	1,769.28	3,833.45	46,001.48
		STEP F	22.6622	33.9933	1,812.97	3,928.11	47,137.37
		STEP G	23.2219	34.8328	1,857.75	4,025.12	48,301.55
		STEP H	23.7953	35.6929	1,903.62	4,124.51	49,494.22
		STEP I	24.3830	36.5745	1,950.64	4,226.38	50,716.64
		STEP J	24.9851	37.4776	1,998.80	4,330.75	51,969.00
		STEP K	25.6021	38.4031	2,048.16	4,437.69	53,252.36
		STEP L	26.2344	39.3516	2,098.75	4,547.29	54,567.55
		STEP M	26.8823	40.3234	2,150.58	4,659.59	55,915.18
		STEP N	27.5461	41.3191	2,203.68	4,774.65	57,295.88
		STEP O	28.2264	42.3396	2,258.11	4,892.57	58,710.91
B498	PLANNING SYSTEMS TECHNICIAN II						
		STEP A	22.0658	33.0987	1,765.26	3,824.73	45,896.86
		STEP B	22.6107	33.9160	1,808.85	3,919.18	47,030.25
		STEP C	23.1691	34.7536	1,853.52	4,015.97	48,191.72
		STEP D	23.7412	35.6118	1,899.29	4,115.14	49,381.69
		STEP E	24.3275	36.4912	1,946.20	4,216.76	50,601.20
		STEP F	24.9283	37.3924	1,994.26	4,320.90	51,850.86
		STEP G	25.5439	38.3158	2,043.51	4,427.60	53,131.31
		STEP H	26.1748	39.2622	2,093.98	4,536.96	54,443.58
		STEP I	26.8212	40.2318	2,145.69	4,649.00	55,788.09
		STEP J	27.4835	41.2252	2,198.68	4,763.80	57,165.68
		STEP K	28.1622	42.2433	2,252.97	4,881.44	58,577.37
		STEP L	28.8577	43.2865	2,308.61	5,002.00	60,024.01
		STEP M	29.5704	44.3556	2,365.63	5,125.53	61,506.43
		STEP N	30.3006	45.4509	2,424.04	5,252.10	63,025.24
		STEP O	31.0489	46.5733	2,483.91	5,381.80	64,581.71
B499	PROJECT COORDINATOR						
		STEP A	27.1835	40.7752	2,174.68	4,711.80	56,541.68
		STEP B	27.8546	41.7819	2,228.36	4,828.13	57,937.56
		STEP C	28.5425	42.8137	2,283.40	4,947.36	59,368.40
		STEP D	29.2473	43.8709	2,339.78	5,069.53	60,834.38
		STEP E	29.9696	44.9544	2,397.56	5,194.73	62,336.76
		STEP F	30.7097	46.0645	2,456.77	5,323.01	63,876.17
		STEP G	31.4681	47.2021	2,517.44	5,454.47	65,453.64
		STEP H	32.2452	48.3678	2,579.61	5,589.16	67,070.01
		STEP I	33.0416	49.5624	2,643.32	5,727.21	68,726.52
		STEP J	33.8575	50.7862	2,708.60	5,868.63	70,423.60
		STEP K	34.6937	52.0405	2,775.49	6,013.57	72,162.89
		STEP L	35.5504	53.3256	2,844.03	6,162.06	73,944.83
		STEP M	36.4284	54.6426	2,914.27	6,314.25	75,771.07
		STEP N	37.3280	55.9920	2,986.24	6,470.18	77,642.24
		STEP O	38.2498	57.3747	3,059.98	6,629.96	79,559.58

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B500	PROJECT PLANNER	STEP A	33.3995	50.0992	2,671.96	5,789.24	69,470.96
		STEP B	34.2241	51.3361	2,737.92	5,932.17	71,186.12
		STEP C	35.0692	52.6038	2,805.53	6,078.66	72,943.93
		STEP D	35.9353	53.9029	2,874.82	6,228.78	74,745.42
		STEP E	36.8227	55.2340	2,945.81	6,382.60	76,591.21
		STEP F	37.7321	56.5981	3,018.56	6,540.23	78,482.76
		STEP G	38.6639	57.9958	3,093.11	6,701.74	80,420.91
		STEP H	39.6187	59.4280	3,169.49	6,867.24	82,406.89
		STEP I	40.5971	60.8956	3,247.76	7,036.83	84,441.96
		STEP J	41.5997	62.3995	3,327.97	7,210.61	86,527.37
		STEP K	42.6270	63.9405	3,410.16	7,388.68	88,664.16
		STEP L	43.6797	65.5195	3,494.37	7,571.14	90,853.77
		STEP M	44.7584	67.1376	3,580.67	7,758.12	93,097.47
		STEP N	45.8637	68.7955	3,669.09	7,949.70	95,396.49
		STEP O	46.9963	70.4944	3,759.70	8,146.02	97,752.30
B501	RECREATION COORDINATOR I	STEP A	19.6833	29.5249	1,574.66	3,411.77	40,941.26
		STEP B	20.1692	30.2538	1,613.53	3,495.99	41,951.93
		STEP C	20.6673	31.0009	1,653.38	3,582.33	42,987.98
		STEP D	21.1777	31.7665	1,694.21	3,670.80	44,049.61
		STEP E	21.7007	32.5510	1,736.05	3,761.45	45,137.45
		STEP F	22.2366	33.3549	1,778.92	3,854.34	46,252.12
		STEP G	22.7858	34.1787	1,822.86	3,949.53	47,394.46
		STEP H	23.3485	35.0227	1,867.88	4,047.07	48,564.88
		STEP I	23.9251	35.8876	1,914.00	4,147.01	49,764.20
		STEP J	24.5159	36.7738	1,961.27	4,249.42	50,993.07
		STEP K	25.1213	37.6819	2,009.70	4,354.35	52,252.30
		STEP L	25.7417	38.6125	2,059.33	4,461.89	53,542.73
		STEP M	26.3774	39.5661	2,110.19	4,572.08	54,864.99
		STEP N	27.0288	40.5432	2,162.30	4,684.99	56,219.90
		STEP O	27.6963	41.5444	2,215.70	4,800.69	57,608.30
B502	RECREATION COORDINATOR II	STEP A	21.6515	32.4772	1,732.12	3,752.92	45,035.12
		STEP B	22.1861	33.2791	1,774.88	3,845.59	46,147.08
		STEP C	22.7340	34.1010	1,818.72	3,940.56	47,286.72
		STEP D	23.2955	34.9432	1,863.64	4,037.88	48,454.64
		STEP E	23.8708	35.8062	1,909.66	4,137.60	49,651.26
		STEP F	24.4603	36.6904	1,956.82	4,239.78	50,877.42
		STEP G	25.0643	37.5964	2,005.14	4,344.47	52,133.74
		STEP H	25.6833	38.5249	2,054.66	4,451.77	53,421.26
		STEP I	26.3175	39.4762	2,105.40	4,561.70	54,740.40
		STEP J	26.9675	40.4512	2,157.40	4,674.36	56,092.40
		STEP K	27.6334	41.4501	2,210.67	4,789.78	57,477.47
		STEP L	28.3159	42.4738	2,265.27	4,908.08	58,897.07
		STEP M	29.0151	43.5226	2,321.20	5,029.28	60,351.40
		STEP N	29.7317	44.5975	2,378.53	5,153.49	61,841.93
		STEP O	30.4659	45.6988	2,437.27	5,280.75	63,369.07

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B503	REFUSE MAINTENANCE WORKER I	STEP A	15.4607	23.1910	1,236.85	2,679.85	32,158.25
		STEP B	15.8425	23.7637	1,267.40	2,746.03	32,952.40
		STEP C	16.2338	24.3507	1,298.70	2,813.85	33,766.30
		STEP D	16.6347	24.9520	1,330.77	2,883.34	34,600.17
		STEP E	17.0455	25.5682	1,363.64	2,954.55	35,454.64
		STEP F	17.4664	26.1996	1,397.31	3,027.50	36,330.11
		STEP G	17.8978	26.8467	1,431.82	3,102.28	37,227.42
		STEP H	18.3398	27.5097	1,467.18	3,178.89	38,146.78
		STEP I	18.7927	28.1890	1,503.41	3,257.40	39,088.81
		STEP J	19.2568	28.8852	1,540.54	3,337.84	40,054.14
		STEP K	19.7323	29.5984	1,578.58	3,420.26	41,043.18
		STEP L	20.2196	30.3294	1,617.56	3,504.73	42,056.76
		STEP M	20.7189	31.0783	1,657.51	3,591.27	43,095.31
		STEP N	21.2306	31.8459	1,698.44	3,679.97	44,159.64
		STEP O	21.7549	32.6323	1,740.39	3,770.84	45,250.19
B504	REFUSE MAINTENANCE WORKER II	STEP A	16.6144	24.9216	1,329.15	2,879.82	34,557.95
		STEP B	17.0247	25.5370	1,361.97	2,950.94	35,411.37
		STEP C	17.4452	26.1678	1,395.61	3,023.83	36,286.01
		STEP D	17.8760	26.8140	1,430.08	3,098.50	37,182.08
		STEP E	18.3175	27.4762	1,465.40	3,175.03	38,100.40
		STEP F	18.7698	28.1547	1,501.58	3,253.43	39,041.18
		STEP G	19.2333	28.8499	1,538.66	3,333.77	40,005.26
		STEP H	19.7083	29.5624	1,576.66	3,416.10	40,993.26
		STEP I	20.1950	30.2925	1,615.60	3,500.46	42,005.60
		STEP J	20.6937	31.0405	1,655.49	3,586.90	43,042.89
		STEP K	21.2048	31.8072	1,696.38	3,675.49	44,105.98
		STEP L	21.7284	32.5926	1,738.27	3,766.25	45,195.07
		STEP M	22.2650	33.3975	1,781.20	3,859.26	46,311.20
		STEP N	22.8149	34.2223	1,825.19	3,954.58	47,454.99
		STEP O	23.3783	35.0674	1,870.26	4,052.23	48,626.86
B505	REFUSE TRUCK DRIVER I	STEP A	17.9684	26.9526	1,437.47	3,114.52	37,374.27
		STEP B	18.4121	27.6181	1,472.96	3,191.43	38,297.16
		STEP C	18.8668	28.3002	1,509.34	3,270.24	39,242.94
		STEP D	19.3327	28.9990	1,546.61	3,351.00	40,212.01
		STEP E	19.8101	29.7151	1,584.80	3,433.75	41,205.00
		STEP F	20.2994	30.4491	1,623.95	3,518.56	42,222.75
		STEP G	20.8007	31.2010	1,664.05	3,605.45	43,265.45
		STEP H	21.3143	31.9714	1,705.14	3,694.47	44,333.74
		STEP I	21.8407	32.7610	1,747.25	3,785.72	45,428.65
		STEP J	22.3801	33.5701	1,790.40	3,879.21	46,550.60
		STEP K	22.9328	34.3992	1,834.62	3,975.01	47,700.22
		STEP L	23.4991	35.2486	1,879.92	4,073.17	48,878.12
		STEP M	24.0794	36.1191	1,926.35	4,173.76	50,085.15
		STEP N	24.6741	37.0111	1,973.92	4,276.84	51,322.12
		STEP O	25.2834	37.9251	2,022.67	4,382.45	52,589.47

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B506	REFUSE TRUCK DRIVER II						
		STEP A	19.6896	29.5344	1,575.16	3,412.86	40,954.36
		STEP B	20.1759	30.2638	1,614.07	3,497.15	41,965.87
		STEP C	20.6741	31.0111	1,653.92	3,583.51	43,002.12
		STEP D	21.1847	31.7770	1,694.77	3,672.01	44,064.17
		STEP E	21.7078	32.5617	1,736.62	3,762.68	45,152.22
		STEP F	22.2439	33.3658	1,779.51	3,855.60	46,267.31
		STEP G	22.7932	34.1898	1,823.45	3,950.82	47,409.85
		STEP H	23.3561	35.0341	1,868.48	4,048.39	48,580.68
		STEP I	23.9329	35.8993	1,914.63	4,148.36	49,780.43
		STEP J	24.5240	36.7860	1,961.92	4,250.82	51,009.92
		STEP K	25.1296	37.6944	2,010.36	4,355.79	52,269.56
		STEP L	25.7502	38.6253	2,060.01	4,463.36	53,560.41
		STEP M	26.3861	39.5791	2,110.88	4,573.59	54,883.08
		STEP N	27.0377	40.5565	2,163.01	4,686.53	56,238.41
		STEP O	27.7054	41.5581	2,216.43	4,802.26	57,627.23
B507	SOLID WASTE BILLING TECH						
		STEP A	20.4446	30.6669	1,635.56	3,543.73	42,524.76
		STEP B	20.9492	31.4238	1,675.93	3,631.19	43,574.33
		STEP C	21.4666	32.1999	1,717.32	3,720.87	44,650.52
		STEP D	21.9967	32.9950	1,759.73	3,812.76	45,753.13
		STEP E	22.5399	33.8098	1,803.19	3,906.91	46,882.99
		STEP F	23.0966	34.6449	1,847.72	4,003.41	48,040.92
		STEP G	23.6670	35.5005	1,893.36	4,102.28	49,227.36
		STEP H	24.2514	36.3771	1,940.11	4,203.57	50,442.91
		STEP I	24.8503	37.2754	1,988.02	4,307.38	51,688.62
		STEP J	25.4640	38.1960	2,037.12	4,413.76	52,965.12
		STEP K	26.0928	39.1392	2,087.42	4,522.75	54,273.02
		STEP L	26.7372	40.1058	2,138.97	4,634.44	55,613.37
		STEP M	27.3975	41.0962	2,191.80	4,748.90	56,986.80
		STEP N	28.0741	42.1111	2,245.92	4,866.17	58,394.12
		STEP O	28.7674	43.1511	2,301.39	4,986.34	59,836.19
B508	SR BUILDING INSPECTOR						
		STEP A	29.0604	43.5906	2,324.83	5,037.13	60,445.63
		STEP B	29.7780	44.6670	2,382.24	5,161.52	61,938.24
		STEP C	30.5134	45.7701	2,441.07	5,288.98	63,467.87
		STEP D	31.2669	46.9003	2,501.35	5,419.59	65,035.15
		STEP E	32.0391	48.0586	2,563.12	5,553.44	66,641.32
		STEP F	32.8303	49.2454	2,626.42	5,690.58	68,287.02
		STEP G	33.6410	50.4615	2,691.28	5,831.10	69,973.28
		STEP H	34.4718	51.7077	2,757.74	5,975.11	71,701.34
		STEP I	35.3231	52.9846	2,825.84	6,122.67	73,472.04
		STEP J	36.1954	54.2931	2,895.63	6,273.86	75,286.43
		STEP K	37.0893	55.6339	2,967.14	6,428.81	77,145.74
		STEP L	38.0052	57.0078	3,040.41	6,587.56	79,050.81
		STEP M	38.9439	58.4158	3,115.51	6,750.27	81,003.31
		STEP N	39.9055	59.8582	3,192.44	6,916.95	83,003.44
		STEP O	40.8910	61.3365	3,271.28	7,087.77	85,053.28

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B509	SR BUILDING MAINTENANCE WKR	STEP A	24.2471	36.3706	1,939.76	4,202.83	50,433.96
		STEP B	24.8458	37.2687	1,987.66	4,306.60	51,679.26
		STEP C	25.4594	38.1891	2,036.75	4,412.96	52,955.55
		STEP D	26.0881	39.1321	2,087.04	4,521.93	54,263.24
		STEP E	26.7323	40.0984	2,138.58	4,633.59	55,603.18
		STEP F	27.3925	41.0887	2,191.40	4,748.03	56,976.40
		STEP G	28.0690	42.1035	2,245.52	4,865.29	58,383.52
		STEP H	28.7621	43.1431	2,300.96	4,985.43	59,825.16
		STEP I	29.4724	44.2086	2,357.79	5,108.54	61,302.59
		STEP J	30.2003	45.3004	2,416.02	5,234.71	62,816.62
		STEP K	30.9461	46.4191	2,475.68	5,363.99	64,367.88
		STEP L	31.7103	47.5654	2,536.82	5,496.45	65,957.42
		STEP M	32.4934	48.7401	2,599.47	5,632.18	67,586.27
		STEP N	33.2958	49.9437	2,663.66	5,771.27	69,255.26
		STEP O	34.1181	51.1771	2,729.44	5,913.80	70,965.64
B510	SR BUILDING PLANS EXAMINER	STEP A	29.3978	44.0967	2,351.82	5,095.61	61,147.42
		STEP B	30.1238	45.1857	2,409.90	5,221.45	62,657.50
		STEP C	30.8677	46.3015	2,469.41	5,350.40	64,204.81
		STEP D	31.6300	47.4450	2,530.40	5,482.53	65,790.40
		STEP E	32.4111	48.6166	2,592.88	5,617.92	67,415.08
		STEP F	33.2115	49.8172	2,656.92	5,756.66	69,079.92
		STEP G	34.0317	51.0475	2,722.53	5,898.82	70,785.93
		STEP H	34.8721	52.3081	2,789.76	6,044.49	72,533.96
		STEP I	35.7333	53.5999	2,858.66	6,193.77	74,325.26
		STEP J	36.6157	54.9235	2,929.25	6,346.72	76,160.65
		STEP K	37.5200	56.2800	3,001.60	6,503.46	78,041.60
		STEP L	38.4465	57.6697	3,075.72	6,664.06	79,968.72
		STEP M	39.3960	59.0940	3,151.68	6,828.64	81,943.68
		STEP N	40.3689	60.5533	3,229.51	6,997.27	83,967.31
		STEP O	41.3658	62.0487	3,309.26	7,170.07	86,040.86
B547	SR BUYER	STEP A	25.5494	38.3241	2,043.95	4,428.56	53,142.75
		STEP B	26.1803	39.2704	2,094.42	4,537.91	54,455.02
		STEP C	26.8268	40.2402	2,146.14	4,649.97	55,799.74
		STEP D	27.4893	41.2339	2,199.14	4,764.81	57,177.74
		STEP E	28.1682	42.2523	2,253.45	4,882.48	58,589.85
		STEP F	28.8638	43.2957	2,309.10	5,003.05	60,036.70
		STEP G	29.5766	44.3649	2,366.12	5,126.61	61,519.32
		STEP H	30.3070	45.4605	2,424.56	5,253.21	63,038.56
		STEP I	31.0555	46.5832	2,484.44	5,382.95	64,595.44
		STEP J	31.8224	47.7336	2,545.79	5,515.88	66,190.59
		STEP K	32.6082	48.9123	2,608.65	5,652.08	67,825.05
		STEP L	33.4135	50.1202	2,673.08	5,791.67	69,500.08
		STEP M	34.2387	51.3580	2,739.09	5,934.70	71,216.49
		STEP N	35.0842	52.6263	2,806.73	6,081.26	72,975.13
		STEP O	35.9506	53.9259	2,876.04	6,231.43	74,777.24

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B511	SR CODE ENFORCEMENT INSPECTOR						
		STEP A	29.0604	43.5906	2,324.83	5,037.13	60,445.63
		STEP B	29.7780	44.6670	2,382.24	5,161.52	61,938.24
		STEP C	30.5134	45.7701	2,441.07	5,288.98	63,467.87
		STEP D	31.2669	46.9003	2,501.35	5,419.59	65,035.15
		STEP E	32.0391	48.0586	2,563.12	5,553.44	66,641.32
		STEP F	32.8303	49.2454	2,626.42	5,690.58	68,287.02
		STEP G	33.6410	50.4615	2,691.28	5,831.10	69,973.28
		STEP H	34.4718	51.7077	2,757.74	5,975.11	71,701.34
		STEP I	35.3231	52.9846	2,825.84	6,122.67	73,472.04
		STEP J	36.1954	54.2931	2,895.63	6,273.86	75,286.43
		STEP K	37.0893	55.6339	2,967.14	6,428.81	77,145.74
		STEP L	38.0052	57.0078	3,040.41	6,587.56	79,050.81
		STEP M	38.9438	58.4157	3,115.50	6,750.25	81,003.10
		STEP N	39.9055	59.8582	3,192.44	6,916.95	83,003.44
		STEP O	40.8910	61.3365	3,271.28	7,087.77	85,053.28
B512	SR CONSTRUCTION INSPECTOR						
		STEP A	27.1835	40.7752	2,174.68	4,711.80	56,541.68
		STEP B	27.8546	41.7819	2,228.36	4,828.13	57,937.56
		STEP C	28.5425	42.8137	2,283.40	4,947.36	59,368.40
		STEP D	29.2473	43.8709	2,339.78	5,069.53	60,834.38
		STEP E	29.9696	44.9544	2,397.56	5,194.73	62,336.76
		STEP F	30.7097	46.0645	2,456.77	5,323.01	63,876.17
		STEP G	31.4681	47.2021	2,517.44	5,454.47	65,453.64
		STEP H	32.2452	48.3678	2,579.61	5,589.16	67,070.01
		STEP I	33.0416	49.5624	2,643.32	5,727.21	68,726.52
		STEP J	33.8575	50.7862	2,708.60	5,868.63	70,423.60
		STEP K	34.6937	52.0405	2,775.49	6,013.57	72,162.89
		STEP L	35.5504	53.3256	2,844.03	6,162.06	73,944.83
		STEP M	36.4284	54.6426	2,914.27	6,314.25	75,771.07
		STEP N	37.3280	55.9920	2,986.24	6,470.18	77,642.24
		STEP O	38.2498	57.3747	3,059.98	6,629.96	79,559.58
B513	SR CUSTODIAN						
		STEP A	16.7550	25.1325	1,340.40	2,904.20	34,850.40
		STEP B	17.1688	25.7532	1,373.50	2,975.92	35,711.10
		STEP C	17.5928	26.3892	1,407.42	3,049.41	36,593.02
		STEP D	18.0272	27.0408	1,442.17	3,124.71	37,496.57
		STEP E	18.4724	27.7086	1,477.79	3,201.88	38,422.59
		STEP F	18.9286	28.3929	1,514.28	3,280.95	39,371.48
		STEP G	19.3961	29.0941	1,551.68	3,361.99	40,343.88
		STEP H	19.8751	29.8126	1,590.00	3,445.01	41,340.20
		STEP I	20.3659	30.5488	1,629.27	3,530.08	42,361.07
		STEP J	20.8688	31.3032	1,669.50	3,617.25	43,407.10
		STEP K	21.3842	32.0763	1,710.73	3,706.59	44,479.13
		STEP L	21.9123	32.8684	1,752.98	3,798.13	45,577.58
		STEP M	22.4534	33.6801	1,796.27	3,891.92	46,703.07
		STEP N	23.0079	34.5118	1,840.63	3,988.03	47,856.43
		STEP O	23.5761	35.3641	1,886.08	4,086.52	49,038.28

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B514	SR ENGINEERING TECHNICIAN						
		STEP A	24.4691	36.7036	1,957.52	4,241.31	50,895.72
		STEP B	25.0734	37.6101	2,005.87	4,346.05	52,152.67
		STEP C	25.6926	38.5389	2,055.40	4,453.38	53,440.60
		STEP D	26.3271	39.4906	2,106.16	4,563.36	54,760.36
		STEP E	26.9773	40.4659	2,158.18	4,676.06	56,112.78
		STEP F	27.6435	41.4652	2,211.48	4,791.54	57,498.48
		STEP G	28.3262	42.4893	2,266.09	4,909.87	58,918.49
		STEP H	29.0257	43.5385	2,322.05	5,031.12	60,373.45
		STEP I	29.7425	44.6137	2,379.40	5,155.36	61,864.40
		STEP J	30.4770	45.7155	2,438.16	5,282.68	63,392.16
		STEP K	31.2296	46.8444	2,498.36	5,413.13	64,957.56
		STEP L	32.0008	48.0012	2,560.06	5,546.80	66,561.66
		STEP M	32.7911	49.1866	2,623.28	5,683.79	68,205.48
		STEP N	33.6009	50.4013	2,688.07	5,824.15	69,889.87
		STEP O	34.4307	51.6460	2,754.45	5,967.98	71,615.85
B545	SR FINANCE CLERK						
		STEP A	19.5821	29.3731	1,566.56	3,394.23	40,730.76
		STEP B	20.0656	30.0984	1,605.24	3,478.03	41,736.44
		STEP C	20.5611	30.8416	1,644.88	3,563.92	42,767.08
		STEP D	21.0689	31.6033	1,685.51	3,651.94	43,823.31
		STEP E	21.5892	32.3838	1,727.13	3,742.12	44,905.53
		STEP F	22.1224	33.1836	1,769.79	3,834.54	46,014.59
		STEP G	22.6687	34.0030	1,813.49	3,929.24	47,150.89
		STEP H	23.2285	34.8427	1,858.28	4,026.27	48,315.28
		STEP I	23.8021	35.7031	1,904.16	4,125.69	49,508.36
		STEP J	24.3899	36.5848	1,951.19	4,227.58	50,730.99
		STEP K	24.9923	37.4884	1,999.38	4,332.00	51,983.98
		STEP L	25.6095	38.4142	2,048.76	4,438.98	53,267.76
		STEP M	26.2419	39.3628	2,099.35	4,548.59	54,583.15
		STEP N	26.8899	40.3348	2,151.19	4,660.91	55,930.99
		STEP O	27.5540	41.3310	2,204.32	4,776.02	57,312.32
B515	SR FINANCE TECHNICIAN						
		STEP A	22.4889	33.7333	1,799.11	3,898.07	46,776.91
		STEP B	23.0442	34.5663	1,843.53	3,994.32	47,931.93
		STEP C	23.6133	35.4199	1,889.06	4,092.97	49,115.66
		STEP D	24.1964	36.2946	1,935.71	4,194.04	50,328.51
		STEP E	24.7940	37.1910	1,983.52	4,297.62	51,571.52
		STEP F	25.4063	38.1094	2,032.50	4,403.75	52,845.10
		STEP G	26.0337	39.0505	2,082.69	4,512.50	54,150.09
		STEP H	26.6766	40.0149	2,134.12	4,623.94	55,487.32
		STEP I	27.3354	41.0031	2,186.83	4,738.13	56,857.63
		STEP J	28.0105	42.0157	2,240.84	4,855.15	58,261.84
		STEP K	28.7022	43.0533	2,296.17	4,975.04	59,700.57
		STEP L	29.4110	44.1165	2,352.88	5,097.90	61,174.88
		STEP M	30.1373	45.2059	2,410.98	5,223.79	62,685.58
		STEP N	30.8816	46.3224	2,470.52	5,352.81	64,233.72
		STEP O	31.6442	47.4663	2,531.53	5,484.99	65,819.93

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B516	SR HOUSING TECHNICIAN	STEP A	23.0572	34.5858	1,844.57	3,996.58	47,958.97
		STEP B	23.6266	35.4399	1,890.12	4,095.27	49,143.32
		STEP C	24.2100	36.3150	1,936.80	4,196.40	50,356.80
		STEP D	24.8079	37.2118	1,984.63	4,300.03	51,600.43
		STEP E	25.4206	38.1309	2,033.64	4,406.23	52,874.84
		STEP F	26.0483	39.0724	2,083.86	4,515.03	54,180.46
		STEP G	26.6916	40.0374	2,135.32	4,626.54	55,518.52
		STEP H	27.3508	41.0262	2,188.06	4,740.80	56,889.66
		STEP I	28.0262	42.0393	2,242.09	4,857.87	58,294.49
		STEP J	28.7183	43.0774	2,297.46	4,977.83	59,734.06
		STEP K	29.4275	44.1412	2,354.20	5,100.76	61,209.20
		STEP L	30.1543	45.2314	2,412.34	5,226.74	62,720.94
		STEP M	30.8989	46.3483	2,471.91	5,355.80	64,269.71
		STEP N	31.6620	47.4930	2,532.96	5,488.08	65,856.96
		STEP O	32.4439	48.6658	2,595.51	5,623.60	67,483.31
B517	SR IT TECHNICIAN	STEP A	25.2686	37.9029	2,021.48	4,379.89	52,558.68
		STEP B	25.8927	38.8390	2,071.41	4,488.06	53,856.81
		STEP C	26.5321	39.7981	2,122.56	4,598.89	55,186.76
		STEP D	27.1873	40.7809	2,174.98	4,712.46	56,549.58
		STEP E	27.8587	41.7880	2,228.69	4,828.84	57,946.09
		STEP F	28.5467	42.8200	2,283.73	4,948.09	59,377.13
		STEP G	29.2517	43.8775	2,340.13	5,070.29	60,843.53
		STEP H	29.9741	44.9611	2,397.92	5,195.51	62,346.12
		STEP I	30.7143	46.0714	2,457.14	5,323.81	63,885.74
		STEP J	31.4728	47.2092	2,517.82	5,455.28	65,463.42
		STEP K	32.2500	48.3750	2,580.00	5,590.00	67,080.00
		STEP L	33.0465	49.5697	2,643.72	5,728.06	68,736.72
		STEP M	33.8626	50.7939	2,709.00	5,869.51	70,434.20
		STEP N	34.6988	52.0482	2,775.90	6,014.45	72,173.50
		STEP O	35.5557	53.3335	2,844.45	6,162.98	73,955.85
B518	SR MECHANIC	STEP A	26.0606	39.0909	2,084.84	4,517.17	54,206.04
		STEP B	26.7040	40.0560	2,136.32	4,628.69	55,544.32
		STEP C	27.3635	41.0452	2,189.08	4,743.00	56,916.08
		STEP D	28.0392	42.0588	2,243.13	4,860.12	58,321.53
		STEP E	28.7317	43.0975	2,298.53	4,980.16	59,761.93
		STEP F	29.4412	44.1618	2,355.29	5,103.14	61,237.69
		STEP G	30.1683	45.2524	2,413.46	5,229.17	62,750.06
		STEP H	30.9133	46.3699	2,473.06	5,358.30	64,299.66
		STEP I	31.6767	47.5150	2,534.13	5,490.62	65,887.53
		STEP J	32.4590	48.6885	2,596.72	5,626.22	67,514.72
		STEP K	33.2605	49.8907	2,660.84	5,765.15	69,181.84
		STEP L	34.0819	51.1228	2,726.55	5,907.52	70,890.35
		STEP M	34.9236	52.3854	2,793.88	6,053.42	72,641.08
		STEP N	35.7860	53.6790	2,862.88	6,202.90	74,434.88
		STEP O	36.6698	55.0047	2,933.58	6,356.09	76,273.18

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B519	SR METER SERVICE WORKER						
		STEP A	20.3987	30.5980	1,631.89	3,535.77	42,429.29
		STEP B	20.9025	31.3537	1,672.20	3,623.10	43,477.20
		STEP C	21.4187	32.1280	1,713.49	3,712.57	44,550.89
		STEP D	21.9476	32.9214	1,755.80	3,804.25	45,651.00
		STEP E	22.4896	33.7344	1,799.16	3,898.19	46,778.36
		STEP F	23.0450	34.5675	1,843.60	3,994.46	47,933.60
		STEP G	23.6141	35.4211	1,889.12	4,093.11	49,117.32
		STEP H	24.1973	36.2959	1,935.78	4,194.19	50,330.38
		STEP I	24.7949	37.1923	1,983.59	4,297.78	51,573.39
		STEP J	25.4072	38.1108	2,032.57	4,403.91	52,846.97
		STEP K	26.0346	39.0519	2,082.76	4,512.66	54,151.96
		STEP L	26.6776	40.0164	2,134.20	4,624.11	55,489.40
		STEP M	27.3364	41.0046	2,186.91	4,738.30	56,859.71
		STEP N	28.0114	42.0171	2,240.91	4,855.30	58,263.71
		STEP O	28.7032	43.0548	2,296.25	4,975.22	59,702.65
B520	SR NATURAL RESOURCES WORKER						
		STEP A	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP B	22.6671	34.0006	1,813.36	3,928.96	47,147.56
		STEP C	23.2268	34.8402	1,858.14	4,025.97	48,311.74
		STEP D	23.8004	35.7006	1,904.03	4,125.40	49,504.83
		STEP E	24.3882	36.5823	1,951.05	4,227.28	50,727.45
		STEP F	24.9905	37.4857	1,999.24	4,331.68	51,980.24
		STEP G	25.6076	38.4114	2,048.60	4,438.65	53,263.80
		STEP H	26.2400	39.3600	2,099.20	4,548.26	54,579.20
		STEP I	26.8880	40.3320	2,151.04	4,660.58	55,927.04
		STEP J	27.5520	41.3280	2,204.16	4,775.68	57,308.16
		STEP K	28.2324	42.3486	2,258.59	4,893.61	58,723.39
		STEP L	28.9296	43.3944	2,314.36	5,014.46	60,173.56
		STEP M	29.6441	44.4661	2,371.52	5,138.31	61,659.72
		STEP N	30.3761	45.5641	2,430.08	5,265.19	63,182.28
		STEP O	31.1263	46.6894	2,490.10	5,395.22	64,742.70
B521	SR PARKS MAINTENANCE WORKER						
		STEP A	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP B	21.5878	32.3817	1,727.02	3,741.88	44,902.62
		STEP C	22.1209	33.1813	1,769.67	3,834.28	46,011.47
		STEP D	22.6672	34.0008	1,813.37	3,928.98	47,147.77
		STEP E	23.2269	34.8403	1,858.15	4,026.00	48,311.95
		STEP F	23.8005	35.7007	1,904.04	4,125.42	49,505.04
		STEP G	24.3883	36.5824	1,951.06	4,227.30	50,727.66
		STEP H	24.9906	37.4859	1,999.24	4,331.70	51,980.44
		STEP I	25.6077	38.4115	2,048.61	4,438.66	53,264.01
		STEP J	26.2401	39.3601	2,099.20	4,548.28	54,579.40
		STEP K	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP L	27.5521	41.3281	2,204.16	4,775.69	57,308.36
		STEP M	28.2326	42.3489	2,258.60	4,893.65	58,723.80
		STEP N	28.9298	43.3947	2,314.38	5,014.49	60,173.98
		STEP O	29.6442	44.4663	2,371.53	5,138.32	61,659.93

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B522	SR REFUSE TRUCK DRIVER						
		STEP A	21.6531	32.4796	1,732.24	3,753.20	45,038.44
		STEP B	22.1878	33.2817	1,775.02	3,845.88	46,150.62
		STEP C	22.7358	34.1037	1,818.86	3,940.87	47,290.46
		STEP D	23.2972	34.9458	1,863.77	4,038.18	48,458.17
		STEP E	23.8726	35.8089	1,909.80	4,137.91	49,655.00
		STEP F	24.4621	36.6931	1,956.96	4,240.09	50,881.16
		STEP G	25.0662	37.5993	2,005.29	4,344.80	52,137.69
		STEP H	25.6852	38.5278	2,054.81	4,452.10	53,425.21
		STEP I	26.3195	39.4792	2,105.56	4,562.04	54,744.56
		STEP J	26.9695	40.4542	2,157.56	4,674.71	56,096.56
		STEP K	27.6355	41.4532	2,210.84	4,790.15	57,481.84
		STEP L	28.3180	42.4770	2,265.44	4,908.45	58,901.44
		STEP M	29.0173	43.5259	2,321.38	5,029.66	60,355.98
		STEP N	29.7339	44.6008	2,378.71	5,153.87	61,846.51
		STEP O	30.4682	45.7023	2,437.45	5,281.15	63,373.85
B523	SR STREET MAINTENANCE WORKER						
		STEP A	22.0348	33.0522	1,762.78	3,819.36	45,832.38
		STEP B	22.5787	33.8680	1,806.29	3,913.64	46,963.69
		STEP C	23.1362	34.7043	1,850.89	4,010.27	48,123.29
		STEP D	23.7076	35.5614	1,896.60	4,109.31	49,311.80
		STEP E	24.2931	36.4396	1,943.44	4,210.80	50,529.64
		STEP F	24.8930	37.3395	1,991.44	4,314.78	51,777.44
		STEP G	25.5077	38.2615	2,040.61	4,421.33	53,056.01
		STEP H	26.1377	39.2065	2,091.01	4,530.53	54,366.41
		STEP I	26.7831	40.1746	2,142.64	4,642.40	55,708.84
		STEP J	27.4446	41.1669	2,195.56	4,757.06	57,084.76
		STEP K	28.1233	42.1849	2,249.86	4,874.70	58,496.46
		STEP L	28.8168	43.2252	2,305.34	4,994.91	59,938.94
		STEP M	29.5285	44.2927	2,362.28	5,118.27	61,419.28
		STEP N	30.2577	45.3865	2,420.61	5,244.66	62,936.01
		STEP O	31.0049	46.5073	2,480.39	5,374.18	64,490.19
B524	SR TREE TRIMMER						
		STEP A	22.0706	33.1059	1,765.64	3,825.57	45,906.84
		STEP B	22.6156	33.9234	1,809.24	3,920.03	47,040.44
		STEP C	23.1741	34.7611	1,853.92	4,016.84	48,202.12
		STEP D	23.7464	35.6196	1,899.71	4,116.04	49,392.51
		STEP E	24.3328	36.4992	1,946.62	4,217.68	50,612.22
		STEP F	24.9337	37.4005	1,994.69	4,321.84	51,862.09
		STEP G	25.5495	38.3242	2,043.96	4,428.58	53,142.96
		STEP H	26.1804	39.2706	2,094.43	4,537.93	54,455.23
		STEP I	26.8269	40.2403	2,146.15	4,650.00	55,799.95
		STEP J	27.4894	41.2341	2,199.15	4,764.82	57,177.95
		STEP K	28.1683	42.2524	2,253.46	4,882.50	58,590.06
		STEP L	28.8639	43.2958	2,309.11	5,003.07	60,036.91
		STEP M	29.5767	44.3650	2,366.13	5,126.62	61,519.53
		STEP N	30.3072	45.4608	2,424.57	5,253.24	63,038.97
		STEP O	31.0556	46.5834	2,484.44	5,382.97	64,595.64

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B525	SR WAREHOUSE WORKER						
		STEP A	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP B	21.5878	32.3817	1,727.02	3,741.88	44,902.62
		STEP C	22.1209	33.1813	1,769.67	3,834.28	46,011.47
		STEP D	22.6672	34.0008	1,813.37	3,928.98	47,147.77
		STEP E	23.2269	34.8403	1,858.15	4,026.00	48,311.95
		STEP F	23.8005	35.7007	1,904.04	4,125.42	49,505.04
		STEP G	24.3883	36.5824	1,951.06	4,227.30	50,727.66
		STEP H	24.9906	37.4859	1,999.24	4,331.70	51,980.44
		STEP I	25.6077	38.4115	2,048.61	4,438.66	53,264.01
		STEP J	26.2401	39.3601	2,099.20	4,548.28	54,579.40
		STEP K	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP L	27.5521	41.3281	2,204.16	4,775.69	57,308.36
		STEP M	28.2326	42.3489	2,258.60	4,893.65	58,723.80
		STEP N	28.9298	43.3947	2,314.38	5,014.49	60,173.98
		STEP O	29.6442	44.4663	2,371.53	5,138.32	61,659.93
B526	STREET MAINT WORKER I						
		STEP A	18.1835	27.2752	1,454.68	3,151.80	37,821.68
		STEP B	18.6325	27.9487	1,490.60	3,229.63	38,755.60
		STEP C	19.0926	28.6389	1,527.40	3,309.38	39,712.60
		STEP D	19.5641	29.3461	1,565.12	3,391.11	40,693.32
		STEP E	20.0472	30.0708	1,603.77	3,474.84	41,698.17
		STEP F	20.5423	30.8134	1,643.38	3,560.66	42,727.98
		STEP G	21.0496	31.5744	1,683.96	3,648.59	43,783.16
		STEP H	21.5694	32.3541	1,725.55	3,738.69	44,864.35
		STEP I	22.1021	33.1531	1,768.16	3,831.03	45,972.36
		STEP J	22.6479	33.9718	1,811.83	3,925.63	47,107.63
		STEP K	23.2072	34.8108	1,856.57	4,022.58	48,270.97
		STEP L	23.7803	35.6704	1,902.42	4,121.91	49,463.02
		STEP M	24.3676	36.5514	1,949.40	4,223.71	50,684.60
		STEP N	24.9694	37.4541	1,997.55	4,328.02	51,936.35
		STEP O	25.5860	38.3790	2,046.88	4,434.90	53,218.88
B527	STREET MAINT WORKER II						
		STEP A	20.0017	30.0025	1,600.13	3,466.96	41,603.53
		STEP B	20.4957	30.7435	1,639.65	3,552.58	42,631.05
		STEP C	21.0019	31.5028	1,680.15	3,640.32	43,683.95
		STEP D	21.5205	32.2807	1,721.64	3,730.22	44,762.64
		STEP E	22.0520	33.0780	1,764.16	3,822.34	45,868.16
		STEP F	22.5965	33.8947	1,807.72	3,916.72	47,000.72
		STEP G	23.1546	34.7319	1,852.36	4,013.46	48,161.56
		STEP H	23.7264	35.5896	1,898.11	4,112.57	49,350.91
		STEP I	24.3123	36.4684	1,944.98	4,214.13	50,569.58
		STEP J	24.9127	37.3690	1,993.01	4,318.20	51,818.41
		STEP K	25.5279	38.2918	2,042.23	4,424.83	53,098.03
		STEP L	26.1584	39.2376	2,092.67	4,534.12	54,409.47
		STEP M	26.8044	40.2066	2,144.35	4,646.09	55,753.15
		STEP N	27.4663	41.1994	2,197.30	4,760.82	57,129.90
		STEP O	28.1446	42.2169	2,251.56	4,878.39	58,540.76

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B528	STREET SWEEPER OPERATOR						
		STEP A	21.0010	31.5015	1,680.08	3,640.17	43,682.08
		STEP B	21.5195	32.2792	1,721.56	3,730.04	44,760.56
		STEP C	22.0510	33.0765	1,764.08	3,822.17	45,866.08
		STEP D	22.5955	33.8932	1,807.64	3,916.55	46,998.64
		STEP E	23.1535	34.7302	1,852.28	4,013.27	48,159.28
		STEP F	23.7253	35.5879	1,898.02	4,112.38	49,348.62
		STEP G	24.3112	36.4668	1,944.89	4,213.94	50,567.29
		STEP H	24.9116	37.3674	1,992.92	4,318.01	51,816.12
		STEP I	25.5268	38.2902	2,042.14	4,424.64	53,095.74
		STEP J	26.1572	39.2358	2,092.57	4,533.91	54,406.97
		STEP K	26.8031	40.2046	2,144.24	4,645.87	55,750.44
		STEP L	27.4651	41.1976	2,197.20	4,760.61	57,127.40
		STEP M	28.1433	42.2149	2,251.46	4,878.17	58,538.06
		STEP N	28.8383	43.2574	2,307.06	4,998.63	59,983.66
		STEP O	29.5505	44.3257	2,364.04	5,122.08	61,465.04
B529	TREE TRIMMER						
		STEP A	20.0641	30.0961	1,605.12	3,477.77	41,733.32
		STEP B	20.5594	30.8391	1,644.75	3,563.62	42,763.55
		STEP C	21.0671	31.6006	1,685.36	3,651.63	43,819.56
		STEP D	21.5874	32.3811	1,726.99	3,741.81	44,901.79
		STEP E	22.1205	33.1807	1,769.64	3,834.22	46,010.64
		STEP F	22.6668	34.0002	1,813.34	3,928.91	47,146.94
		STEP G	23.2266	34.8399	1,858.12	4,025.94	48,311.32
		STEP H	23.8001	35.7001	1,904.00	4,125.35	49,504.20
		STEP I	24.3879	36.5818	1,951.03	4,227.23	50,726.83
		STEP J	24.9902	37.4853	1,999.21	4,331.63	51,979.61
		STEP K	25.6073	38.4109	2,048.58	4,438.59	53,263.18
		STEP L	26.2397	39.3595	2,099.17	4,548.21	54,578.57
		STEP M	26.8877	40.3315	2,151.01	4,660.53	55,926.41
		STEP N	27.5517	41.3275	2,204.13	4,775.62	57,307.53
		STEP O	28.2321	42.3481	2,258.56	4,893.56	58,722.76
B530	VEHICLE MAINT PARTS BUYER						
		STEP A	21.0641	31.5961	1,685.12	3,651.11	43,813.32
		STEP B	21.5843	32.3764	1,726.74	3,741.27	44,895.34
		STEP C	22.1173	33.1759	1,769.38	3,833.66	46,003.98
		STEP D	22.6635	33.9952	1,813.08	3,928.34	47,140.08
		STEP E	23.2232	34.8348	1,857.85	4,025.35	48,304.25
		STEP F	23.7967	35.6950	1,903.73	4,124.76	49,497.13
		STEP G	24.3843	36.5764	1,950.74	4,226.61	50,719.34
		STEP H	24.9865	37.4797	1,998.92	4,330.99	51,971.92
		STEP I	25.6036	38.4054	2,048.28	4,437.95	53,255.48
		STEP J	26.2359	39.3538	2,098.87	4,547.55	54,570.67
		STEP K	26.8838	40.3257	2,150.70	4,659.85	55,918.30
		STEP L	27.5477	41.3215	2,203.81	4,774.93	57,299.21
		STEP M	28.2280	42.3420	2,258.24	4,892.85	58,714.24
		STEP N	28.9251	43.3876	2,314.00	5,013.68	60,164.20
		STEP O	29.6394	44.4591	2,371.15	5,137.49	61,649.95

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B531	VEHICLE MAINT SERVICEWRITER						
		STEP A	26.0606	39.0909	2,084.84	4,517.17	54,206.04
		STEP B	26.7040	40.0560	2,136.32	4,628.69	55,544.32
		STEP C	27.3635	41.0452	2,189.08	4,743.00	56,916.08
		STEP D	28.0392	42.0588	2,243.13	4,860.12	58,321.53
		STEP E	28.7317	43.0975	2,298.53	4,980.16	59,761.93
		STEP F	29.4412	44.1618	2,355.29	5,103.14	61,237.69
		STEP G	30.1683	45.2524	2,413.46	5,229.17	62,750.06
		STEP H	30.9133	46.3699	2,473.06	5,358.30	64,299.66
		STEP I	31.6767	47.5150	2,534.13	5,490.62	65,887.53
		STEP J	32.4590	48.6885	2,596.72	5,626.22	67,514.72
		STEP K	33.2605	49.8907	2,660.84	5,765.15	69,181.84
		STEP L	34.0819	51.1228	2,726.55	5,907.52	70,890.35
		STEP M	34.9236	52.3854	2,793.88	6,053.42	72,641.08
		STEP N	35.7860	53.6790	2,862.88	6,202.90	74,434.88
		STEP O	36.6698	55.0047	2,933.58	6,356.09	76,273.18
B532	WAREHOUSE WORKER I						
		STEP A	16.8361	25.2541	1,346.88	2,918.25	35,019.08
		STEP B	17.2518	25.8777	1,380.14	2,990.31	35,883.74
		STEP C	17.6779	26.5168	1,414.23	3,064.16	36,770.03
		STEP D	18.1144	27.1716	1,449.15	3,139.82	37,677.95
		STEP E	18.5618	27.8427	1,484.94	3,217.37	38,608.54
		STEP F	19.0201	28.5301	1,521.60	3,296.81	39,561.80
		STEP G	19.4899	29.2348	1,559.19	3,378.24	40,538.99
		STEP H	19.9712	29.9568	1,597.69	3,461.67	41,540.09
		STEP I	20.4644	30.6966	1,637.15	3,547.16	42,565.95
		STEP J	20.9697	31.4545	1,677.57	3,634.74	43,616.97
		STEP K	21.4876	32.2314	1,719.00	3,724.51	44,694.20
		STEP L	22.0182	33.0273	1,761.45	3,816.48	45,797.85
		STEP M	22.5620	33.8430	1,804.96	3,910.74	46,928.96
		STEP N	23.1192	34.6788	1,849.53	4,007.32	48,087.93
		STEP O	23.6901	35.5351	1,895.20	4,106.28	49,275.40
B533	WAREHOUSE WORKER II						
		STEP A	19.1087	28.6630	1,528.69	3,312.17	39,746.09
		STEP B	19.5806	29.3709	1,566.44	3,393.97	40,727.64
		STEP C	20.0642	30.0963	1,605.13	3,477.79	41,733.53
		STEP D	20.5597	30.8395	1,644.77	3,563.68	42,764.17
		STEP E	21.0674	31.6011	1,685.39	3,651.68	43,820.19
		STEP F	21.5877	32.3815	1,727.01	3,741.86	44,902.41
		STEP G	22.1208	33.1812	1,769.66	3,834.27	46,011.26
		STEP H	22.6670	34.0005	1,813.36	3,928.94	47,147.36
		STEP I	23.2268	34.8402	1,858.14	4,025.97	48,311.74
		STEP J	23.8004	35.7006	1,904.03	4,125.40	49,504.83
		STEP K	24.3882	36.5823	1,951.05	4,227.28	50,727.45
		STEP L	24.9905	37.4857	1,999.24	4,331.68	51,980.24
		STEP M	25.6076	38.4114	2,048.60	4,438.65	53,263.80
		STEP N	26.2400	39.3600	2,099.20	4,548.26	54,579.20
		STEP O	26.8880	40.3320	2,151.04	4,660.58	55,927.04

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B534	WATER TRMT PLT OPR GD I 24HR						
		STEP A	14.3310	21.4965	1,605.07	3,477.65	41,731.87
		STEP B	14.6848	22.0272	1,644.69	3,563.51	42,762.13
		STEP C	15.0475	22.5712	1,685.32	3,651.52	43,818.32
		STEP D	15.4191	23.1286	1,726.93	3,741.70	44,900.41
		STEP E	15.7998	23.6997	1,769.57	3,834.08	46,009.01
		STEP F	16.1900	24.2850	1,813.28	3,928.77	47,145.28
		STEP G	16.5898	24.8847	1,858.05	4,025.79	48,309.49
		STEP H	16.9995	25.4992	1,903.94	4,125.21	49,502.54
		STEP I	17.4193	26.1289	1,950.96	4,227.08	50,725.00
		STEP J	17.8495	26.7742	1,999.14	4,331.47	51,977.74
		STEP K	18.2903	27.4354	2,048.51	4,438.44	53,261.35
		STEP L	18.7420	28.1130	2,099.10	4,548.05	54,576.70
		STEP M	19.2048	28.8072	2,150.93	4,660.36	55,924.37
		STEP N	19.6791	29.5186	2,204.05	4,775.46	57,305.53
		STEP O	20.1651	30.2476	2,258.49	4,893.39	58,720.77
B535	WATER TRMT PLT OPR GD I 8HR						
		STEP A	20.0635	30.0952	1,605.08	3,477.67	41,732.08
		STEP B	20.5591	30.8386	1,644.72	3,563.57	42,762.92
		STEP C	21.0668	31.6002	1,685.34	3,651.57	43,818.94
		STEP D	21.5870	32.3805	1,726.96	3,741.74	44,900.96
		STEP E	22.1201	33.1801	1,769.60	3,834.15	46,009.80
		STEP F	22.6664	33.9996	1,813.31	3,928.84	47,146.11
		STEP G	23.2261	34.8391	1,858.08	4,025.85	48,310.28
		STEP H	23.7997	35.6995	1,903.97	4,125.28	49,503.37
		STEP I	24.3875	36.5812	1,951.00	4,227.16	50,726.00
		STEP J	24.9897	37.4845	1,999.17	4,331.54	51,978.57
		STEP K	25.0609	37.5913	2,004.87	4,343.88	52,126.67
		STEP L	26.2392	39.3588	2,099.13	4,548.12	54,577.53
		STEP M	26.8872	40.3308	2,150.97	4,660.44	55,925.37
		STEP N	27.5512	41.3268	2,204.09	4,775.54	57,306.49
		STEP O	28.2316	42.3474	2,258.52	4,893.47	58,721.72
B536	WATER TRMT PLT OPR GD II 24HR						
		STEP A	15.8140	23.7210	1,771.16	3,837.53	46,050.36
		STEP B	16.2045	24.3067	1,814.90	3,932.29	47,187.50
		STEP C	16.6046	24.9069	1,859.71	4,029.38	48,352.59
		STEP D	17.0147	25.5220	1,905.64	4,128.90	49,546.80
		STEP E	17.4349	26.1523	1,952.70	4,230.86	50,770.42
		STEP F	17.8655	26.7982	2,000.93	4,335.36	52,024.33
		STEP G	18.3066	27.4599	2,050.33	4,442.40	53,308.81
		STEP H	18.7587	28.1380	2,100.97	4,552.11	54,625.33
		STEP I	19.2220	28.8330	2,152.86	4,664.53	55,974.46
		STEP J	19.6967	29.5450	2,206.03	4,779.73	57,356.79
		STEP K	20.1831	30.2746	2,260.50	4,897.76	58,773.18
		STEP L	20.6815	31.0222	2,316.32	5,018.71	60,224.52
		STEP M	21.1923	31.7884	2,373.53	5,142.66	61,711.97
		STEP N	21.7156	32.5734	2,432.14	5,269.65	63,235.82
		STEP O	22.2519	33.3778	2,492.21	5,399.79	64,797.53

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B537	WATER TRMT PLT OPR GD II 8HR						
		STEP A	22.1395	33.2092	1,771.16	3,837.51	46,050.16
		STEP B	22.6865	34.0297	1,814.92	3,932.32	47,187.92
		STEP C	23.2468	34.8702	1,859.74	4,029.44	48,353.34
		STEP D	23.8208	35.7312	1,905.66	4,128.93	49,547.26
		STEP E	24.4091	36.6136	1,952.72	4,230.91	50,770.92
		STEP F	25.0119	37.5178	2,000.95	4,335.39	52,024.75
		STEP G	25.6296	38.4444	2,050.36	4,442.46	53,309.56
		STEP H	26.2625	39.3937	2,101.00	4,552.16	54,626.00
		STEP I	26.9111	40.3666	2,152.88	4,664.59	55,975.08
		STEP J	27.5757	41.3635	2,206.05	4,779.78	57,357.45
		STEP K	28.2567	42.3850	2,260.53	4,897.82	58,773.93
		STEP L	28.9545	43.4317	2,316.36	5,018.78	60,225.36
		STEP M	29.6695	44.5042	2,373.56	5,142.71	61,712.56
		STEP N	30.4022	45.6033	2,432.17	5,269.71	63,236.57
		STEP O	31.1530	46.7295	2,492.24	5,399.85	64,798.24
B538	WATER TRMT PLT OPR GD III 24HR						
		STEP A	20.1660	30.2490	2,258.59	4,893.61	58,723.39
		STEP B	20.6638	30.9957	2,314.34	5,014.41	60,172.98
		STEP C	21.1741	31.7611	2,371.49	5,138.24	61,658.97
		STEP D	21.6970	32.5455	2,430.06	5,265.13	63,181.66
		STEP E	22.2328	33.3492	2,490.07	5,395.15	64,741.91
		STEP F	22.7818	34.1727	2,551.56	5,528.38	66,340.60
		STEP G	23.3445	35.0167	2,614.58	5,664.93	67,979.18
		STEP H	23.9210	35.8815	2,679.15	5,804.82	69,657.95
		STEP I	24.5117	36.7675	2,745.31	5,948.17	71,378.07
		STEP J	25.1170	37.6755	2,813.10	6,095.05	73,140.70
		STEP K	25.7373	38.6059	2,882.57	6,245.58	74,947.01
		STEP L	26.3729	39.5593	2,953.76	6,399.82	76,797.88
		STEP M	27.0242	40.5363	3,026.71	6,557.87	78,694.47
		STEP N	27.6915	41.5372	3,101.44	6,719.80	80,637.64
		STEP O	28.3754	42.5631	3,178.04	6,885.76	82,629.16
B539	WATER TRMT PLT OPR GD III 8HR						
		STEP A	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP B	27.5521	41.3281	2,204.16	4,775.69	57,308.36
		STEP C	28.2325	42.3487	2,258.60	4,893.63	58,723.60
		STEP D	28.9297	43.3945	2,314.37	5,014.48	60,173.77
		STEP E	29.6441	44.4661	2,371.52	5,138.31	61,659.72
		STEP F	30.3762	45.5643	2,430.09	5,265.20	63,182.49
		STEP G	31.1264	46.6896	2,490.11	5,395.24	64,742.91
		STEP H	31.8951	47.8426	2,551.60	5,528.48	66,341.80
		STEP I	32.6827	49.0240	2,614.61	5,665.00	67,980.01
		STEP J	33.4898	50.2347	2,679.18	5,804.89	69,658.78
		STEP K	34.3169	51.4753	2,745.35	5,948.26	71,379.15
		STEP L	35.1643	52.7464	2,813.14	6,095.14	73,141.74
		STEP M	36.0327	54.0490	2,882.61	6,245.66	74,948.01
		STEP N	36.9226	55.3839	2,953.80	6,399.91	76,799.00
		STEP O	37.8344	56.7516	3,026.75	6,557.96	78,695.55

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B540	WSTWTR TRMT PLT OPR GD I						
		STEP A	20.0636	30.0954	1,605.08	3,477.69	41,732.28
		STEP B	20.5591	30.8386	1,644.72	3,563.57	42,762.92
		STEP C	21.0668	31.6002	1,685.34	3,651.57	43,818.94
		STEP D	21.5870	32.3805	1,726.96	3,741.74	44,900.96
		STEP E	22.1201	33.1801	1,769.60	3,834.15	46,009.80
		STEP F	22.6664	33.9996	1,813.31	3,928.84	47,146.11
		STEP G	23.2261	34.8391	1,858.08	4,025.85	48,310.28
		STEP H	23.7997	35.6995	1,903.97	4,125.28	49,503.37
		STEP I	24.3875	36.5812	1,951.00	4,227.16	50,726.00
		STEP J	24.9897	37.4845	1,999.17	4,331.54	51,978.57
		STEP K	25.6069	38.4103	2,048.55	4,438.52	53,262.35
		STEP L	26.2392	39.3588	2,099.13	4,548.12	54,577.53
		STEP M	26.8872	40.3308	2,150.97	4,660.44	55,925.37
		STEP N	27.5512	41.3268	2,204.09	4,775.54	57,306.49
		STEP O	28.2316	42.3474	2,258.52	4,893.47	58,721.72
B541	WSTWTR TRMT PLT OPR GD II						
		STEP A	22.1397	33.2095	1,771.17	3,837.54	46,050.57
		STEP B	22.6863	34.0294	1,814.90	3,932.29	47,187.50
		STEP C	23.2465	34.8697	1,859.72	4,029.39	48,352.72
		STEP D	23.8206	35.7309	1,905.64	4,128.90	49,546.84
		STEP E	24.4089	36.6133	1,952.71	4,230.87	50,770.51
		STEP F	25.0117	37.5175	2,000.93	4,335.36	52,024.33
		STEP G	25.6293	38.4439	2,050.34	4,442.41	53,308.94
		STEP H	26.2623	39.3934	2,100.98	4,552.13	54,625.58
		STEP I	26.9108	40.3662	2,152.86	4,664.53	55,974.46
		STEP J	27.5754	41.3631	2,206.03	4,779.73	57,356.83
		STEP K	28.2564	42.3846	2,260.51	4,897.77	58,773.31
		STEP L	28.9542	43.4313	2,316.33	5,018.72	60,224.73
		STEP M	29.6692	44.5038	2,373.53	5,142.66	61,711.93
		STEP N	30.4019	45.6028	2,432.15	5,269.66	63,235.95
		STEP O	31.1527	46.7290	2,492.21	5,399.80	64,797.61
B542	WSTWTR TRMT PLT OPR GD III						
		STEP A	26.8881	40.3321	2,151.04	4,660.60	55,927.24
		STEP B	27.5519	41.3278	2,204.15	4,775.66	57,307.95
		STEP C	28.2324	42.3486	2,258.59	4,893.61	58,723.39
		STEP D	28.9296	43.3944	2,314.36	5,014.46	60,173.56
		STEP E	29.6440	44.4660	2,371.52	5,138.29	61,659.52
		STEP F	30.3761	45.5641	2,430.08	5,265.19	63,182.28
		STEP G	31.1262	46.6893	2,490.09	5,395.20	64,742.49
		STEP H	31.8949	47.8423	2,551.59	5,528.44	66,341.39
		STEP I	32.6825	49.0237	2,614.60	5,664.96	67,979.60
		STEP J	33.4897	50.2345	2,679.17	5,804.88	69,658.57
		STEP K	34.3167	51.4750	2,745.33	5,948.22	71,378.73
		STEP L	35.1642	52.7463	2,813.13	6,095.12	73,141.53
		STEP M	36.0325	54.0487	2,882.60	6,245.63	74,947.60
		STEP N	36.9224	55.3836	2,953.79	6,399.88	76,798.59
		STEP O	37.8342	56.7513	3,026.73	6,557.92	78,695.13

CITY OF ROSEVILLE

SALARY SCHEDULE - B

Appendix: C

Percentage: 1.000

Effective Date: 06/25/2016

L39B LOCAL 39-B

Job Code	Title	Step	Hourly	O/T Hrly	Bi-weekly	Monthly	Annual
B544	WSTWTR TRMT PLT OPR GD IV						
		STEP A	32.3733	48.5599	2,589.86	5,611.37	67,336.46
		STEP B	33.1726	49.7589	2,653.80	5,749.91	68,999.00
		STEP C	33.9918	50.9877	2,719.34	5,891.91	70,702.94
		STEP D	34.8312	52.2468	2,786.49	6,037.40	72,448.89
		STEP E	35.6914	53.5371	2,855.31	6,186.50	74,238.11
		STEP F	36.5728	54.8592	2,925.82	6,339.28	76,071.42
		STEP G	37.4760	56.2140	2,998.08	6,495.84	77,950.08
		STEP H	38.4015	57.6022	3,072.12	6,656.26	79,875.12
		STEP I	39.3498	59.0247	3,147.98	6,820.63	81,847.58
		STEP J	40.3216	60.4824	3,225.72	6,989.07	83,868.92
		STEP K	41.3173	61.9759	3,305.38	7,161.66	85,939.98
		STEP L	42.3377	63.5065	3,387.01	7,338.53	88,062.41
		STEP M	43.3832	65.0748	3,470.65	7,519.75	90,237.05
		STEP N	44.4546	66.6819	3,556.36	7,705.46	92,465.56
		STEP O	45.5524	68.3286	3,644.19	7,895.74	94,748.99
B543	WSTWTR TRMT PLT OPR GDIII 24HR						
		STEP A	20.6462	30.9693	2,312.37	5,010.14	60,121.73
		STEP B	21.1559	31.7338	2,369.46	5,133.83	61,605.98
		STEP C	21.6784	32.5176	2,427.98	5,260.62	63,127.50
		STEP D	22.2137	33.3205	2,487.93	5,390.52	64,686.29
		STEP E	22.7623	34.1434	2,549.37	5,523.65	66,283.81
		STEP F	23.3244	34.9866	2,612.33	5,660.05	67,920.65
		STEP G	23.9004	35.8506	2,676.84	5,799.83	69,597.96
		STEP H	24.4907	36.7360	2,742.95	5,943.07	71,316.91
		STEP I	25.0955	37.6432	2,810.69	6,089.84	73,078.09
		STEP J	25.7152	38.5728	2,880.10	6,240.22	74,882.66
		STEP K	26.3503	39.5254	2,951.23	6,394.33	76,732.07
		STEP L	27.0010	40.5015	3,024.11	6,552.24	78,626.91
		STEP M	27.6678	41.5017	3,098.79	6,714.05	80,568.63
		STEP N	28.3511	42.5266	3,175.32	6,879.86	82,558.40
		STEP O	29.0512	43.5768	3,253.73	7,049.75	84,597.09

Position Allocation/Staffing Report by Department and Location ("Division")					(Over)/ Under Staffed Variance
1.0	Position Title	Allocated FTE	Staffed FTE		
Department: 20 CITY ATTORNEY					
Div/Loc: 02000 - CITY ATTORNEY					
020000245	ASSISTANT CITY ATTORNEY	1.000	1.000		
020001200	CITY ATTORNEY	1.000	1.000		
020001655	DEPUTY CITY ATTORNEY I	0.000	1.000		(1.000)
020001658	DEPUTY CITY ATTORNEY II	2.000	2.000		
020004094	LEGAL CLERK I (C)	0.000	0.750		(.750)
020004096	LEGAL CLERK II (C)	2.000	1.000		1.000
020005015	PARALEGAL (C)	1.000	1.000		
020007123	SR DEPUTY CITY ATTORNEY	2.000	1.000		1.000
TOTAL FOR LOC/DIV 02000 - CITY ATTORNEY:		9.000	8.750		.250
TOTAL FOR DEPARTMENT 20 - CITY ATTORNEY:		9.000	8.750		.250
Department: 30 CITY MANAGER					
Div/Loc: 01500 - CITY MANAGER - ADMINISTRATION					
015001245	CHIEF FINANCIAL OFFICER	1.000	1.000		
015001240	CITY MANAGER	1.000	1.000		
015002550	EXECUTIVE ASST TO THE CITY MGR	1.000	1.000		
015004457	MANAGEMENT ASSISTANT II	2.000	2.000		
TOTAL FOR LOC/DIV 01500 - CITY MANAGER - ADMINISTRATION:		5.000	5.000		
Div/Loc: 01520 - PUBLIC AFFAIRS & COMMUNICATION					
015203451	GOVERNMENT RELATIONS ADMISTRAT	1.000	1.000		
015205615	PUB AFFAIRS&COMMUNICATN ADMNST	1.000	1.000		
015205610	PUBLIC AFFAIRS-COMMUNIC DIRECT	1.000	1.000		
015205565	PUBLIC INFORMATION OFFICER	1.000	1.000		
TOTAL FOR LOC/DIV 01520 - PUBLIC AFFAIRS & COMMUNICATION:		4.000	4.000		
Div/Loc: 08100 - DEVELOPMENT AND OPS-ADMIN					
081000325	ASSISTANT CITY MANAGER	1.000	1.000		
081002540	ENVIRONMENTAL COORDINATOR	1.000	1.000		
081004457	MANAGEMENT ASSISTANT II	1.000	1.000		
TOTAL FOR LOC/DIV 08100 - DEVELOPMENT AND OPS-ADMIN:		3.000	3.000		
TOTAL FOR DEPARTMENT 30 - CITY MANAGER:		12.000	12.000		
Department: 31 ECONOMIC DEVELOPMENT					
Div/Loc: 08110 - HOUSING ADMIN					
081103318	FINANCIAL ANALYST II	1.000	1.000		
081103402	HOUSING ANALYST II	2.000	0.000		2.000
081103589	HOUSING MANAGER	1.000	0.000		1.000
081103590	HOUSING SUPERVISOR	1.000	1.000		
081103592	HOUSING TECHNICIAN II	3.000	2.900		.100
081107148	SR HOUSING TECHNICIAN	1.000	1.000		
081103401	HOUSING ANALYST I	0.000	2.000		(2.000)
TOTAL FOR LOC/DIV 08110 - HOUSING ADMIN:		9.000	7.900		1.100
Div/Loc: 08123 - ECONOMIC DEVELOPMENT					
081231675	DEVELOPMENT ANALYST II	1.000	1.000		
081231710	ECONOMIC DEVELOPMENT DIRECTOR	1.000	1.000		
081231712	ECONOMIC DEVELOPMENT MANAGER	1.000	1.000		
TOTAL FOR LOC/DIV 08123 - ECONOMIC DEVELOPMENT:		3.000	3.000		
TOTAL FOR DEPARTMENT 31 - ECONOMIC DEVELOPMENT:		12.000	10.900		1.100
Department: 41 FINANCE					
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Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
Div/Loc: 05000 - FINANCE ADMINISTRATION				
050000050	ADMIN ANALYST II	1.000	1.000	
050000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
050003301	FINANCE DIRECTOR	1.000	1.000	
TOTAL FOR LOC/DIV 05000 - FINANCE ADMINISTRATION:		3.000	3.000	
Div/Loc: 05010 - BUDGET				
050100915	BUDGET ANALYST II	2.750	2.500	.250
050100930	BUDGET MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 05010 - BUDGET:		3.750	3.500	.250
Div/Loc: 05011 - PAYROLL				
050112900	FINANCE MANAGER	1.000	1.000	
050115103	PAYROLL CLERK II (C)	1.600	0.600	1.000
050115101	PAYROLL TECHNICIAN II	2.000	2.000	
050117141	SR PAYROLL TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 05011 - PAYROLL:		5.600	4.600	1.000
Div/Loc: 05012 - ACCOUNTS PAYABLE				
050123335	FINANCE CLERK II	2.000	2.000	
050124957	OFFICE ASSISTANT II	0.625	0.625	
050127146	SR FINANCE CLERK	1.000	1.000	
050127147	SR FINANCE TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 05012 - ACCOUNTS PAYABLE:		4.625	4.625	
Div/Loc: 05030 - CASH MANAGEMENT				
050303335	FINANCE CLERK II	0.500	0.500	
050303326	FINANCE TECHNICIAN II	1.000	1.000	
050303318	FINANCIAL ANALYST II	1.000	1.000	
TOTAL FOR LOC/DIV 05030 - CASH MANAGEMENT:		2.500	2.500	
Div/Loc: 05040 - UTIL BILLING & SERV - ADMIN				
050400920	BILLING SERVICES MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 05040 - UTIL BILLING & SERV - ADMIN:		1.000	1.000	
Div/Loc: 05041 - UTIL BILLING & SRV-FIELD SRV				
050414540	METER READER	4.500	4.500	
050414534	METER SERVICE WORKER	2.000	1.000	1.000
050414546	METER SERVICES SUPERVISOR	1.000	1.000	
050417200	SR METER SERVICE WORKER	1.000	1.000	
TOTAL FOR LOC/DIV 05041 - UTIL BILLING & SRV-FIELD SRV:		8.500	7.500	1.000
Div/Loc: 05042 - UTIL BILLING & SRV - BILLING				
050423326	FINANCE TECHNICIAN II	4.000	4.000	
050427147	SR FINANCE TECHNICIAN	2.000	2.000	
TOTAL FOR LOC/DIV 05042 - UTIL BILLING & SRV - BILLING:		6.000	6.000	
Div/Loc: 05043 - UTIL BILLING & SRV-SERVICES				
050433335	FINANCE CLERK II	11.750	10.250	1.500
050433310	FINANCE SUPERVISOR	1.000	1.000	
050433326	FINANCE TECHNICIAN II	1.000	1.000	
050437146	SR FINANCE CLERK	1.000	0.000	1.000
050433334	FINANCE CLERK I	0.000	2.500	(2.500)
TOTAL FOR LOC/DIV 05043 - UTIL BILLING & SRV-SERVICES:		14.750	14.750	
Div/Loc: 05050 - GEN ACCT - ADMINISTRATION				
050500040	ACCOUNTANT II	1.000	1.000	
050500041	ACCOUNTING MANAGER	1.000	1.000	
050500043	ACCOUNTING SUPERVISOR	1.000	1.000	

Position Allocation/Staffing Report by Department and Location ("Division")					(Over)/ Under Staffed Variance
PCN	Position Title	Allocated FTE	Staffed FTE		
TOTAL FOR LOC/DIV 05050 - GEN ACCT - ADMINISTRATION:		3.000	3.000		
Div/Loc: 05053 - GEN ACCT - ACCOUNTING					
050533326	FINANCE TECHNICIAN II	1.000	0.000		1.000
050533318	FINANCIAL ANALYST II	2.000	2.000		
TOTAL FOR LOC/DIV 05053 - GEN ACCT - ACCOUNTING:		3.000	2.000		1.000
TOTAL FOR DEPARTMENT 41 - FINANCE:		55.725	52.475		3.250
Department: 42 HUMAN RESOURCES					
Div/Loc: 03100 - HUMAN RESOURCES					
031000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000		
031000484	ASST HUMAN RESOURCES DIRECTOR	1.000	0.000		1.000
031003596	HUMAN RESOURCES ANALYST II	1.000	0.000		1.000
031003598	HUMAN RESOURCES DIRECTOR	1.000	1.000		
031003599	HUMAN RESOURCES MANAGER	1.000	1.000		
031005235	HUMAN RESOURCES TECH (C)	6.000	4.000		2.000
031007150	SR HUMAN RESOURCES ANALYST	1.000	1.000		
03100B102	HUMAN RESOURCES TECH (C)	0.000	1.000		(1.000)
03100B774	HUMAN RESOURCES ANALYST II	0.000	1.000		(1.000)
TOTAL FOR LOC/DIV 03100 - HUMAN RESOURCES:		12.000	10.000		2.000
Div/Loc: 03110 - RISK MGMT - ADMINISTRATION					
031103620	INSURANCE & CONTRACT TECH	1.000	0.000		1.000
031106450	RISK MANAGER	1.000	1.000		
031107178	SR HUMAN RESOURCES TECH (C)	1.000	1.000		
031105235	HUMAN RESOURCES TECH (C)	0.000	1.000		(1.000)
TOTAL FOR LOC/DIV 03110 - RISK MGMT - ADMINISTRATION:		3.000	3.000		
TOTAL FOR DEPARTMENT 42 - HUMAN RESOURCES:		15.000	13.000		2.000
Department: 43 INFORMATION TECHNOLOGY					
Div/Loc: 03120 - IT-STRAT PLNNG&DIGITAL COMMUN					
031201362	BUSINESS SYSTEMS ANALYST II	1.000	1.000		
031201180	CHIEF INFORMATION OFFICER	1.000	1.000		
031203625	INFO SECURITY ADMINISTRATOR	1.000	1.000		
031203616	IT PLANNING & POLICY TECH	1.000	0.000		1.000
031203602	IT PROGRAM MANAGER	1.000	1.000		
031207130	SR BUSINESS SYSTEMS ANALYST	1.625	1.625		
03120B469	IT PLANNING & POLICY TECH	0.000	1.000		(1.000)
TOTAL FOR LOC/DIV 03120 - IT-STRAT PLNNG&DIGITAL COMMUN:		6.625	6.625		
Div/Loc: 03121 - IT-DATABASE & CLOUD SOLUTION					
031213794	IT ANALYST II	1.000	1.000		
031213601	IT DIVISION MANAGER	1.000	1.000		
031217145	SR DATABASE ANALYST	1.000	1.000		
TOTAL FOR LOC/DIV 03121 - IT-DATABASE & CLOUD SOLUTION:		3.000	3.000		
Div/Loc: 03122 - IT-NETWORK & INFRASTRUCTURE					
031223794	IT ANALYST II	6.000	5.000		1.000
031223602	IT PROGRAM MANAGER	1.000	1.000		
031227149	SR IT TECHNICIAN	1.000	1.000		
031223793	IT ANALYST I	0.000	1.000		(1.000)
TOTAL FOR LOC/DIV 03122 - IT-NETWORK & INFRASTRUCTURE:		8.000	8.000		
Div/Loc: 03123 - IT-BUSINESS & CLOUD SOLUTIONS					
031231362	BUSINESS SYSTEMS ANALYST II	5.000	5.000		
031233602	IT PROGRAM MANAGER	1.000	1.000		

Position Allocation/Staffing Report by Department and Location ("Division")				(Over)/ Under Staffed Variance
PCN	Position Title	Allocated FTE	Staffed FTE	
TOTAL FOR LOC/DIV 03123 - IT-BUSINESS & CLOUD SOLUTIONS:		6.000	6.000	
Div/Loc: 03124 - IT-GIS & ANALYTICS				
031243794	IT ANALYST II	2.000	2.000	
031243602	IT PROGRAM MANAGER	1.000	1.000	
031247130	SR BUSINESS SYSTEMS ANALYST	1.000	1.000	
TOTAL FOR LOC/DIV 03124 - IT-GIS & ANALYTICS:		4.000	4.000	
Div/Loc: 03125 - IT:CLIENT SERVICES				
031253601	IT DIVISION MANAGER	1.000	1.000	
031253618	IT TECHNICIAN II	3.000	3.000	
031257194	SR IT ANALYST	1.000	1.000	
031257149	SR IT TECHNICIAN	2.000	2.000	
TOTAL FOR LOC/DIV 03125 - IT:CLIENT SERVICES:		7.000	7.000	
Div/Loc: 03126 - IT-ENTERPRISE SOLUTIONS				
031261362	BUSINESS SYSTEMS ANALYST II	4.000	3.000	1.000
031263602	IT PROGRAM MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 03126 - IT-ENTERPRISE SOLUTIONS:		5.000	4.000	1.000
TOTAL FOR DEPARTMENT 43 - INFORMATION TECHNOLOGY:		39.625	38.625	1.000
Department: 44 CITY CLERK				
Div/Loc: 03200 - CITY CLERK - ADMINISTRATION				
032000250	ASST CITY CLERK	1.000	1.000	
032001220	CITY CLERK	1.000	1.000	
032001227	CITY CLERK TECHNICIAN II	2.000	2.000	
032001665	DEPUTY CITY CLERK II	3.000	3.000	
TOTAL FOR LOC/DIV 03200 - CITY CLERK - ADMINISTRATION:		7.000	7.000	
TOTAL FOR DEPARTMENT 44 - CITY CLERK:		7.000	7.000	
Department: 45 CENTRAL SERVICES				
Div/Loc: 03300 - CENTRAL SERV - ADMINISTRATION				
033000050	ADMIN ANALYST II	1.000	1.000	
033000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
033001125	CENTRAL SERVICES DIRECTOR	1.000	1.000	
TOTAL FOR LOC/DIV 03300 - CENTRAL SERV - ADMINISTRATION:		3.000	3.000	
Div/Loc: 03311 - PURCHASING				
033110084	ADMIN TECHNICIAN	1.000	0.000	1.000
033111055	BUYER I	0.000	1.000	(1.000)
033111060	BUYER II	3.000	1.000	2.000
033115652	PURCHASING & WAREHOUSE MANAGER	1.000	1.000	
033117139	SENIOR BUYER	1.000	0.000	1.000
03311B402	ADMINISTRATIVE TECHNICIAN	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03311 - PURCHASING:		6.000	4.000	2.000
Div/Loc: 03312 - CENTRAL STORES				
033121450	COURIER	1.000	1.000	
033127203	SR WAREHOUSE WORKER	1.000	1.000	
033128952	WAREHOUSE WORKER II	1.000	1.000	
TOTAL FOR LOC/DIV 03312 - CENTRAL STORES:		3.000	3.000	
Div/Loc: 03321 - AUTOMOTIVE SERVICES				
033212565	EQUIPMENT MAINT. SUPERVISOR	1.000	1.000	
033212560	EQUIPMENT SERVICEWORKER	4.000	3.000	1.000
033213392	FLEET MANAGER	1.000	1.000	
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Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
033214501	MECHANIC II	8.000	5.000	3.000
033214957	OFFICE ASSISTANT II	1.000	1.000	
033217189	SR MECHANIC	2.000	2.000	
033218938	VEHICLE MAINT PARTS BUYER	1.000	0.000	1.000
033218940	VEHICLE MAINT SERVICEWRITER	1.000	1.000	
033218952	WAREHOUSE WORKER II	1.000	1.000	
033214500	MECHANIC I	0.000	2.000	(2.000)
03321B530	VEHICLE MAINT PARTS BUYER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 03321 - AUTOMOTIVE SERVICES:		20.000	18.000	2.000
Div/Loc: 03322 - AUTO REPLACEMENT				
033223319	FLEET MANAGEMENT TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 03322 - AUTO REPLACEMENT:		1.000	1.000	
Div/Loc: 03331 - BUILDING MAINTENANCE				
033311032	BLDG MAINTENANCE WORKER II	4.000	4.000	
033313395	FACILITIES MANAGER	1.000	1.000	
033314957	OFFICE ASSISTANT II	0.750	0.662	.087
033315560	PROJECT COORDINATOR	1.000	1.000	
033317119	SR BUILDING MAINTENANCE WORKER	2.000	2.000	
TOTAL FOR LOC/DIV 03331 - BUILDING MAINTENANCE:		8.750	8.662	.087
Div/Loc: 03332 - JANITORIAL				
033321485	CUSTODIAN	5.000	5.000	
033327144	SR CUSTODIAN	1.000	1.000	
TOTAL FOR LOC/DIV 03332 - JANITORIAL:		6.000	6.000	
TOTAL FOR DEPARTMENT 45 - CENTRAL SERVICES:		47.750	43.662	4.087

Department: 50 POLICE

Div/Loc: 05500 - POLICE - ADMINISTRATION

055000050	ADMIN ANALYST II	1.000	1.000	
055000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
055000510	ASSISTANT POLICE CHIEF	1.000	1.000	
055005400	POLICE CAPTAIN	2.000	2.000	
055005410	POLICE CHIEF	1.000	1.000	
055005420	POLICE LIEUTENANT	1.000	1.000	
055005430	POLICE OFFICER	1.000	1.000	
055005440	POLICE RECORDS CLERK II	1.000	1.000	
055005470	POLICE SERGEANT	1.000	1.000	
TOTAL FOR LOC/DIV 05500 - POLICE - ADMINISTRATION:		10.000	10.000	

Div/Loc: 05511 - RECORDS-PROPERTY

055115434	POLICE PROP & EVIDENCE CLRK II	3.000	1.000	2.000
055115429	POLICE PROPERTY & EVIDENCE SUP	1.000	1.000	
055115435	POLICE RECORDS CLERK I	0.000	2.000	(2.000)
055115440	POLICE RECORDS CLERK II	8.000	3.000	5.000
055115494	POLICE SCENE TECHNICIAN II	4.000	3.000	1.000
055115489	POLICE SERVICES ADMINISTRATOR	1.000	1.000	
055115748	RECORDS SUPERVISOR	1.000	1.000	
055115433	POLICE PROP & EVIDENCE CLRK I	0.000	1.000	(1.000)
055115492	POLICE SCENE TECHNICIAN I	0.000	1.000	(1.000)
05511B929	POLICE RECORDS CLERK I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 05511 - RECORDS-PROPERTY:		18.000	15.000	3.000

Div/Loc: 05513 - POLICE COMMUNICATIONS

055131430	COMMUNICATIONS SUPERVISOR	3.000	3.000	
055131700	DISPATCHER II	19.500	16.500	3.000
055135489	POLICE SERVICES ADMINISTRATOR	1.000	1.000	

Position Allocation/Staffing Report by Department and Location ("Division")					(Over)/ Under Staffed
PCN	Position Title	Allocated FTE	Staffed FTE	Variance	
05513B923	DISPATCHER I	0.000	1.000	(1.000)	
TOTAL FOR LOC/DIV 05513 - POLICE COMMUNICATIONS:		23.500	21.500	2.000	
Div/Loc: 05514 - COMMUNITY SERVICES					
055141645	DEPT PUBLIC INFO OFFICER	1.000	1.000		
055145430	POLICE OFFICER	6.000	5.000	1.000	
055145440	POLICE RECORDS CLERK II	1.000	0.000	1.000	
055145470	POLICE SERGEANT	1.000	1.000		
055145485	POLICE SOCIAL SVCS ADMINSTR	1.000	1.000		
055145654	PUB SAFETY OUTREACH & COMM REL	1.000	1.000		
055145657	PUBLIC SAFETY PROGRAM COORD	1.000	1.000		
TOTAL FOR LOC/DIV 05514 - COMMUNITY SERVICES:		12.000	10.000	2.000	
Div/Loc: 05531 - PATROL					
055311380	COMMUNITY SVCS OFFICER II	9.000	7.000	2.000	
055315420	POLICE LIEUTENANT	3.000	3.000		
055315430	POLICE OFFICER	74.000	68.000	6.000	
055315432	POLICE OFFICER TRAINEE	0.000	2.000	(2.000)	
055315470	POLICE SERGEANT	9.000	8.000	1.000	
055315710	RANGEMASTER	1.000	1.000		
TOTAL FOR LOC/DIV 05531 - PATROL:		96.000	89.000	7.000	
Div/Loc: 05532 - INVESTIGATIONS					
055321380	COMMUNITY SVCS OFFICER II	2.000	2.000		
055321475	CRIME ANALYST	2.000	2.000		
055325420	POLICE LIEUTENANT	1.000	1.000		
055325430	POLICE OFFICER	17.000	21.000	(4.000)	
055325440	POLICE RECORDS CLERK II	2.000	1.000	1.000	
055325470	POLICE SERGEANT	2.000	3.000	(1.000)	
TOTAL FOR LOC/DIV 05532 - INVESTIGATIONS:		26.000	30.000	(4.000)	
Div/Loc: 05533 - ANIMAL CONTROL					
055330100	ANIMAL CONTROL OFFICER	2.000	2.000		
055330110	ANIMAL CONTROL SUPERVISOR	1.000	1.000		
TOTAL FOR LOC/DIV 05533 - ANIMAL CONTROL:		3.000	3.000		
Div/Loc: 05535 - POLICE TRAFFIC					
055355420	POLICE LIEUTENANT	1.000	1.000		
055355430	POLICE OFFICER	7.000	6.000	1.000	
055355470	POLICE SERGEANT	1.000	1.000		
055351380	COMMUNITY SVCS OFFICER II	0.000	1.000	(1.000)	
TOTAL FOR LOC/DIV 05535 - POLICE TRAFFIC:		9.000	9.000		
TOTAL FOR DEPARTMENT 50 - POLICE:		197.500	187.500	10.000	
Department: 60 FIRE					
Div/Loc: 06000 - FIRE - ADMINISTRATION					
060000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000		
060003330	FIRE CHIEF	1.000	1.000		
060003389	FIRE TECHNICIAN II	1.000	1.000		
060004957	OFFICE ASSISTANT II	1.000	1.000		
060005654	PUB SAFETY OUTREACH & COMM REL	0.500	0.000	.500	
TOTAL FOR LOC/DIV 06000 - FIRE - ADMINISTRATION:		4.500	4.000	.500	
Div/Loc: 06011 - FIRE PREVENTION					
060111645	DEPT PUBLIC INFO OFFICER	1.000	1.000		
060113377	FIRE & ENVIR SAFETY INSPEC II	1.000	2.000	(1.000)	
060113332	FIRE DIVISION CHIEF	1.000	1.000		
060113382	FIRE INSPECTION SUPERVISOR	2.000	2.000		
TOTAL FOR DEPARTMENT 60 - FIRE:		5.000	6.000	(1.000)	
TOTAL FOR DEPARTMENT 50 & 60 - POLICE & FIRE:		202.500	193.500	9.000	
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Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
060113385	FIRE INSPECTOR II	2.000	1.000	1.000
060113454	HAZARDOUS MATERIALS INSPECTOR	1.000	1.000	
TOTAL FOR LOC/DIV 06011 - FIRE PREVENTION:		8.000	8.000	
Div/Loc: 06021 - FIRE OPERATIONS				
060210480	ASST FIRE CHIEF	1.000	1.000	
060213391	FIRE BATALLION CHIEF (8HR)	1.000	1.000	
060210905	FIRE BATTALION CHIEF	3.000	3.000	
060213320	FIRE CAPTAIN	30.000	28.000	2.000
060213340	FIRE ENGINEER	30.000	30.000	
060213355	FIREFIGHTER PARAMEDIC II	36.000	26.000	10.000
060213353	FIREFIGHTER PARAMEDIC I	0.000	5.000	(5.000)
06021F320	FIRE CAPTAIN 8 HOUR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 06021 - FIRE OPERATIONS:		101.000	95.000	6.000
Div/Loc: 06022 - FIRE TRAINING				
060222415	EMS QUAL ASSURANCE COORDINATOR	1.000	0.000	1.000
060223391	FIRE BATALLION CHIEF (8HR)	1.000	1.000	
TOTAL FOR LOC/DIV 06022 - FIRE TRAINING:		2.000	1.000	1.000
Div/Loc: 06025 - FIRE LOGISTICS				
060250050	ADMINISTRATIVE ANALYST II	1.000	1.000	
060250480	ASST FIRE CHIEF	1.000	1.000	
060253412	GIS ANALYST II	1.000	1.000	
TOTAL FOR LOC/DIV 06025 - FIRE LOGISTICS:		3.000	3.000	
Div/Loc: 06040 - EMERGENCY PREPAREDNESS				
060403332	FIRE DIVISION CHIEF	1.000	1.000	
TOTAL FOR LOC/DIV 06040 - EMERGENCY PREPAREDNESS:		1.000	1.000	
TOTAL FOR DEPARTMENT 60 - FIRE:		119.500	112.000	7.500

Department: 71 PARKS AND RECREATION

Div/Loc: 08500 - PARKS & REC - ADMINISTRATION

085000084	ADMIN TECHNICIAN	1.000	1.000	
085000050	ADMINISTRATIVE ANALYST II	1.000	1.000	
085000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
085004517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
085005010	PARKS,REC & LIB BUS ADMINISTR	1.000	1.000	
085005082	PARKS,REC & LIBRARIES DIRECTOR	1.000	1.000	
TOTAL FOR LOC/DIV 08500 - PARKS & REC - ADMINISTRATION:		6.000	6.000	

Div/Loc: 08501 - PARK DEVELOPMENT

085015022	PARK DEVELOPMENT ANALYST II	1.000	1.000	
085015024	PARK PLANNING & DEV SUPERINTEN	1.000	1.000	
085017192	SR PARKS MAINTENANCE WORKER	1.000	1.000	
TOTAL FOR LOC/DIV 08501 - PARK DEVELOPMENT:		3.000	3.000	

Div/Loc: 08505 - RECREATION STAFFING

085051401	COMMUNITY RELATIONS ANALYST	1.000	1.000	
085054957	OFFICE ASSISTANT II	4.000	2.000	2.000
085056122	RECREATION COORDINATOR II	6.000	5.000	1.000
085056125	RECREATION MANAGER	1.000	1.000	
085056145	RECREATION SUPERINTENDENT	3.000	3.000	
085056147	RECREATION SUPERVISOR	3.000	3.000	
085054956	OFFICE ASSISTANT I	0.000	2.000	(2.000)
08505B502	RECREATION COORDINATOR II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08505 - RECREATION STAFFING:		18.000	18.000	

Position Allocation/Staffing Report by Department and Location ("Division")					(Over)/ Under Staffed Variance
PCN	Position Title	Allocated FTE	Staffed FTE		
Div/Loc: 08521 - MAIDU MUSEUM & HISTORIC SITE					
085213732	INTERPRETIVE SRVCS SPECIAL II	1.000	0.000	1.000	
085213740	INTERPRETIVE SRVCS SUPERVISOR	1.000	1.000		
085214957	OFFICE ASSISTANT II	1.000	1.000		
085213730	INTERPRETIVE SRVCS SPECIALST I	0.000	1.000	(1.000)	
TOTAL FOR LOC/DIV 08521 - MAIDU MUSEUM & HISTORIC SITE:		3.000	3.000		
Div/Loc: 08530 - AQUATICS					
085305080	PARKS MAINTENANCE WORKER II	1.000	0.000	1.000	
085305070	PARKS MAINTENANCE WORKER I	0.000	1.000	(1.000)	
TOTAL FOR LOC/DIV 08530 - AQUATICS:		1.000	1.000		
Div/Loc: 08541 - ADVENTURE CLUBS					
085410376	ASSISTANT CHILD CARE SITE COOR	4.000	2.000	2.000	
085411225	CHILD CARE SITE COORDINATOR	13.000	13.000		
085414957	OFFICE ASSISTANT II	1.000	1.000		
085415045	PARKS, REC, & LIBRARIES TECH	1.000	0.000	1.000	
085416147	RECREATION SUPERVISOR	3.000	2.000	1.000	
085410084	ADMIN TECHNICIAN	0.000	1.000	(1.000)	
TOTAL FOR LOC/DIV 08541 - ADVENTURE CLUBS:		22.000	19.000	3.000	
Div/Loc: 08545 - AFTER SCHOOL EDUCATION_SAFETY					
085451225	CHILD CARE SITE COORDINATOR	1.000	2.000	(1.000)	
TOTAL FOR LOC/DIV 08545 - AFTER SCHOOL EDUCATION_SAFETY:		1.000	2.000	(1.000)	
Div/Loc: 08546 - CDE-CHILD DEVELOPMENT					
085461225	CHILD CARE SITE COORDINATOR	3.000	2.000	1.000	
TOTAL FOR LOC/DIV 08546 - CDE-CHILD DEVELOPMENT:		3.000	2.000	1.000	
Div/Loc: 08550 - PARK OPERATIONS - ADMIN					
085504957	OFFICE ASSISTANT II	1.000	1.000		
085505090	PARKS SUPERINTENDENT	1.000	1.000		
085505069	PARKS SUPERVISOR	3.000	3.000		
085505045	PARKS, REC, & LIBRARIES TECH	1.000	1.000		
TOTAL FOR LOC/DIV 08550 - PARK OPERATIONS - ADMIN:		6.000	6.000		
Div/Loc: 08551 - OPEN SPACE/TREE MAINTENANCE					
085514862	NATURAL RESOURCES TECHNICIAN	1.000	1.000		
085514872	NATURAL RESOURCES WORKER II	1.000	0.000	1.000	
085514960	OPEN SPACE SUPERINTENDENT	1.000	1.000		
085517154	SR NATURAL RESOURCES WORKER	1.000	1.000		
085517201	SR TREE TRIMMER	1.000	0.000	1.000	
085518310	TREE TRIMMER	1.000	1.000		
085518762	URBAN FORESTER	1.000	1.000		
TOTAL FOR LOC/DIV 08551 - OPEN SPACE/TREE MAINTENANCE:		7.000	5.000	2.000	
Div/Loc: 08555 - PARKS - MAINTENANCE					
085555075	IRRIGATION TECHNICIAN	1.000	1.000		
085555070	PARKS MAINTENANCE WORKER I	0.000	2.000	(2.000)	
085555080	PARKS MAINTENANCE WORKER II	18.000	14.000	4.000	
085557192	SR PARKS MAINTENANCE WORKER	10.000	9.000	1.000	
TOTAL FOR LOC/DIV 08555 - PARKS - MAINTENANCE:		29.000	26.000	3.000	
TOTAL FOR DEPARTMENT 71 - PARKS AND RECREATION:		99.000	91.000	8.000	
Department: 72 LIBRARY					
Div/Loc: 06500 - LIBRARY - ADMIN/TECH SERVICES					
065001224	CITY LIBRARIAN	1.000	1.000		
065004152	LIBRARIAN II	7.500	6.500	1.000	
TOTAL FOR DEPARTMENT 72 - LIBRARY:		8.500	7.500	1.000	
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Report: HR_ALLOC_STAFF_DEPT_LOC_ROSEV - HR: Allocation by Department, DivLoc - No Names					Time: 11:45:32

Position Allocation/Staffing Report by Department and Location ("Division")					(Over)/ Under Staffed
PCN	Position Title	Allocated FTE	Staffed FTE	Variance	
065004210	LIBRARY ASSISTANT II	7.000	6.000	1.000	
065004246	LIBRARY SUPERVISOR	4.000	4.000		
065004250	LIBRARY TECHNICIAN	5.000	5.000		
065004151	LIBRARIAN I	0.000	1.000	(1.000)	
TOTAL FOR LOC/DIV 06500 - LIBRARY - ADMIN/TECH SERVICES:		24.500	23.500	1.000	
TOTAL FOR DEPARTMENT 72 - LIBRARY:		24.500	23.500	1.000	
TOTAL FOR DEPARTMENT 80 - DEVELOPMENT AND OPERATIONS:		0.000	0.000		
TOTAL FOR DEPARTMENT 82 - PLANNING,REDEVELOPMENT,HOUSING:		0.000	0.000		
Department: 83 PUBLIC WORKS					
Div/Loc: 08300 - PUBLIC WORKS - ADMINISTRATION					
083000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000		
083005635	PUBLIC WORKS DIRECTOR	1.000	1.000		
TOTAL FOR LOC/DIV 08300 - PUBLIC WORKS - ADMINISTRATION:		2.000	2.000		
Div/Loc: 08320 - ENGINEERING					
083200084	ADMIN TECHNICIAN	1.000	1.000		
083200820	ASSOC ENGINEER	3.000	3.000		
083200338	ASST ENGINEER	8.000	6.000	2.000	
083203792	JR ENGINEER	0.000	2.000	(2.000)	
083205514	PRINCIPAL ENGINEER	1.000	1.000		
083207142	SR ENGINEER	2.750	2.750		
TOTAL FOR LOC/DIV 08320 - ENGINEERING:		15.750	15.750		
Div/Loc: 08321 - FLOOD ALERT					
083210338	ASST ENGINEER	1.000	0.000	1.000	
TOTAL FOR LOC/DIV 08321 - FLOOD ALERT:		1.000	0.000	1.000	
Div/Loc: 08335 - TRAFFIC SIGNALS					
083352380	ELECTRONICS TECHNICIAN I	0.000	1.000	(1.000)	
083352385	ELECTRONICS TECHNICIAN II	5.000	4.000	1.000	
083355519	PREVENTATIVE MAINT SUPERVISOR	1.000	1.000		
083357170	SR ELECTRIC TECHNICIAN	1.000	1.000		
083352376	TRAFFIC SIGNAL MAINT WKR II	1.000	0.000	1.000	
083352375	TRAFFIC SIGNAL MAINT WKR I	0.000	1.000	(1.000)	
TOTAL FOR LOC/DIV 08335 - TRAFFIC SIGNALS:		8.000	8.000		
Div/Loc: 08340 - STREETS - ADMINISTRATION					
083400084	ADMINISTRATIVE TECHNICIAN	1.000	0.000	1.000	
083404957	OFFICE ASSISTANT II	2.000	2.000		
083407522	STREET MAINTENANCE SUPERVISOR	3.000	3.000		
083407520	STREET MAINTENANCE SUPT	1.000	1.000		
TOTAL FOR LOC/DIV 08340 - STREETS - ADMINISTRATION:		7.000	6.000	1.000	
Div/Loc: 08342 - STREET DRAINAGE					
083427187	SR STREET MAINTENANCE WORKER	1.000	0.000	1.000	
083427530	STREET MAINTENANCE WORKER II	1.000	1.000		
TOTAL FOR LOC/DIV 08342 - STREET DRAINAGE:		2.000	1.000	1.000	
Div/Loc: 08343 - PAVING					
083437162	SR ENGINEERING TECHNICIAN	1.000	0.000	1.000	
083437187	SR STREET MAINTENANCE WORKER	2.000	2.000		
083437525	STREET MAINTENANCE WORKER I	0.000	1.000	(1.000)	
083437530	STREET MAINTENANCE WORKER II	11.000	9.000	2.000	
08343B526	STREET MAINTENANCE WORKER I	0.000	1.000	(1.000)	

		<u>Position Allocation/Staffing Report</u> <u>by Department and Location ("Division")</u>		(Over)/ Under Staffed Variance
PCN	Position Title	Allocated FTE	Staffed FTE	
TOTAL FOR LOC/DIV 08343 - PAVING:		14.000	13.000	1.000
Div/Loc: 08344 - STREET SIGNS				
083447187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083447530	STREET MAINTENANCE WORKER II	2.000	1.000	1.000
TOTAL FOR LOC/DIV 08344 - STREET SIGNS:		3.000	2.000	1.000
Div/Loc: 08345 - STREET PAINT				
083457187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083457530	STREET MAINTENANCE WORKER II	2.000	1.000	1.000
TOTAL FOR LOC/DIV 08345 - STREET PAINT:		3.000	2.000	1.000
Div/Loc: 08348 - STREET SWEEPING				
083487187	SR STREET MAINTENANCE WORKER	1.000	1.000	
083487530	STREET MAINTENANCE WORKER II	1.000	0.000	1.000
083487540	STREET SWEEPER OPERATOR	4.000	4.000	
083487525	STREET MAINTENANCE WORKER I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08348 - STREET SWEEPING:		6.000	6.000	
Div/Loc: 08350 - TRANSPORTATION-ADMIN				
083500084	ADMIN TECHNICIAN	1.000	1.000	
083500088	ALTERNATIVE TRANSP ANALYST II	1.000	1.000	
083500090	ALTERNATIVE TRANSP MGR	1.000	1.000	
083503318	FINANCIAL ANALYST II	1.000	0.000	1.000
083504957	OFFICE ASSISTANT II	1.750	0.000	1.750
083503316	FINANCIAL ANALYST I	0.000	1.000	(1.000)
083504956	OFFICE ASSISTANT I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08350 - TRANSPORTATION-ADMIN:		5.750	5.000	.750
Div/Loc: 08352 - TRANSPORTATION				
083520088	ALTERNATIVE TRANSP ANALYST II	1.750	1.750	
083520338	ASST ENGINEER	1.000	0.000	1.000
083524517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
083524957	OFFICE ASSISTANT II	0.750	0.750	
TOTAL FOR LOC/DIV 08352 - TRANSPORTATION:		4.500	3.500	1.000
Div/Loc: 08354 - CTSA				
083541401	COMMUNITY RELATIONS ANALYST	0.500	0.500	
TOTAL FOR LOC/DIV 08354 - CTSA:		0.500	0.500	
TOTAL FOR DEPARTMENT 83 - PUBLIC WORKS:		72.500	64.750	7.750

Department: 84 ENVIRONMENTAL UTILITIES

Div/Loc: 08400 - ENV UTIL - ADMINISTRATION

084000050	ADMIN ANALYST II	3.000	2.750	.250
084000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
084001050	BUSINESS SVCS ADMINISTRATOR	1.000	1.000	
084001548	DATA MANAGEMENT SPECIALIST II	1.000	0.000	1.000
084001645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
084001684	ENVIRONMENTAL UTIL. DIRECTOR	1.000	1.000	
084002548	EU BUSINESS ADMINISTRATOR	1.000	0.000	1.000
084002547	EU RATE ANALYST II	3.000	0.000	3.000
084004517	MARKETING & COMMUNIC ANALYST II	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08400 - ENV UTIL - ADMINISTRATION:		13.000	6.750	6.250

Div/Loc: 08402 - EU ASSET MANAGEMENT

084020084	ADMIN TECHNICIAN	1.000	1.000	
084025533	PREVENTATIVE MAINTENANCE COORD	1.000	1.000	
084025514	PRINCIPAL ENGINEER	1.000	1.000	

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
TOTAL FOR LOC/DIV 08402 - EU ASSET MANAGEMENT:		3.000	3.000	
Div/Loc: 08405 - ENV UTIL-ENGINEERING				
084050411	ASSISTANT EU DIRECTOR	1.000	1.000	
084050820	ASSOC ENGINEER	3.000	2.000	1.000
084050338	ASST ENGINEER	1.000	2.000	(1.000)
084051434	CONSTRUCTION INSPECTOR II	2.000	1.000	1.000
084051672	DEVELOPMENT TECHNICIAN II	1.000	1.000	
084051350	ENGINEERING TECHNICIAN II	2.000	1.000	1.000
084053412	GIS ANALYST II	2.000	1.000	1.000
084054509	MAPPING SUPERVISOR	1.000	1.000	
084054957	OFFICE ASSISTANT II	1.000	1.000	
084055514	PRINCIPAL ENGINEER	1.000	1.000	
084056500	SAFETY COORDINATOR	1.000	1.000	
084057121	SR CONSTRUCTION INSPECTOR	1.000	1.000	
084057142	SR ENGINEER	3.000	3.000	
TOTAL FOR LOC/DIV 08405 - ENV UTIL-ENGINEERING:		20.000	17.000	3.000
Div/Loc: 08410 - SOLID WASTE - ADMINISTRATION				
084103335	FINANCE CLERK II	2.000	1.000	1.000
084104957	OFFICE ASSISTANT II	1.000	0.000	1.000
084106244	REFUSE & STORMWATER MANAGER	1.000	0.000	1.000
084106231	REFUSE SUPERINTENDENT	1.000	1.000	
084106242	REFUSE UTILITY MANAGER	1.000	1.000	
084107324	SOLID WASTE BILLING TECHNICIAN	1.000	1.000	
084103334	FINANCE CLERK I	0.000	1.000	(1.000)
084104956	OFFICE ASSISTANT I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08410 - SOLID WASTE - ADMINISTRATION:		7.000	6.000	1.000
Div/Loc: 08411 - RESIDENTIAL SOLID WASTE PICKUP				
084116235	REFUSE SUPERVISOR	1.000	1.000	
084116302	REFUSE TRUCK DRIVER I	0.000	1.000	(1.000)
084116304	REFUSE TRUCK DRIVER II	11.000	9.000	2.000
084117129	SR REFUSE TRUCK DRIVER	2.000	2.000	
TOTAL FOR LOC/DIV 08411 - RESIDENTIAL SOLID WASTE PICKUP:		14.000	13.000	1.000
Div/Loc: 08412 - COMMERCIAL SOLID WASTE PICKUP				
084126235	REFUSE SUPERVISOR	1.000	1.000	
084126302	REFUSE TRUCK DRIVER I	0.000	4.000	(4.000)
084126304	REFUSE TRUCK DRIVER II	16.000	11.000	5.000
084127129	SR REFUSE TRUCK DRIVER	2.000	2.000	
TOTAL FOR LOC/DIV 08412 - COMMERCIAL SOLID WASTE PICKUP:		19.000	18.000	1.000
Div/Loc: 08413 - SOLID WASTE MAINTENANCE				
084136225	REFUSE MAINT. WORKER I	0.000	1.000	(1.000)
084136226	REFUSE MAINT. WORKER II	4.000	3.000	1.000
084137129	SR REFUSE TRUCK DRIVER	1.000	1.000	
TOTAL FOR LOC/DIV 08413 - SOLID WASTE MAINTENANCE:		5.000	5.000	
Div/Loc: 08415 - RECYCLING				
084156304	REFUSE TRUCK DRIVER II	3.000	3.000	
TOTAL FOR LOC/DIV 08415 - RECYCLING:		3.000	3.000	
Div/Loc: 08416 - GREEN WASTE PROGRAM				
084166302	REFUSE TRUCK DRIVER I	0.000	1.000	(1.000)
084166304	REFUSE TRUCK DRIVER II	4.000	3.000	1.000
084167129	SR REFUSE TRUCK DRIVER	1.000	1.000	
TOTAL FOR LOC/DIV 08416 - GREEN WASTE PROGRAM:		5.000	5.000	
Div/Loc: 08420 - WASTEWATER - ADMINISTRATION				

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
084205514	PRINCIPAL ENGINEER	1.000	1.000	
084207142	SR ENGINEER	1.000	1.000	
084209045	WSTWTR UTILITY MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 08420 - WASTEWATER - ADMINISTRATION:		3.000	3.000	
Div/Loc: 08421 - WATER TREATMENT/STORAGE				
084219175	WATER TRMT PLT CHIEF OPERATOR	1.000	1.000	
084219234	WATER TRMT PLT OPR GD II 8HR	1.000	0.000	1.000
084219230	WATER TRMT PLT OPR GRD III 24	4.000	4.000	
08421B535	WATER TRMT PLT OPR GD I 8HR	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08421 - WATER TREATMENT/STORAGE:		6.000	6.000	
Div/Loc: 08422 - DRY CREEK WWTP				
084224957	OFFICE ASSISTANT II	1.000	1.000	
084229010	WSTWTR TRMT PLT OPR GD II	2.000	1.000	1.000
084229020	WSTWTR TRMT PLT OPR GD III 24H	4.000	4.000	
084229030	WSTWTR TRMT PLT OPR IV	1.000	1.000	
08422B540	WSTWTR TRMT PLT OPR GD I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08422 - DRY CREEK WWTP:		8.000	8.000	
Div/Loc: 08424 - ENVIRONMENTAL UTIL-MAINTENANCE				
084242378	ELECTRONIC MAINT COORDINATOR	1.000	1.000	
084242385	ELECTRONICS TECHNICIAN II	4.000	4.000	
084244520	MATERIALS TECHNICIAN	1.000	1.000	
084245319	PLANT & EQUIPMENT MAINT WOR II	1.000	2.000	(1.000)
084245328	PLANT & EQUIPMENT MECHANIC II	5.000	3.000	2.000
084245402	PREDICTIVE MAINTENANCE TECH II	1.000	1.000	
084245519	PREVENTATIVE MAINT SUPERVISOR	1.000	1.000	
084245502	PREVENTATIVE MAINT TECH II	5.000	3.000	2.000
084245533	PREVENTATIVE MAINTENANCE COORD	2.000	2.000	
084247020	SCADA SYSTEM TECHNICIAN	2.000	2.000	
084247205	SR PLANT & EQUIPMENT MECHANIC	1.000	1.000	
084247284	SR PREVENTATIVE MAINT TECH	2.000	2.000	
084245327	PLANT & EQUIPMENT MECHANIC I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08424 - ENVIRONMENTAL UTIL-MAINTENANCE:		26.000	25.000	1.000
Div/Loc: 08425 - INDUSTRIAL TREATMENT				
084253604	INDUSTRIAL WASTE SPECIALIST	1.000	0.000	1.000
084253610	INDUSTRIAL WASTE TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 08425 - INDUSTRIAL TREATMENT:		2.000	1.000	1.000
Div/Loc: 08426 - ENVIRONMENTAL TREATMENT LAB				
084261548	DATA MANAGEMENT SPECIALIST II	1.000	1.000	
084262541	EU COMPLIANCE ADMINISTRATOR	1.000	1.000	
084264020	LABORATORY TECHNICIAN II	4.000	4.000	
084269101	WATER QUALITY LAB SUPERVISOR	1.000	1.000	
TOTAL FOR LOC/DIV 08426 - ENVIRONMENTAL TREATMENT LAB:		7.000	7.000	
Div/Loc: 08427 - PLEASANT GROVE WWTP				
084274957	OFFICE ASSISTANT II	1.000	1.000	
084279040	WSTWTR TRMT PLT CHIEF OPERATOR	1.000	1.000	
084279025	WSTWTR TRMT PLT OPR GD III	4.000	4.000	
TOTAL FOR LOC/DIV 08427 - PLEASANT GROVE WWTP:		6.000	6.000	
Div/Loc: 08430 - WATER - ADMINISTRATION				
084309244	WATER UTILITY MANAGER	1.000	1.000	
TOTAL FOR LOC/DIV 08430 - WATER - ADMINISTRATION:		1.000	1.000	
Div/Loc: 08431 - WATER DISTRIBUTION				
084314957	OFFICE ASSISTANT II	3.000	3.000	

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
084317204	SR WATER DISTRIBUTION WORKER	4.000	4.000	
084319084	WATER DISTRIBUTION SUPERVISOR	2.000	1.000	1.000
084319085	WATER DISTRIBUTION SUPT	1.000	0.000	1.000
084319248	WATER DISTRIBUTION WORKER II	22.000	20.000	2.000
TOTAL FOR LOC/DIV 08431 - WATER DISTRIBUTION:		32.000	28.000	4.000
Div/Loc: 08432 - WASTEWATER COLLECTION				
084323610	INDUSTRIAL WASTE TECHNICIAN	1.000	1.000	
084324957	OFFICE ASSISTANT II	1.000	0.000	1.000
084327202	SR WSTWTR UTILITY MAINT WKR	4.000	4.000	
084328980	WSTWTR COLLECTION SUPT	1.000	1.000	
084328978	WSTWTR COLLECTION SUPV	1.000	1.000	
084329027	WSTWTR UTILITY MAINT WKR I	0.000	4.000	(4.000)
084329029	WSTWTR UTILITY MAINT WKR II	22.000	17.000	5.000
084324956	OFFICE ASSISTANT I	0.000	1.000	(1.000)
08432B254	WSTWTR UTILITY MAINT WKR I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08432 - WASTEWATER COLLECTION:		30.000	30.000	
Div/Loc: 08433 - WATER EFFICIENCY				
084330084	ADMIN TECHNICIAN	1.000	0.900	.100
084334957	OFFICE ASSISTANT II	1.750	1.000	.750
084339047	WATER CONSERVATION ADMINSTR	1.000	1.000	
084339078	WATER CONSERVATION SPECIALIST	1.000	1.000	
084339049	WATER CONSERVATION WORKER I	0.000	3.000	(3.000)
084339051	WATER CONSERVATION WORKER II	4.000	1.000	3.000
084334956	OFFICE ASSISTANT I	0.000	0.750	(.750)
TOTAL FOR LOC/DIV 08433 - WATER EFFICIENCY:		8.750	8.650	.100
Div/Loc: 08441 - RECYCLED WATER				
084417162	SR ENGINEERING TECHNICIAN	1.000	1.000	
TOTAL FOR LOC/DIV 08441 - RECYCLED WATER:		1.000	1.000	
Div/Loc: 08450 - STORM WATER MANAGEMENT PROGRAM				
084501350	ENGINEERING TECHNICIAN II	1.000	0.000	1.000
084502544	ENVIRONMENTAL COMPL SPEC II	2.000	1.000	1.000
084507142	SR ENGINEER	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08450 - STORM WATER MANAGEMENT PROGRAM:		4.000	1.000	3.000
Div/Loc: 08527 - UTILITY EXPLORATION CENTER				
085273732	INTERPRETIVE SRVCS SPECIAL II	2.000	2.000	
085273740	INTERPRETIVE SRVCS SUPERVISOR	1.000	1.000	
085274517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
TOTAL FOR LOC/DIV 08527 - UTILITY EXPLORATION CENTER:		4.000	4.000	
TOTAL FOR DEPARTMENT 84 - ENVIRONMENTAL UTILITIES:		227.750	206.400	21.350

Department: 86 ROSEVILLE ELECTRIC

Div/Loc: 08600 - ELECTRIC - ADMINISTRATION

086000084	ADMIN TECHNICIAN	1.000	1.000	
086000071	ADMINISTRATIVE ASSISTANT (C)	1.000	0.000	1.000
086001548	DATA MANAGEMENT SPECIALIST II	1.000	1.000	
086001645	DEPT PUBLIC INFO OFFICER	1.000	1.000	
086001312	ELECTRIC BUSINESS ANALYST II	4.000	3.000	1.000
086002346	ELECTRIC RATES & FINANCIAL ADM	1.000	1.000	
086002358	ELECTRIC TECHNOLOGY SYST SUPV	1.000	1.000	
086002359	ELECTRIC TECHNOLOGY SYSTS TECH	3.000	2.000	1.000
086002320	ELECTRIC UTILITY DIRECTOR	1.000	1.000	
086004517	MARKET & COMMUNICATIONS ANA II	1.000	1.000	
086007128	SR ELECTRIC BUSINESS ANALYST	1.000	1.000	

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
08600B739	ELECTRIC BUSINESS ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08600 - ELECTRIC - ADMINISTRATION:		16.000	14.000	2.000
Div/Loc: 08605 - ELEC REGULATORY-LEGISLATIVE SV				
086050084	ADMIN TECHNICIAN	1.000	1.000	
086050050	ADMINISTRATIVE ANALYST II	1.000	1.000	
086052335	ELECTRIC COMPLIANCE ANALYST	2.000	2.000	
086052348	ELECTRIC REG COMPL ADMINSTR	1.000	1.000	
TOTAL FOR LOC/DIV 08605 - ELEC REGULATORY-LEGISLATIVE SV:		5.000	5.000	
Div/Loc: 08611 - ELECTRIC ENGINEERING				
086110084	ADMIN TECHNICIAN	1.000	1.000	
086110395	ASSISTANT ELECTRIC UTILITY DIR	1.000	1.000	
086112330	ELECTRIC DRAFTING TECH II	2.000	2.000	
086112345	ELECTRIC ENGINEERING TECH II	4.000	3.000	1.000
086112284	ELECTRIC ENGINEERING TECH SUPV	1.000	1.000	
086113412	GIS ANALYST II	1.000	0.000	1.000
086114957	OFFICE ASSISTANT II	2.000	1.000	1.000
086115596	POWER ENGINEER II	4.000	3.000	1.000
086115505	POWER ENGINEERING MANAGER	1.000	1.000	
086117151	SR POWER ENGINEER	2.000	2.000	
086112340	ELECTRIC ENGINEERING TECH I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08611 - ELECTRIC ENGINEERING:		19.000	16.000	3.000
Div/Loc: 08614 - ELECT CONST & MAINTENANCE				
086140150	ELECTRIC APPRENTICE LINE TECH	0.000	1.000	(1.000)
086142280	ELECTRIC LINE CONST SUPERVISOR	2.000	2.000	
086142285	ELECTRIC LINE TECH	16.000	10.000	6.000
086142286	ELECTRIC LINE TROUBLESHOOTER	4.000	3.000	1.000
086142212	ELECTRIC MATERIALS TECH II	3.000	3.000	
086142338	ELECTRIC OPERATIONS MANAGER	1.000	1.000	
086142254	ELECTRIC PREV DATA SYSTEM TECH	2.000	1.000	1.000
086142352	ELECTRIC SAFETY COORDINATOR	1.000	1.000	
086142319	ELECTRIC SUBSTATION SUPERVISOR	1.000	1.000	
086142350	ELECTRIC SYSTEM DISPATCHER	3.000	3.000	
086142360	ELECTRIC UTILITY TECHNICIAN I	0.000	3.000	(3.000)
086142362	ELECTRIC UTILITY TECHNICIAN II	17.000	10.000	7.000
086144957	OFFICE ASSISTANT II	1.000	1.000	
086147118	SR ELECTRIC LINE TECHNICIAN	5.000	5.000	
086147169	SR ELECTRIC MATERIALS TECH	1.000	1.000	
086147124	SR ELECTRIC METERING TECH	1.000	1.000	
086147126	SR ELECTRIC SUBSTATION TECH	3.000	3.000	
086147168	SR ELECTRIC SYSTEM DISPATCHER	1.000	1.000	
086142421	ELECTRIC PRE-APPRENTICE	0.000	3.000	(3.000)
TOTAL FOR LOC/DIV 08614 - ELECT CONST & MAINTENANCE:		62.000	54.000	8.000
Div/Loc: 08616 - ELECTRIC POWER PLANT				
086162210	ELECTRIC MATERIALS TECH I	0.000	1.000	(1.000)
086162212	ELECTRIC MATERIALS TECH II	1.000	0.000	1.000
086162362	ELECTRIC UTILITY TECHNICIAN II	1.000	1.000	
086163608	INSTRUMENT & CONTROL TECH	2.000	2.000	
086164957	OFFICE ASSISTANT II	1.000	1.000	
086165600	POWER GENERATION SUPERINTENDEN	1.000	1.000	
086165591	POWER PLANT ENGINEER II	1.000	1.000	
086165530	POWER PLANT OPS & MAINT SUPVS	2.000	2.000	
086165526	PWR PLNT MECHANIC	3.000	2.000	1.000
086165523	PWR PLNT OPERATOR/TECH II	8.000	8.000	
086165555	SR POWER PLANT ENGINEER	1.000	1.000	
086167152	SR POWER PLANT OPERATOR/TECH	4.000	4.000	

		<u>Position Allocation/Staffing Report</u> <u>by Department and Location ("Division")</u>		(Over)/ Under Staffed Variance
PCN	Position Title	Allocated FTE	Staffed FTE	
TOTAL FOR LOC/DIV 08616 - ELECTRIC POWER PLANT:		25.000	24.000	1.000
Div/Loc: 08621 - POWER SUPPLY				
086210084	ADMIN TECHNICIAN	1.000	1.000	
086218553	ASST ELEC UTIL DIR-RESOURCES	1.000	1.000	
086212314	ELECTRIC RESOURCES ANALYST I	0.000	2.000	(2.000)
086212316	ELECTRIC RESOURCES ANALYST II	7.000	2.000	5.000
086212354	ELECTRIC RISK MGMT ADMINISTRAT	1.000	1.000	
086215535	POWER SUPPLY & PORTFOLIO ADMST	1.000	1.000	
086211312	ELECTRIC BUSINESS ANALYST II	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08621 - POWER SUPPLY:		11.000	9.000	2.000
Div/Loc: 08623 - RETAIL SRVCS-PUBLIC BENEFITS				
086231312	ELECTRIC BUSINESS ANALYST II	1.000	1.000	
086236280	ELECTRIC RETAIL SERVICES SUPV	2.000	1.000	1.000
086232466	ENERGY PROGRAM TECHNICIAN	4.000	4.000	
086232501	ENERGY SERVICES ACCOUNT REP II	2.000	2.000	
086233810	KEY ACCOUNTS REPRESENTATIVE	1.000	0.000	1.000
086234957	OFFICE ASSISTANT II	1.000	1.000	
086237163	SR ENERGY SERVICES ACCOUNT REP	1.000	1.000	
TOTAL FOR LOC/DIV 08623 - RETAIL SRVCS-PUBLIC BENEFITS:		12.000	10.000	2.000
TOTAL FOR DEPARTMENT 86 - ROSEVILLE ELECTRIC:		150.000	132.000	18.000
Department: 88 DEVELOPMENT SERVICES				
Div/Loc: 08200 - PLANNING				
082000900	ASSOC PLANNER	5.000	4.000	1.000
082004957	OFFICE ASSISTANT II	2.000	2.000	
082005309	PLANNING MANAGER	2.000	2.000	
082005513	PRINCIPAL PLANNER	1.000	0.000	1.000
082007180	SR PLANNER	1.000	1.650	(.650)
082003410	GIS ANALYST I	0.000	1.000	(1.000)
082004509	MAPPING SUPERVISOR	0.000	1.000	(1.000)
082005311	PLANNING SYSTEMS ANALYST	0.000	1.000	(1.000)
082005315	PLANNING SYSTEMS TECHNICIAN II	0.000	1.000	(1.000)
082005562	PROJECT PLANNER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08200 - PLANNING:		11.000	14.650	(3.650)
Div/Loc: 08800 - DEV SVCS- ADMINISTRATION				
088000050	ADMINISTRATIVE ANALYST II	1.000	0.000	1.000
088000071	ADMINISTRATIVE ASSISTANT (C)	1.000	1.000	
088001676	DEVELOPMENT SERVICES DIRECTOR	1.000	1.000	
088001695	DEVELOPMENT SERVICES MANAGER	1.000	1.000	
088000045	ADMINISTRATIVE ANALYST I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08800 - DEV SVCS- ADMINISTRATION:		4.000	4.000	
Div/Loc: 08801 - DEV SVCS- PERMIT CENTER				
088013412	GIS ANALYST II	1.000	0.000	1.000
088014509	MAPPING SUPERVISOR	1.000	0.000	1.000
088015245	PERMIT ANALYST	1.000	1.000	
088015279	PERMIT TECHNICIAN II	4.000	4.000	
088015311	PLANNING SYSTEMS ANALYST	1.000	0.000	1.000
088015315	PLANNING SYSTEMS TECHNICIAN II	1.000	0.000	1.000
088015562	PROJECT PLANNER	1.000	0.000	1.000
TOTAL FOR LOC/DIV 08801 - DEV SVCS- PERMIT CENTER:		10.000	5.000	5.000
Div/Loc: 08810 - DEV SVCS- BUILDING INSPECTION				
088101017	BLDG INSPECTION SUPERVISOR	1.000	1.000	
088101019	BLDG INSPECTOR II	4.000	3.000	1.000

Position Allocation/Staffing Report
by Department and Location ("Division")

PCN	Position Title	Allocated FTE	Staffed FTE	(Over)/ Under Staffed Variance
088101043	BLDG OFFICIAL	1.000	2.000	(1.000)
088101047	BLDG PLANS EXAMINER II	4.000	3.000	1.000
088101672	DEVELOPMENT TECHNICIAN II	2.000	2.000	
088104957	OFFICE ASSISTANT II	1.000	1.000	
088107117	SR BUILDING INSPECTOR	1.000	0.000	1.000
088107195	SR BUILDING PLANS EXAMINER	1.000	1.000	
088101018	BLDG INSPECTOR I	0.000	2.000	(2.000)
TOTAL FOR LOC/DIV 08810 - DEV SVCS- BUILDING INSPECTION:		15.000	15.000	
Div/Loc: 08815 - DEV SVCS- CODE ENFORCEMENT				
088151019	BLDG INSPECTOR II	2.000	0.000	2.000
088151366	CODE ENFORCEMENT INSPECTOR	2.000	1.000	1.000
088157134	SR CODE ENFORCEMENT INSPECTOR	1.000	1.000	
088151018	BLDG INSPECTOR I	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08815 - DEV SVCS- CODE ENFORCEMENT:		5.000	3.000	2.000
Div/Loc: 08820 - DEV SVCS- ENGINEERING				
088200820	ASSOC ENGINEER	1.000	1.000	
088200338	ASST ENGINEER	3.000	2.000	1.000
088201248	CONSTRUCTION INSPECTION SUPV	1.000	1.000	
088201434	CONSTRUCTION INSPECTOR II	3.000	2.000	1.000
088201277	ENGINEERING MANAGER	1.000	1.000	
088201350	ENGINEERING TECHNICIAN II	1.000	0.000	1.000
088203326	FINANCE TECHNICIAN II	1.000	1.000	
088205514	PRINCIPAL ENGINEER	1.000	1.000	
088207121	SR CONSTRUCTION INSPECTOR	2.000	2.000	
088207142	SR ENGINEER	2.000	2.000	
088201300	ENGINEERING TECHNICIAN I	0.000	1.000	(1.000)
088201432	CONSTRUCTION INSPECTOR I	0.000	1.000	(1.000)
088203792	JR ENGINEER	0.000	1.000	(1.000)
TOTAL FOR LOC/DIV 08820 - DEV SVCS- ENGINEERING:		16.000	16.000	
TOTAL FOR DEPARTMENT 88 - DEVELOPMENT SERVICES:		61.000	57.650	3.350
Grand Totals:				
		1,149.850	1,061.212	88.637



COUNCIL COMMUNICATION

CC #: 7775

File #: 0103-03-02

Title: Housing Authority - FY2016-17 Annual Budget
Contact: Melissa Hagan 916-774-5476 mhagan@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 10.1.

RECOMMENDATION TO COUNCIL

Staff is recommending the City of Roseville Housing Authority approve by resolution the Housing Authority's FY2016-17 budget included as Attachment A.

The Housing Choice Voucher program provides rental assistance to roughly 655 families in the City of Roseville and Rocklin and infuses over \$4 million of federal funds into the local economy through payments to apartment complexes and property owners who participate in the program. The Housing Authority receives its funding from the Department of Housing and Urban Development which covers approximately 76% of its administrative costs with the general fund covering the balance.

BACKGROUND

The Roseville Housing Authority (Housing Authority) was formed in October of 1974 and has provided 40 years of service to its very low and low income residents by helping to ensure access to quality, affordable, and safe housing as well as encourage economic self-sufficiency. To that end, the Housing Authority provides rental assistance vouchers to roughly 655 families through the Housing Choice Voucher (HCV) program; a program administered by the U. S. Department of Housing and Urban Development (HUD) whose budget is appropriated by Congress each year. The HCV program serves low and very low income residents, non-elderly disabled persons, and veterans through the Veterans Affairs Supported Housing program (VASH). Additionally, by administering the HCV program, the Housing Authority's policies and actions are in compliance with State of California Housing Element law which among many other requirements, mandates local governments to adequately plan for and meet their affordable housing goals and needs for workers, families, seniors and the disabled.

Budget Analysis

The Housing Authority has one fund that accounts for its activities with revenues and expenditures presented in the attached Fund Summary (Attachment B). The revenues and expenditures for FY2016-17 are estimated as follows:

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REVENUES	
HUD revenues for rental assistance	\$4,071,800
HUD admin revenues for Admin (Payroll and Supplies)	604,956
Misc revenues (Admin from other Agencies, fraud recovery)	17,622
Total Estimated Available for Appropriation	\$4,694,378

EXPENDITURES	AMOUNT
Salaries and Benefits	509,599
Materials, Services and Supplies & Indirect costs	91,338
Housing Choice Vouchers (rental assistance)	4,071,800
Total Estimated Expenditures & Transfers Out	\$4,672,737

Revenues

Housing Assistance Renewal Funding

HUD funds the rental assistance program based on calculations for the Housing Authority's activity that occurred within the benchmarking period of January 2015 through December 2015. Additionally, HUD takes into account the total amount of funding appropriated by Congress for the entire federal program. Although HUD awards the funding on a calendar year basis, the Housing Authority elects to use this amount for the fiscal year.

HUD has allocated renewal funding of \$4,071,800.00 (down 2.7% from last year) which is comprised of funding for the HCV program of \$3,972,227.00 and \$99,573.00 for the Veterans Affairs Supported Housing program (VASH). The VASH program, in its second year for the Housing Authority, is a joint effort between HUD and the Veterans Affairs to move Veterans and their families out of homelessness and into permanent housing. HUD provides housing assistance through its HCV Program and with the VA provides case managers to assist homeless Veterans in securing and maintaining permanent housing through intensive case management.

Family Self-Sufficiency Program Revenues

Each year, the Housing Authority participates in HUD's Family Self-Sufficiency program which enables families assisted through the HCV program to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Participants elect to divert a portion of their assistance payments to an interest-bearing account that once having completed the required objectives of the program can be used for a variety of needs such as a down payment on a house, a car or any number of uses. HUD awards grants to Housing Authorities who compete for the funding which covers all or a portion of the salary of the coordinator who administers the program. For FY2016-17, the Housing Authority will receive \$66,212.00 which covers approximately 67% of the salary and benefits for the FSS program coordinator.

Miscellaneous Revenues

The Housing Authority administers the HCV program for tenants that live in Rocklin and charges the City of Rocklin a minimum admin fee in order to recoup costs for this service. The admin fee budgeted for FY2017 is \$17,600.00. Interest earned by the cash reserves in the Housing Authority's bank accounts is expected to be \$22.00 for FY2016-17.

Net Restricted Position and Program Reserves

In contrast to previous years, HUD now analyzes the Housing Authority's HAP expenditures on a quarterly basis and remits only what is needed to fund the housing assistance payments for each month. Any unused budget is held by HUD in a program reserve account and is readily available if needed. The intent is to minimize the amount of funds held in the Housing Authority's bank account as net restricted position (NRP). To that end, the Housing Authority expects to have no fund balance at June 30, 2017 in its NRP account.

Expenditures

Salaries and Benefits / Materials, Services and Supplies & Indirect Costs

The total cost for salaries, wages and benefits, material, services and supplies for the Housing Authority is estimated to be \$788,310.00. This total is net of labor charges out to other funding sources. The general fund covers approximately 24% of the total for non-chargeable time such as paid leave time and general admin for meetings and other admin duties. This nets to an admin budget of \$600,937.00. Admin revenues are estimated to be \$622,578.00 which is sufficient to cover the costs. This budget covers eight full-time employees and one 1500 hr employee all charging a portion of their time to the Housing Authority which calculates to 5.4 FTEs.

	<u>Amount</u>	<u>%</u>
Total SWB (net of Other Funding Sources)	\$696,972	
Materials Services & Supplies	<u>91,338</u>	
TOTAL	\$788,310	
General Fund Subsidy	(46,045)	6%
General Fund non-productive time	<u>(141,327)</u>	18%
Total Admin Budget (5.4 FTEs)	\$600,937	76%

This 24% contribution from the City's general fund provides a guarantee that the Housing Choice Voucher program can continue to provide rental assistance to very low income families in Roseville and Rocklin. The City's funding will also help maintain the admin program reserves estimated to be \$355,130.00 by June 30, 2017; one-time funds the Housing Authority has accumulated over the years and will most likely be needed to offset future increases in operations and personnel costs.

Housing Choice Voucher Payments

The Housing Authority has budgeted \$4,071,800.00 for housing assistance payments (HAP) for roughly 655 families in the City of Roseville and Rocklin. In this program, participating households must find housing that meets program requirements on the private rental market. Written agreements are signed between the owner, tenant and agency outlining their respective rights and responsibilities. Program participants pay a share of the rent based on their household income, and the Housing Authority pays the rental assistance amount directly to the landlord each month. This funding also includes funds estimated to be placed in an escrow account for the individuals who elect to participate in the FSS program previously discussed. Since the program is funded based on actual expenditures, the budgeted expenditures mirror the revenues expected from HUD for the housing assistance payments for the fiscal year.

FISCAL IMPACT

The Housing Choice Voucher program provides rental assistance to roughly 655 families in the

City of Roseville and Rocklin and infuses over \$4 million of federal funds into the local economy through payments to apartment complexes and property owners who participate in the program. The City's \$187,373.00 general fund contribution to this valuable endeavor is greatly outweighed by its benefit to the community.

ECONOMIC DEVELOPMENT / JOBS CREATED

The Housing Authority's Housing Choice Voucher program provides an important social service to ensure safe and affordable housing for our residents. Safe and affordable housing is an essential component to the foundation of our community's economic stability. The Housing Authority provides for a \$4 million influx of investment into the community annually. This influx of capital distributed into the community supports commerce and secondarily supports job creation and retention.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Budgets do not include the potential for a significant environmental effect, and therefore are not subject to CEQA.

Respectfully Submitted,

Melissa Hagan, Financial Analyst II

Chris Robles, Economic Development Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 4-16

HA FY2016-17 Line Item Detail

FY2016-17 HA Fund Summary

HOUSING AUTHORITY OF THE CITY OF ROSEVILLE

RESOLUTION NO. 4-16

APPROVING THE ANNUAL BUDGET FOR
FISCAL YEAR 2016-2017

WHEREAS, the Housing Authority of the City of Roseville has reviewed the proposed Housing Authority Budget, Fiscal Year 2016-2017, attached hereto as Attachment "A".

NOW, THEREFORE, the Housing Authority of the City of Roseville does hereby resolve that the Housing Authority of the City of Roseville Budget, Fiscal Year 2016-2017, is hereby approved.

PASSED AND ADOPTED by the Housing Authority of the City of Roseville this _____ day of _____, 20____, by the following vote on roll call:

AYES AUTHORITY MEMBERS:

NOES AUTHORITY MEMBERS:

ABSENT AUTHORITY MEMBERS:

CHAIRMAN

Secretary

EXHIBIT “A”

FY	Budget Version	Fund	Key	Object	Object Description	Budget Item Detail Description	Reference	Amount	Justification
2017	01	285	08120	5101	PROFESSIONAL SERVICES	HYLAND SOFTWARE	M0007608	551.00	SIRE MAINTENANCE COSTS - MAH 02/17/16
2017	01	285	08120	5101	PROFESSIONAL SERVICES	SINGLE AUDIT COSTS	M00185830304	4,151.00	Audit Costs - Maze & Associates MAH 02/17/16
2017	01	285	08120	5101	PROFESSIONAL SERVICES	LANGUAGE LINE	M0023044	195.00	MAH 02/17/16
2017	01	285	08120	5101	PROFESSIONAL SERVICES	EMPLOYMENT VERIFICATION	M0023045	400.00	TALX CORPORATION MAH 02/17/16
2017	01	285	08120	5101	PROFESSIONAL SERVICES	DOCUMENT SHREDDING	M0023047	188.00	STAY SAFE SHREDDING document shredding services - MAH 02/17/16
2017	01	285	08120	5101	PROFESSIONAL SERVICES	UTILITY ALLOWANCE SURVEY	M0023048	1,975.00	NELROD COMPANY - Contract for Utility Allowance Survey - MAH 02/17/16
2017	01	285	08120	5115	ADVERTISING	PUBLIC NOTICES	M00185840304	550.00	Required public notices for annual plan and waiting list open - MAH 02/17/16
2017	01	285	08120	5120	COPY/BINDING/PRINTING	CHECKS/ COPIER COST / COPIES	M00185860304	3,646.00	CHECKS / PORTION OF COPIER COST / COPIES MAH 02/17/16
2017	01	285	08120	5200	OFFICE SUPPLIES	OFFICE MATERIALS	M00185900304	2,700.00	press board files for tenant files, copy paper, pens MAH 02/17/16
2017	01	285	08120	5205	POSTAGE	POSTAGE COST	M00185930304	3,800.00	Average postage for mailing checks & mass information mailings - MAH 02/17/16
2017	01	285	08120	5210	SOFTWARE	SOFTWARE SUPPORT RENEWAL	M00186020304	13,000.00	Annual support renewal for Housing Pro-system which collects all tenant data files and transmits to HUD monthly. MAH 02/17/16
2017	01	285	08120	5215	MINOR EQUIPMENT & TOOLS	SHIRTS FOR INSPECTORS	M0010361	500.00	MAH 02/17/16
2017	01	285	08120	5216	TECHNOLOGY EQUIP (UNDER 5K)	PRINTERS	M0007610	680.00	DESKTOP PRINTERS FOR NEW OFFICES (2)\$340.00) MAH 02/17/16
2017	01	285	08120	5220	BOOKS/TAPES/SUBSCRIPTIONS	NAN MCKAY PUBLICATIONS	M00190810304	1,950.00	Updates for Reference Binders for Housing Choice Voucher / Admin Plan / Housing Quality Standards / Family Self Sufficiency / FinancialS / PIH Alert / MAH 02/17/16
2017	01	285	08120	5500	TRAINING & PROFESSIONAL DEVEL	NAN MCKAY HQS TRAINING	T0001010	850.00	
2017	01	285	08120	5500	TRAINING & PROFESSIONAL DEVEL	HAPPY USER TRAINING-2017	T0005500-01	3,400.00	
2017	01	285	08120	5500	TRAINING & PROFESSIONAL DEVEL	NAN MCKAY-FSS TRAINING	T0001006	3,380.00	
2017	01	285	08120	5500	TRAINING & PROFESSIONAL DEVEL	NAN MCKAY HCV SPECIALIST	T0001009	2,600.00	
2017	01	285	08120	5500	TRAINING & PROFESSIONAL DEVEL	FAIR HOUSING TRAINING	T0001011	250.00	
2017	01	285	08120	5500	TRAINING & PROFESSIONAL DEVEL	NAN MCKAY EXECUTIVE MGMT TRNG	T0001007	2,600.00	
2017	01	285	08120	5515	MEMBERSHIPS	NAHRO MEMBERSHIP	M00186120304	850.00	National Association of Housing & Redevelopment Officials MAH 02/17/16
2017	01	285	08120	5600	VEHICLE			1,704.00	
2017	01	285	08120	5601	VEHICLE			2,613.00	
2017	01	285	08120	5610	GENERAL LIAB INS-FINANCE ONLY	General Liability Insurance	M0009563	6,625.00	FINANCE INPUT ONLY - DO NOT CHANGE BUDGET AMOUNT 1-12-16 JT.
2017	01	285	08120	5650	OTHER INTERNAL CHARGES	08110	M0007329	30,998.00	20%-FINANCIAL ANALYST - MAH-02/15/16
2017	01	285	08120	5650	OTHER INTERNAL CHARGES	08110	M0007331	79,595.00	55%-HOUSING SUPERVISOR - MAH-02/15/16
2017	01	285	08120	5650	OTHER INTERNAL CHARGES	08110	M0007333	37,427.00	38%-HOUSING ANALYST (NEW) - MAH-02/15/16

FY	Budget Version	Fund	Key	Object	Object Description	Budget Item Detail Description	Reference	Amount	Justification
2017	01	285	08120	5650	OTHER INTERNAL CHARGES	08110	M0007335	76,205.00	75%-SR HOUSING TECH - MAH-02/15/16
2017	01	285	08120	5650	OTHER INTERNAL CHARGES	08110	M0007336	66,507.00	75%-HOUSING TECH II - MAH-02/15/16
2017	01	285	08120	5650	OTHER INTERNAL CHARGES	08110	M0007338	66,507.00	75%-HOUSING TECH II - MAH-02/15/16
2017	01	285	08120	5650	OTHER INTERNAL CHARGES	08110	M0007339	32,113.00	80%-15 HR EMPLOYEE - MAH-02/16/16
2017	01	285	08120	5650	OTHER INTERNAL CHARGES	08110	M0007340	60,324.00	75%-HOUSING TECH II - MAH-02/15/16
2017	01	285	08120	5650	OTHER INTERNAL CHARGES	08110	M0007555	59,923.00	35%-HOUSING MANAGER-NEW - MAH 02/15/16
2017	01	285	08120	5998	MISCELLANEOUS	MISC	M0007611	866.00	MISC OFFICE EXPENDITURES MAH 02/17/16
2017	01	285	00285	8903	TRANSFER OUT INDIRECT COST	TRANSFER OUT INDIRECT COST		30,882.00	INDIRECT COSTS
2017	01	285	00285	8900	TRANSFER OUT AUTO	TRANSFER OUT AUTO		432.00	
									Average payment of \$539/month for 637 tenants = \$4,120,116 and 12 VASH vouchers = \$77,616 = \$4,197,732 x .97 since not all vouchers are leased up annually. Revenues from HUD and Payments to landlords are recorded through Housing Pro not IFAS - MAH 02/17/
2017	01	285	08120	5190	HOUSING ASSISTANCE PAYMENTS	HCV PAYMENTS TO LANDLORDS	M0010345	4,071,800.00	
TOTAL								4,672,737.00	
2017	01	285	00285	3103	INTEREST REVENUE-RES CASH	INTEREST		22.00	Interest Estimate JMC 2/10/16
									Average payment of \$539/month for 637 tenants = \$4,120,116 and 12 VASH vouchers = \$77,616 = \$4,197,732 x .97 since not all vouchers are leased up annually. Revenues from HUD and Payments to landlords are recorded through Housing Pro not IFAS - MAH 02/17/
2017	01	285	00285	3724	HCV HOUSING ASSIST REV-HUD	HCV HOUSING ASST REVENUE-HUD	M0001814	4,071,800.00	ADMIN REVENUE FROM HUD (COX)- MAH 02/17/16
2017	01	285	00285	3725	HCV ADMIN FEES	ADMIN REVENUE-HUD	M0001817	538,744.00	FAMILY SELF-SUFFICIENCY GRANT FROM HUD (LETTER 12/10/15)MAH 02/16/16
2017	01	285	00285	3726	HCV FSS REVENUE-HUD	FSS COORDINATOR GRANT-HUD	M0001858	66,212.00	
2017	01	285	00285	3852	HOUSING AUTH REIMBURSEMENT	REIMBURSEMENT TO CITY 285 FUND	M0007607		REIMBURSEMENT PAID FROM HOUSING AUTHORITY BANK TO CITY FUND FOR MS&S (509,600 SL +34,884 INDIRECT AND AUTO + 59,398 MMS)- MAH 02/17/16
2017	01	285	00285	3891	MISCELLANEOUS REVENUE	ADMIN FEE ROCKLIN	M0001808	17,600.00	CITY OF ROCKLIN REIMBURSEMENT FOR HCV MANAGEMENT - MAH 02/16/16
TOTAL								4,694,378.00	

HOUSING AUTHORITY

285

Annual Budget Fund Summary

	Actual 2015	Estimate FY2016	Budget FY2017
UNRESERVED, DESIGNATED FUND BALANCE (ADMIN)	\$217,477	\$310,983	\$333,500
FUND BALANCE RESERVED (HAP)	\$60,047	\$60,047	\$0
ESTIMATED REVENUES - HAP			
PHA Operating Grants - HUD	4,086,602	4,159,541	4,071,800
FSS Forfeit	9,473	0	0
Fraud Recovery - HUD	7,899	2,750	0
Interest on Investments - HAP	0	94	11
Total HAP Revenues	4,103,974	4,162,385	4,071,811
ESTIMATED REVENUES - ADMIN			
Administrative Fees - HUD	527,974	523,797	538,744
FSS Coordinator Grant - HUD	59,904	65,661	66,212
Admin Fee - City of Rocklin	17,600	17,600	17,600
Admin Fee - Portable Voucher	3,352	0	0
Fraud Recovery - Admin	7,899	2,750	0
Port-In Revenue	41,667	0	0
Other Revenue		0	0
Interest on Investments - Admin	0	94	11
Total Admin Revenues	658,396	609,902	622,567
Total Estimated Available for Appropriation	5,039,894	4,976,201	5,027,878
LESS ESTIMATED HAP EXPENDITURES			
HAP Payments	3,981,088	4,143,941	4,071,800
HAP - FSS Escrow Payments	18,892	15,600	0
HAP - Portable Voucher Paid to Other PHAs	71,604	0	0
Total HAP Expenditures	4,071,584	4,159,541	4,071,800
LESS ESTIMATED ADMIN EXPENDITURES			
Salaries & Benefits - Admin	327,063	408,637	426,790
Salaries & Benefits - FSS Coordinator	71,173	82,068	76,205
Workers Compensation	6,604	6,604	6,604
Audit Fees/Professional Services	3,774	9,295	4,151
Other Operating Expenses	46,217	34,170	45,362
Port In Payments	46,270	0	0
Liability Insurance	3,635	7,727	6,625
Admin Fees Paid to Other PHAs		4,000	0
Indirect Costs	56,068	30,882	30,882
Vehicle Contribution - Rent & Replacement	4,086	4,002	4,318
Total Admin Expenditures	564,890	587,385	600,937
UNRESERVED, DESIGNATED FUND BALANCE (ADMIN)	310,983	333,500	355,130
FUND BALANCE RESERVED (HAP) NRP and PROGRAM RESERVES	60,047	0	0
TOTAL ENDING FUND BALANCE	\$ 371,030	\$ 333,500	\$ 355,130



COUNCIL COMMUNICATION

CC #: 7742
File #: 0800-03

Title: 2015 Greenhouse Gas Free Allowance Proceeds Spending Plan
Contact: David Siao 916-746-1613 dsiao@roseville.ca.us

Meeting Date: 6/15/2016
Item #: 10.2.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve the 2015 Greenhouse Gas Free Allowance Proceeds Spending Plan to comply with the Cap and Trade Regulations developed by the California Air Resources Board (CARB).

BACKGROUND

The City of Roseville receives an annual direct allocation of California Greenhouse Gas (GHG) allowances. CARB distributes allowances to ensure that electricity ratepayers do not experience sudden increases in their electricity bills associated with the Cap and Trade Regulations.

Roseville uses some allowances to meet emissions obligations associated with Roseville's natural gas fueled generation. The remainder is sold at auction, with Roseville receiving the proceeds. The law restricts how the proceeds may be spent. Specifically, the proceeds:

- Must be used for the benefit of retail ratepayers, and not other entities or persons;
- Must be used consistent with the goal of Assembly Bill (AB) 32 (California's Global Warming Solutions Act)—reducing GHG emissions from various sources within California;
- Must not be used to meet compliance obligations for electricity sold into the California Independent System Operator markets.

The Greenhouse Gas Free Allowance Proceeds Spending Plan identifies activities and programs Roseville will fund with auction proceeds. Roseville received slightly over \$2,300,000 in proceeds from the sale of allowances in 2015.

The proposed Plan consists of three parts:

1. EZ Energy House Call Program: This program was initially established in February 2015 using 2013 GHG auction proceeds, and was continued with 2014 proceeds. Staff recommends continuing to fund the program in 2017 using \$350,000 of the 2015 proceeds. The program provides no-cost whole house weatherization for the City's qualifying low income customers. It provides measurable, ongoing, long-term GHG emissions reductions and financial benefits to these customers.

2. Bill Credit: A portion of the 2015 proceeds, \$1,000,000, would be used to provide customer bill credits. A bill credit was also used for part of the 2013 proceeds, and is consistent with CARB's Board Resolution 11-32 and its Cap and Trade Regulations. The table below illustrates proposed bill credit amounts :

Customer Class	Bill Credit Amount	Percent of Average Customer Monthly Cost
Residential Customers	\$8.00	7.2 %
ERAP Customers*	\$16.00	14.4 %
GS1 Commercial Customers	\$12.50	7.4 %
GS2 Commercial Customers	\$250.00	7.1 %
GS3 Commercial Customers	\$2,200.00	7.0 %
GS4 Commercial Customers	\$15,000.00	7.1 %

* Electric Rate Assistance Program – provides assistance to low income customers.

3. Advanced Metering Infrastructure (AMI): The remaining 2015 funds, about \$950,000, would be set aside for AMI in Roseville. A portion of the 2014 proceeds was also set aside for this purpose. AMI will enable Roseville Electric Utility to reduce greenhouse gas emissions by more finely controlling voltages on the electric system and eventually put in place rates to encourage more efficient energy use. Roseville must report annually on the proposed use of these proceeds to CARB, but these funds would be held over multiple years for the comprehensive implementation effort required for AMI.

Per Roseville's GHG Cap and Trade Program, the City Council must approve the use of all allowance proceeds. Roseville must also report to the CARB by June 30 of each year how it has spent, or plans to spend, the proceeds received through auction of its allowances. The next report is due June 30, 2016.

FISCAL IMPACT

This plan envisions spending approximately \$2,300,000 in 2015 Greenhouse Gas Free Allowance Proceeds over the next three fiscal years.

ECONOMIC DEVELOPMENT / JOBS CREATED

There should be a minimal benefit associated with implementation of the EZ Energy House Call and AMI Programs.

ENVIRONMENTAL REVIEW

The 2015 Greenhouse Gas Free Allowance Proceeds Spending Plan is not considered a "project" as defined by the California Environmental Quality Act ("CEQA") (CEQA Guidelines §15378). Consequently no CEQA action is required.

Respectfully Submitted,

David Siao, Electric Resources Analyst

Michelle Bertolino, Electric Utility Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-226

RESOLUTION NO. 16-226

APPROVING THE 2015 GREENHOUSE GAS FREE ALLOWANCE PROCEEDS
SPENDING PLAN

WHEREAS, the City receives an annual direct allocation of California Greenhouse (GHG) Allowances (free allowances); and

WHEREAS, a portion of the free allowances is used to meet emission obligations associated with operating Roseville's natural gas fueled generation and a portion is auctioned, with the City receiving the proceeds from the auctions; and

WHEREAS, the purpose of the 2015 GHG Free Allowance Proceeds Spending Plan is to identify activities and programs the City will pursue to spend the proceeds received at auction;

WHEREAS, staff recommends using these proceeds for the following three activities:

- EZ Energy House Call Program, which provides no-cost whole house weatherization for the City's low income residents; and
- Bill Credit, to provide customer bill credits; and
- Advanced Metering Infrastructure (AMI), to support the development of a comprehensive multi-year AMI implementation

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the 2015 Greenhouse Gas Free Allowance Proceeds Spending Plan is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 7776

File #: 0206-08-01

Title: 2016/2017 Landscape and Lighting Districts Assessments – Public Hearing

Contact: Vanessa Lieberman 916-774-5189 vlieberman@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 11.1.

RECOMMENDATION TO COUNCIL

It is requested that the City Council adopt the following resolutions (attached):

1. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Historic District Landscape and Lighting District, Fiscal Year 2016/2017.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Historic District Landscaping and Lighting District, for Fiscal Year 2016/2017.

2. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Infill Area Landscaping and Lighting District, Fiscal Year 2016/2017.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Infill Area Landscaping and Lighting District, for Fiscal Year 2016/2017.

3. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for Johnson Ranch Landscaping and Lighting District, Fiscal Year 2016/2017.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Johnson Ranch Landscaping and Lighting District, for Fiscal Year 2016/2017.

4. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for North Central Specific Plan Landscaping and Lighting District, Fiscal Year 2016/2017.

Resolution of the City Council of the City of Roseville, California, Ordering the Levy and Collection of Assessments within the North Central Specific Plan Landscaping and Lighting District, Fiscal Year 2016/2017.

5. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for Northwest Roseville Specific Plan Landscaping and Lighting District, Fiscal Year 2016/2017.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Northwest Roseville Specific Plan Landscaping and Lighting District, for Fiscal Year 2016/2017.

6. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for Olympus Pointe Landscaping and Lighting District, Fiscal Year 2016/2017.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Olympus Pointe Landscaping and Lighting District, for Fiscal Year 2016/2017.

7. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Riverside Avenue Landscaping and Lighting District, Fiscal Year 2016/2017.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Riverside Avenue Landscaping and Lighting District, for Fiscal Year 2016/2017.

8. Resolution of the City Council of the City of Roseville, California, Amending and/or Approving the Engineer's Annual Levy Report for the Vernon Street Landscaping and Lighting District, Fiscal Year 2016/2017.

Resolution of the City Council of the City of Roseville, California Ordering the Levy and Collection of Assessments within the Vernon Street Landscaping and Lighting District, for Fiscal Year 2016/2017.

BACKGROUND

The City of Roseville currently has eight active Landscape and Lighting Districts. These districts were formed within the City of Roseville to levy and collect assessments for maintenance of public improvements pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code (the Act), and Article XIID of the California Constitution.

The Historic District Landscaping and Lighting District was formed in 2006 to levy and collect assessments for the maintenance, and operation of improvements benefiting parcels within the District. The cost of maintaining the streetscape improvements is spread equally to the subject properties, based on their percentage of the total front footage of all affected parcels. The District is located in the Historic Old Town area in Downtown Roseville.

The Infill Area Landscaping and Lighting District was formed in 1995 to levy and collect assessments for the maintenance of certain public improvements that benefit parcels within the District. The District is located in the Infill Plan area.

The Johnson Ranch Landscaping and Lighting District was formed in 1989 to levy and collect assessments for the maintenance of certain public landscape, open space, floodway and stream courses located within the Southeast Roseville Specific Plan area.

The North Central Specific Plan Landscaping and Lighting District was formed in 1990 to levy and collect assessments for the maintenance of certain public improvements within the North Central Roseville Specific Plan area. In 2004, the property owners in the district approved, through a mailed ballot, an assessment increase and the addition of an annual escalation factor. This enables the City to keep up with increased costs associated with maintaining the landscaping at proper levels.

The Northwest Roseville Specific Plan Landscaping and Lighting District was formed in 1989 to levy and collect assessments for maintenance of certain public landscape medians and corridors, vernal pool preserves, bike trails, and park improvements. In 2004, the Dunmore Junction subdivision was annexed into the LLD as Zone A and the Legacy subdivision was annexed into Zone B. In 2006, the property owners voted against an assessment increase as well as the addition of an annual escalation factor.

The Olympus Pointe Landscaping and Lighting District was formed in 1989 to levy and collect assessments for the maintenance of certain public improvements within the Northeast Roseville Specific Plan Area. In 2005, the property owners in the district approved through a mailed ballot, an assessment increase and an annual escalation factor. This enables the City to keep up with increased costs associated with maintaining the landscaping at proper levels.

The Riverside Avenue Landscaping and Lighting District was formed in 2007 to levy and collect assessments for the maintenance, and operation of improvements benefiting parcels within the District. The cost of maintaining the streetscape improvements is spread equally to the subject properties, based on their percentage of the total front footage of all affected parcels.

The Vernon Street Landscape and Lighting District was formed in 2001 to levy and collect assessments for maintenance of improvements installed by the Vernon Streetscape. The cost of maintaining the streetscape improvements is spread equally to the subject properties on their percentage of the total front footage of all affected parcels.

Assessment Statistics:

<i>District</i>	<i>FY17 Levy</i>	<i>Max Annual Tax</i>	<i>Levied Parcels</i>	<i>% Change from FY16</i>	<i>FY 16 Levy</i>
<i>Historic District LLD</i>	<i>\$39,618.74</i>	<i>\$39,619.00</i>	<i>56</i>	<i>3% Increase</i>	<i>\$38,464.79</i>
<i>Infill Area LLD</i>	<i>37,427.80</i>	<i>44,132.80</i>	<i>222</i>	<i>42% Increase *</i>	<i>26,247.42</i>
<i>Johnson Ranch LLD</i>	<i>47,706.40</i>	<i>51,680.00</i>	<i>1689</i>	<i>1% Increase</i>	<i>47,412.98</i>
<i>North Central LLD</i>	<i>608,758.37</i>	<i>620,215.00</i>	<i>3481</i>	<i>2.7% Increase</i>	<i>592,528.41</i>
<i>Northwest LLD</i>	<i>481,336.00</i>	<i>481,336.00</i>	<i>4752</i>	<i>no change</i>	<i>481,336.00</i>
<i>Olympus Pointe LLD</i>	<i>217,760.32</i>	<i>362,389.00</i>	<i>468</i>	<i>1% Increase</i>	<i>215,879.84</i>
<i>Riverside Ave LLD</i>	<i>38,444.00</i>	<i>38,444.00</i>	<i>75</i>	<i>3% Increase</i>	<i>37,324.74</i>

Vernon Street LLD	34,853.83	34,854.00	62	3% Increase	33,780.45
Totals	\$1,505,905.46	\$1,672,669.80	10,805		\$1,472,974.63

** Infill district increase due to each zone being close to or at max tax*

FISCAL IMPACT

All charges are needed to fully fund landscape services in each LLD.

ECONOMIC DEVELOPMENT / JOBS CREATED

Approving the resolutions will have an impact on local economic development and/or job creation. The City's landscaping contracts funded by the LLD assessments support approximately 24,000 production hours of work from hired contractors.

ENVIRONMENTAL REVIEW

This is not considered a "project" as defined by the California Environmental Quality Act (CEQA) and therefore no CEQA action is required.

Respectfully Submitted,

Vanessa Lieberman, Financial Analyst

Monty Hanks, Finance Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Resolution No. 16-251

Historic District LLD Engineer's Report

Resolution No. 16-252

Resolution No. 16-253

Infill LLD Engineer's Report

Resolution No. 16-254

Resolution No. 16-255

Johnson Ranch LLD Engineer's Report

Resolution No. 16-256

Resolution No. 16-257

North Central LLD Engineer's Report

Resolution No. 16-258

Resolution No. 16-259

Northwest LLD Engineer's Report

Resolution No. 16-260

Resolution No. 16-261

Olympus Pointe LLD Engineer's Report

Resolution No. 16-262

Resolution No. 16-263

Riverside Ave LLD Engineer's Report

Resolution No. 16-264

Resolution No. 16-265

Vernon Street LLD Resolutions

Vernon Street LLD Engineer's Report

Resolution No. 16-266

RESOLUTION NO. 16-251

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Historic District Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 16-251

PASSED, APPROVED, AND ADOPTED THIS 5th day of June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-251 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville



City of Roseville

Historic District Landscaping and Lighting District

2016/17 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 18, 2016
Public Hearing: June 15, 2016

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Historic District

Landscaping and Lighting District

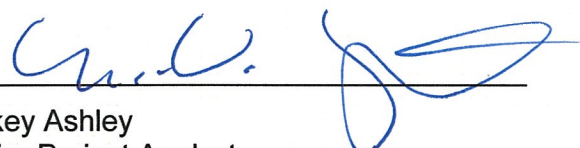
City of Roseville

Placer County, State of California

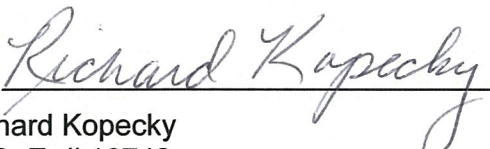
This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/17 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of APRIL, 2016

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 

Mickey Ashley
Senior Project Analyst
District Administration Services

By: 

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the Historic District Landscaping and Lighting District (“District”). The District was formed on April 5, 2006 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2016 through June 30, 2017. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year (“FY”) 2016/17. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

The City Council, pursuant to the provisions of the “Landscaping and Lighting Act of 1972”, being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”); Article XIID of the Constitution of the State of California (“Article XIID”); and the Proposition 218 Omnibus Implementation Act, beginning with Government Code Section 53750 (the “Implementation Act”) (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) initiated proceedings for the formation of the District on February 15, 2006 and to levy and collect annual assessments against lots and parcels within the District for FY 06/07. On April 5, 2006, pursuant to Assessment Law, the City conducted a Public Hearing and

tabulated the returned ballots. The City determined that a majority protest did not exist and approved the District's maximum assessment rate and annual inflationary adjustment factor.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act and Assessment Law.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The proposed territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled "Boundary Map of Historic District Landscaping and Lighting District" as referenced in Appendix A-1 of this Report.

The District is located within the City's Historic Old Town, west of Highway 80, south of Pleasant Street, north and east of Washington Boulevard, and north and west of the Union Pacific Railroad. The District consists of mostly commercial parcels in a concentrated area of the Downtown primarily fronting the following streets: Church Street northeast of Washington Boulevard, Main Street between Washington Boulevard and Lincoln Street, Pacific Street and Lincoln Street where the improvements end approximately one block south of Pleasant Street.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District, through the levy of special assessments, provides funding for ongoing maintenance, operation and servicing of landscaping and lighting improvements located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements.

Maintenance services will be provided by City personnel and/or private contractors. The proposed improvements to be maintained and services are generally described as follows:

Landscaping Improvements

The landscaping improvements have been designed to enhance the area within the District and may include, but are not limited to ground cover, shrubs and plants, trees, irrigation and drainage systems, trash receptacles, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments and landmarks, recreational facilities and associated appurtenants located within the street right-of-ways and public areas within the District. Specifically, the proposed landscape improvement areas for this District are:

- Parkway landscaping and hardscape improvements within the public right of ways of the streets within the district including, but not limited to, Lincoln Street, Main Street, Church Street, Pacific Street and the northeast side of Washington Boulevard estimated at 14,450 square feet of landscaping;
- Various amenities associated with the landscape improvements and public areas within the District, including, but not limited to, trash receptacles, street furniture, bike racks, entry signs, sidewalks, fencing, and retaining walls.

Specifically not included as District improvements are those improvements located on private property, improvements and facilities that are outside the boundaries of the District and/or are funded by other sources available to the City, including those portions of the median and parkway landscaping on Washington Boulevard (southwest side of the street) that are outside the District boundaries.

Public Lighting Improvements

The lighting improvements may include, but are not limited to, the cost of providing, maintaining and servicing of lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Lighting facilities within the landscaped areas and public areas including safety lights, security lights or ornamental lights installed as part of the District improvements; and
- Public street light improvements located on the streets within the District.

Specifically excluded from the assessment are the street light energy costs. These costs will continue to be paid for by the City from other revenue sources.

Detailed maps of the locations and descriptions of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping and street lighting improvements facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping and street lighting improvements, or appurtenant facilities; providing for the life, growth, health and beauty of landscaping improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the landscape improvements or appurtenant facilities and the furnishing of electric current or energy for the operation of the landscaping improvements or appurtenant facilities. The street lighting improvements shall be maintained to provide adequate illumination; however, the City will be paying the actual energy costs to provide illumination.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the Improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall 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. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIIID. Each of the proposed Improvements, the associated costs and assessments were identified and allocated based on special benefit pursuant to the provisions of Article XIIID and 1972 Act. Additionally, the Improvements and the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The City annually levies and collects special benefit assessments in order to maintain and service the District Improvements. The District provides for specific Improvements and services that include the maintenance and operation of landscaping and lighting Improvements and associated appurtenances located within the District’s public right-of-ways and dedicated easements. The annual

assessment is based on the historical and estimated costs to maintain the Improvements that provide a benefit to properties within these Districts. The Improvements within the District and the costs of those Improvements are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves.

All Improvements within the District and the properties associated with those Improvements were reviewed for benefit prior to the formation of the District. Because the Improvements affront the benefited parcels, it has been determined that there is no measurable general benefit to properties outside the District or to the public at large. In making this determination it should be noted that similar improvements within California are typically maintained by individual property owners, through some type of association or a special district as allowed by State Law since the on-going maintenance of these improvements are a special benefit to the properties associated with those improvements.

The method of apportionment (method of assessment) for the District is based on the premise that each of the assessed parcels within the District receives special benefit from the Improvements maintained and financed by District assessments. The presence of these Improvements and the close proximity of the Improvements to the properties within the District enhance the desirability and security of properties within the District.

The landscape Improvements provided by the District may include landscaped parkways, perimeters, entryways, local medians, slopes, internal amenities and appurtenant facilities. Street lighting Improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep these Improvements in a healthy, vigorous, and satisfactory condition. The special benefits associated with the local landscaping Improvements are specifically:

The special benefits associated with all landscaping Improvements are specifically:

- Enhanced desirability of properties through association with the Improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate landscaping.
- Environmental enhancement through improved dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained Improvements associated with the properties.

- Enhanced quality of life through well-maintained landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on streets and roads within the Districts.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to Improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

To establish the special benefit to the individual parcels within the District a formula that spreads the costs of the maintenance based on the special benefit must be established. The improvements have been reviewed and the following formula has been established to apportion the maintenance costs based on benefit.

For purposes of the Assessment Methodology, the terms hereinafter set forth have been the following meanings:

Acreage means the land area of an Assessor's Parcel as shown on an Assessor's Parcel map-, or if the land area is not shown on an Assessor's parcel map, the land area shown on the applicable final map, parcel map, condominium plan, record of survey or other recorded document creating and describing such area of land.

Multi-Family Residential means a residence for which building permits have been issued for more than attached residential units for rental purposes.

Single-Family Residential Unit means a single residential home. This land use includes detached or attached for sale units intended for single-family occupancy.

Commercial means property being used or zoned for either commercial or industrial use.

Three components were used in the methodology to determine each parcels assessment; 1) Front footage of parcels along the proposed street improvements; 2) acreage of benefiting parcels; and 3) Current land use of parcels. Based on these three components the assessments were determined as follows:

First, the parcels Front Footage was determined based on Assessor's Parcel maps or other sources. Only Front footage on streets that will be improved was used. For parcels with Front Footage on more than one side (corner lots), the total Front Footage was divided by two to provide an average Front Footage. It was determined that twenty percent (20%) of the total budget was reasonably attributed to Front Footage; therefore twenty percent (20%) of the budget was spread to Front Footage.

Second, each parcel's Acreage was calculated based on Assessors Parcels map. It was determined that eighty percent (80%) of the budget was reasonably attributed to Acreage; therefore eighty (80%) of the budget was spread on Acreage. In the event that common area parcels are created subsequent to the formation of the District, the acreage of any such common area parcels shall be apportioned to the remaining assessable parcels of the subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

Third, the current land use of the parcel was determined using the County's secured roll. Parcel's currently used as a Single Family Residence or Multi-Family Residences were determined to receive twenty-five (25%) of the benefit in relation to commercial parcels. Additionally, it was determined that single Family Residential Parcels benefit equally from the improvements, therefore the total assessment calculated based on the formula was averaged between the five Single Family Residential parcels to determine a Single Family Residential rate per Unit.

The base year maximum assessment rates approved to be levied in FY 2006/07 are provided in the table below.

Base Year Maximum Assessment Rates (FY 2006/07)			
Land Use	Front Footage	Acreage Rate	Flat Rate
Commercial	\$1.99 per Front Foot	\$2,582.41 per Acre	N/A
Multi-Family Residential	\$0.50 per Front Foot	\$645.60 per Acre	N/A
Single-Family Residential	N/A	N/A	\$132.00 per Unit

The following formula is used to calculate each parcel's assessment (proportional benefit) for those parcels that are not Single-Family Residential parcels.

Front Footage Rate x Parcel's Adjusted Front Footage = Parcel Front Footage Levy

Acreage Rate x Parcel's Adjusted Acreage = Parcel Acreage Levy

Proposed Levy per Parcel = Parcel Front Footage Levy + Parcel Acreage Levy

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2007/08. Generally, if the proposed annual assessment for the current fiscal year is less than or equal to the calculated Maximum Assessment, then the Assessment is equal to the initial Assessment (approved by property owners within the District) adjusted annually by three percent (3%).

Beginning in the second fiscal year (Fiscal Year 2007/08) and each fiscal year thereafter, the Maximum Assessment would be recalculated and a new Maximum Assessment established within the District.

The Maximum Assessment is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment will increase each year, the actual assessment may remain unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment, the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

D. ANNUAL INFLATIONARY ADJUSTMENT

If the proposed assessment rates increase over the prior fiscal year's maximum assessment rates by a percentage no greater than the 3%, then the proposed assessment rates are not considered an increase.

III. DISTRICT BUDGET

A. 2016/17 BUDGET

DESCRIPTION	AMOUNTS
<u>DIRECT COSTS</u>	
Contract Maintenance - Landscaping	\$8,430.00
Repair & Maintenance - Landscaping	7,200.00
Repair & Maintenance - Lighting	3,200.00
Repair and Maintenance - Streetscape and Signage	1,000.00
Utilities	9,000.00
Rehab Reserve Project Expenditures	<u>10,000.00</u>
Total Direct Costs	\$38,830.00
<u>ADMINISTRATION COSTS</u>	
City Administration	\$1,539.00
Contract Administration - Park's Dept	2,200.00
County Auditor Fees	396.19
Consulting & Professional Services	3,039.00
Public Hearing Publishing Costs	775.00
ERP Project Costs	<u>2,903.65</u>
Total Administrative Costs	\$10,852.84
Total Direct and Administration Costs	\$49,682.84
<u>BUDGET ADJUSTMENTS</u>	
Replenishment/(Use) of Operating Reserve	(\$64.10)
Contribution for /(Use of) Rehab Reserve	(10,000.00)
Rounding Adjustment	<u>(0.60)</u>
Total Adjustments	(\$10,064.70)
BALANCE TO LEVY	\$39,618.14

B. 2016/17 ASSESSMENT RATES

DESCRIPTION	AMOUNTS
<u>FY 2016/17 APPLIED ASSESSMENT RATES</u>	
Number of Assessable Parcels	56
Total Front Footage - Commercial	2,859.87
Total Front Footage - MFR	140.00
Total Assessable Acreage - Commercial	8.8087
Total Assessable Acreage - MFR	0.4821
Total Single Family Residences	5
Applied Assessment Rate per Front Foot - Commercial	\$2.6744
Applied Assessment Rate per Front Foot - MFR	\$0.6720
Applied Assessment Rate per Acre - Commercial	\$3,470.5431
Applied Assessment Rate per Acre - MFR	\$867.6324
Applied Assessment Rate per SF Residence	\$177.3970
Maximum Assessment Rate per Front Foot - Commercial	\$2.6744
Maximum Assessment Rate per Front Foot - MFR	\$0.6720
Maximum Assessment Rate per Acre - Commercial	\$3,470.5431
Maximum Assessment Rate per Acre - MFR	\$867.6324
Maximum Assessment Rate per SF Residence	\$177.3970
Potential Maximum Assessment	\$39,619

C. 2016/17 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNTS
OPERATING RESERVE	
Beginning Operating Reserve Balance 7-1-2016 (est.)	\$38,419.49
add: Replenish from FY 16/17 Levy	
less: Use for FY 16/17 Expenses	(64.10)
Transfer from/(to) the Rehab Reserve	(13,513.97)
Ending Operating Reserve Balance 6-30-2017 (est.)	\$24,841.42
REHABILITATION RESERVE	
Beginning Rehab Reserve Balance 7-1-2016 (est.)	\$63,574.86
add: Collect from FY 16/17 Levy	
less: Use for FY 16/17 Rehab Projects	(10,000.00)
Transfer from/(to) the Operating Reserve	13,513.97
Ending Rehab Reserve Balance 6-30-2017 (est.)	\$67,088.83

D. DESCRIPTION OF BUDGET TERMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, required to properly maintain and ensure the satisfactory condition of all landscaping, irrigation and drainage systems and appurtenant facilities.

Repair and Maintenance - Landscaping - This item includes landscape improvement repair and maintenance costs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. Planned replacements or upgrades that provide a direct benefit to the District during the Current Fiscal Year may also be included. Costs could include the renovation of improvements such as irrigation systems.

Repair and Maintenance - Lighting - This item includes lighting improvement repair and maintenance costs. This may include repair of damaged amenities due to vandalism, storms, etc. Planned replacements or upgrades that provide a direct benefit to the District during the Current Fiscal Year may also be included.

Repair and Maintenance - Streetscape and Signage - This item includes repair and maintenance costs of streetscape and sign improvements. Streetscape improvements include street furniture, sidewalks, curbs, gutters, parking stripes, brick pavers, benches, bike racks, and trash receptacles. This

may include repair of damaged amenities due to vandalism, storms, etc. May include planned replacements or upgrades not listed below that provide a direct benefit to the District.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public right-of-ways or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage – the total number of Front Feet within the District, adjusted for corner parcels, Multi-Family Residential and Single-Family Residential Parcels will be assessed as calculated in accordance with the methodology set out in Section C of this Report.

Total Assessable Acreage – the total Acreage within the District, adjusted for Multi-Family Residential and Single-Family Residential Parcels that will be assessed as calculated in accordance with the methodology set out in Section C of this Report.

Total Single-Family Residential Parcels – the total number of parcels currently being used as Single-Family Residences.

Applied Assessment Rates – The applied assessment rates for each of the District's land use types.

Maximum Assessment Rates per Front Foot – The maximum dollar amount that can be assessed per Adjusted Front Foot for the District's land use type for the current fiscal year.

Maximum Assessment Rates per Acre – The maximum dollar amount that can be assessed per Adjusted Acreage Foot for the District's land use type for the current fiscal year.

Maximum Assessment Rate per SF Residential Unit – The maximum dollar amount that can be assessed per Single Family Unit within the District for the current fiscal year.

Potential Maximum Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2016 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2016 to December 31, 2016, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 16/17 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Expenses – The amount of the Operating Reserve to be used to fund FY 16/17 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2017 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2017. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2016 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2016. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 16/17 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2017 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2017. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below.

Future funding of District improvements is estimated as follows: repair, replacement and/or refurbishment of street furniture: \$5,000 in FY 2017/18, repair and/or replacement of streetscape and hardscape: \$25,000 in FY 2018/19; replacement, repair, renovation and/or refurbishment of plants, landscaping and related materials: \$10,000 in FY 2016/17 and \$15,000 in FY 2017/18; replacement and/or repair of lighting fixtures: \$4,500 in FY 2017/18 and \$5,500 in FY 2018/19; and, replacement, repair and/or refurbishment of irrigation meter: \$10,000 in FY 2017/18.

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the 1972 Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

SHEET 1 OF 2

HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT CITY OF ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA

LOT DESIGNATION

LOT NO.	ASSESSOR'S PARCEL NUMBER
29	012-121-002
30	012-121-003
31	012-121-004
32	012-122-000
33	012-122-003
34	012-200-001
35	012-200-002
36	012-200-004
37	012-200-005
38	012-200-006
39	012-200-007
40	012-200-008
41	012-200-009
42	012-200-010
43	012-200-011
44	012-200-012
45	012-200-013
46	012-200-014
47	012-200-015
48	012-200-016
49	012-200-017
50	012-200-022
51	012-200-023
52	012-200-024
53	012-200-025
54	012-200-026
55	012-200-027
56	012-200-028

LOT DESIGNATION

LOT NO.	ASSESSOR'S PARCEL NUMBER
1	011-143-008
2	011-143-009
3	011-146-008
4	011-146-011
5	011-146-012
6	011-146-013
7	011-146-014
8	011-146-016
9	011-146-017
10	011-146-018
11	011-146-019
12	011-146-024
13	011-146-025
14	011-147-002
15	011-147-003
16	011-147-006
17	011-147-007
18	011-147-008
19	011-147-009
20	011-147-010
21	011-147-011
22	011-147-012
23	011-147-014
24	012-121-001
25	012-121-002
26	012-121-003
27	012-121-007
28	012-121-009



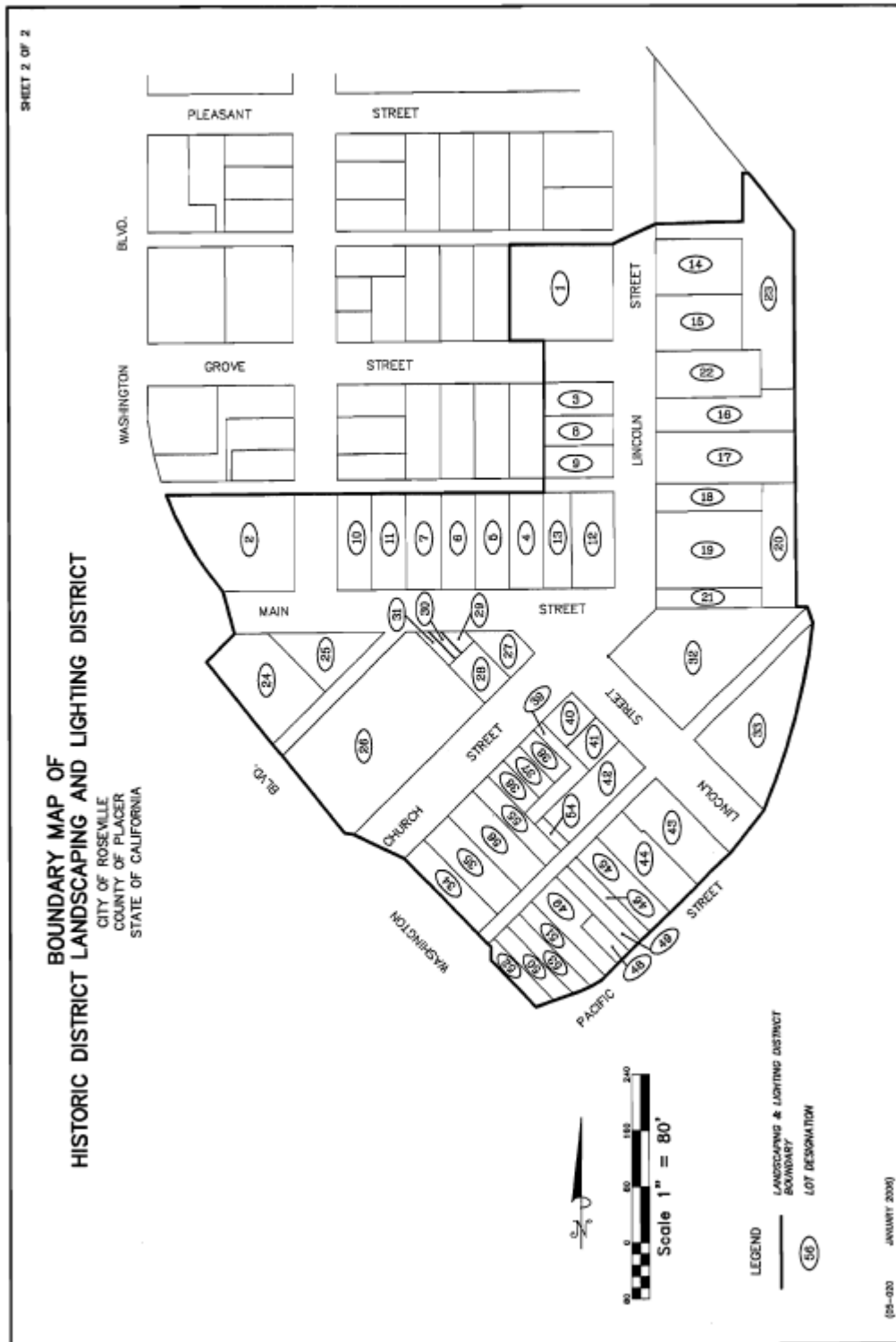
VICINITY MAP
NOT TO SCALE

FILED IN THE OFFICE OF THE CITY CLERK THIS _____ DAY OF _____, 2006.

I HEREBY CERTIFY THAT THIS MAP SHOWING THE BOUNDARIES OF HISTORIC LANDSCAPING AND LIGHTING DISTRICT, CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2006, BY ITS RESOLUTION NO. _____.

CITY CLERK
CITY OF ROSEVILLE

KOTTEL GRUBER
PUBLIC FINANCE
334 No. Vista Drive, Suite 206
San Ramon, California 94583
Tel: (925) 935-0060 Fax: (925) 935-0066
(541-220) JANUARY 2006



APPENDIX B — 2016/17 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2016/17. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Historic District Landscape and Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	LAND USE	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	ASSESSABLE ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
011-143-008-000	MFR	512.37	512.36	140.0	0.4821	0.0	LOTS 1 2 3 BLK 5 MCRAE ADDN
011-145-005-000	COM	1,990.26	1,990.24	120.0	0.481	0.0	LOTS 1 2 FR 3 4 BLK 3 MCRAE
011-146-008-000	SFR	177.40	177.38	0.0	0.0	1.0	FR LOTS 8 9 BLK 2 MCRAE ADDN
011-146-011-000	COM	689.01	689.00	50.0	0.16	0.0	LOT 12 BLK 2 MCRAE ADDN
011-146-012-000	COM	689.01	689.00	50.0	0.16	0.0	L 13 BLK 2 MCRAE ADDN
011-146-013-000	COM	689.01	689.00	50.0	0.16	0.0	LOT 14 BLK 2 MCRAE ADDN
011-146-014-000	COM	689.01	689.00	50.0	0.16	0.0	LOT 15 BLK 2 MCRAE ADDN
011-146-016-000	SFR	177.40	177.38	0.0	0.0	1.0	FR LOTS 8 9 BLK 2 MCRAE ADDN
011-146-017-000	SFR	177.40	177.38	0.0	0.0	1.0	POR LOTS 8 & 9 BLK 2 MCRAE ADDN MOR A-38
011-146-018-000	COM	691.44	691.42	50.0	0.1607	0.0	LOT 1 BLK 2 MCRAE ADDN
011-146-019-000	COM	691.44	691.42	50.0	0.1607	0.0	L 16 BLK 2 MCRAE ADDN
011-146-024-000	COM	942.60	942.58	100.31	0.1943	0.0	L 10 & P L 11 BLK 2 MCRAE ADD
011-146-025-000	COM	557.18	557.18	39.64	0.13	0.0	POR L 11 BLK 2 MCRAE ADDITION
011-147-002-000	COM	1,010.79	1,010.78	80.0	0.2296	0.0	FR LOTS 9 10 BLK 1 MCRAE ADDN
011-147-003-000	SFR	177.40	177.38	0.0	0.0	1.0	FR LOTS 8 9 BLK 1 MCRAE ADDN
011-147-006-000	COM	970.12	970.12	50.0	0.241	0.0	FR LOT 7 BLK 1 MCRAE ADDN
011-147-007-000	COM	1,395.83	1,395.82	75.0	0.3444	0.0	LOTS 5 6 BLK 1 MCRAE ADDN
011-147-008-000	COM	584.87	584.86	40.0	0.1377	0.0	LOT 4 BLK 1 MCRAE ADDN
011-147-009-000	COM	1,533.17	1,533.16	110.0	0.357	0.0	LOTS 2 3 FR 1 BLK 1 MCRAE ADDN
011-147-010-000	COM	717.01	717.00	0.0	0.2066	0.0	LOT IN RSVL
011-147-011-000	COM	438.74	438.72	30.0	0.1033	0.0	FR LOT 1 BLK 1 MCRAE ADDN
011-147-012-000	SFR	177.40	177.38	0.0	0.0	1.0	FR L 7 & 8 BL 1 MCRAE
011-147-014-000	COM	1,801.78	1,801.78	25.0	0.4999	0.0	FR L 8 THRU 11 BLK 1 MCRAE
012-121-001-000	COM	1,563.47	1,563.46	160.0	0.3272	0.0	FR LOTS 11 14 15 16 BLK 38 R
012-121-002-000	COM	920.33	920.32	140.0	0.1573	0.0	FR L 12 13 BLK 38 RSVL
012-121-003-000	COM	3,709.28	3,709.28	201.0	0.9139	0.0	LOTS BLK 38 RSVL
012-121-007-000	COM	492.94	492.92	81.15	0.0795	0.0	LOT 8 BLK 38 RSVLE
012-121-009-000	COM	409.98	409.96	50.0	0.0796	0.0	POR L 7 BLOCK 38 ROSEVILLE
012-121-011-000	EXE	-	-	0.0	0.0	0.0	L 1 113 MAIN ST O-70
012-121-012-000	COM	141.03	141.02	26.0	0.0206	0.0	UNIT 1 113 MAIN STREET CONDO
012-121-013-000	COM	111.94	111.92	22.0	0.0153	0.0	UNIT 2 113 MAIN STREET CONDO
012-121-014-000	COM	103.61	103.60	22.0	0.0129	0.0	UNIT 3 113 MAIN STREET CONDO
012-122-001-000	COM	2,493.55	2,493.54	150.0	0.6029	0.0	L 12 THRU 16 RSVLLE
012-122-003-000	COM	2,021.73	2,021.72	208.59	0.4218	0.0	L 5 BLK 21 ROSEVILLE
012-200-001-000	COM	570.40	570.38	39.0	0.1343	0.0	L 14 15 BLK 22
012-200-002-000	COM	694.81	694.80	47.5	0.1636	0.0	FR LOT 14 BLK 22 RSVLE
012-200-004-000	COM	268.23	268.22	31.0	0.0534	0.0	LOT 7 BANK CORNER ADDN

City of Roseville
Historic District Landscape and Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	LAND USE	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	ASSESSABLE ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
012-200-005-000	COM	268.23	268.22	31.0	0.0534	0.0	LOT 6 BANK CORNER ADDN
012-200-006-000	COM	268.23	268.22	31.0	0.0534	0.0	OWL CLUB FRNSHNGS/FXTRS LOT 5 BANK CORNE
012-200-007-000	COM	320.43	320.42	16.0	0.08	0.0	POR BANK CORNER SUBD
012-200-008-000	COM	383.09	383.08	55.0	0.068	0.0	L 3 4 BANK CORNER ADDN
012-200-009-000	COM	350.24	350.24	47.0	0.0647	0.0	LOTS 1 2 BANK CORNER ADDN
012-200-010-000	COM	784.14	784.14	53.0	0.1851	0.0	FR LOTS 9 10 11 12 BLK 22 RSVL
012-200-011-000	COM	1,064.21	1,064.20	107.5	0.2238	0.0	LOT 8 FR 7 BLK 22 RSVLE
012-200-012-000	COM	804.41	804.40	55.0	0.1894	0.0	FR LOTS 6 7 BLK 22 RSVLE
012-200-013-000	COM	584.87	584.86	40.0	0.1377	0.0	FR LOTS 5 6 BLK 22 RSVLE
012-200-014-000	COM	263.31	263.30	18.0	0.062	0.0	FR LOT 5 BLK 22 RSVLE
012-200-015-000	COM	321.90	321.90	22.0	0.0758	0.0	FR LOT 5 BLK 22 RSVLE
012-200-016-000	COM	216.09	216.08	25.0	0.043	0.0	L 4 BLK 22
012-200-017-000	COM	514.91	514.90	25.0	0.1291	0.0	L 4 BLK 22
012-200-022-000	COM	335.12	335.10	27.59	0.0753	0.0	L 2 BLK 22
012-200-023-000	COM	360.47	360.46	25.0	0.0846	0.0	L 3 BLK 22
012-200-024-000	COM	297.64	297.62	27.59	0.0645	0.0	L 2 BLK 22
012-200-025-000	COM	365.67	365.66	25.0	0.0861	0.0	L 3 BLK 22
012-200-026-000	COM	80.17	80.16	0.0	0.0231	0.0	FR L 12 BLK 22 RSVLE
012-200-027-000	COM	322.37	322.36	31.0	0.069	0.0	FR L 12 BLK 22 L 8 BANK C
012-200-028-000	COM	731.35	731.34	50.0	0.1722	0.0	L 13 BLK 22 ROSEVILLE

Summary Fields	Value
ACTIVE PARCELS	57
LEVIED PARCELS	56
MAXIMUM ASSESSMENT	39,618.75
CHARGE	39,618.14
FRONT FEET	2,999.87
ASSESSABLE ACRES	9.29
SINGLE FAMILY UNITS	5

RESOLUTION NO. 16-252

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Historic District Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Historic District Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 16-252

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-252 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville

RESOLUTION NO. 16-253

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Infill Area Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 16-253

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-253 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

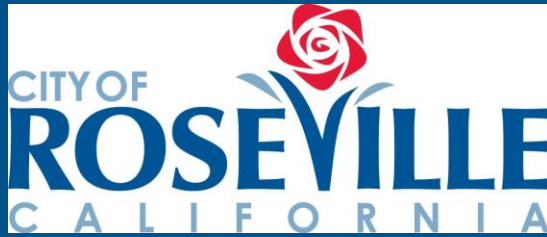
NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk

City of Roseville



City of Roseville

Infill Area

Landscaping and Lighting District

2016/17 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 18, 2016
Public Hearing: June 15, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Infill Area

Landscaping and Lighting District

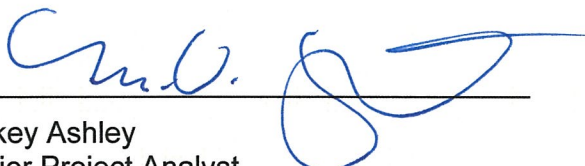
City of Roseville

Placer County, State of California

This Report describes the District and all relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/17 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of APRIL, 2016

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 
Mickey Ashley
Senior Project Analyst
District Administration Services

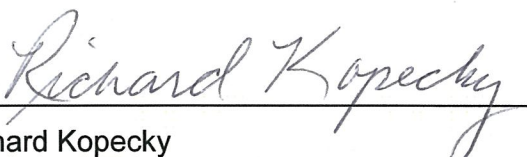
By: 
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the City’s existing Infill Area Landscaping and Lighting District (“District”). The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2016 through June 30, 2017. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The District consists of three (3) zones of benefit, Zones A, B and C (individually the “Zone” and collectively the “Zones”). The improvements that benefit properties within each Zone and the costs to maintain and service those improvements are identified and budgeted separately by Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report, as approved or modified by the City Council, defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2016/17. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID (“Articles XIIC and XIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

Pursuant to the California Constitution Article XIID Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of Zones A, B, & C identified in this Report) are exempt from the procedural requirements Article XIID Section 4, provided the assessments are not increased above these previously approved maximum assessment rates.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The three Zones within the District are comprised of three non-contiguous residential subdivisions, namely Pheasant Run, Cirby Oaks II and Reuter Ranch, are located in the southern portion of the City and are within the boundaries of the City’s “Infill Planning Area”. A general depiction of the boundaries of each Zone can be found in Appendix A of this Report.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF IMPROVEMENTS AND BENEFITS

This District, by special benefit assessments, provides funding for the maintenance and operation of certain landscaping improvements located within the public right-of-ways and dedicated easements:

The District provides all services necessary to maintain the landscaped corridors adjacent to the privately owned parcels comprising the three subdivisions. Improvements include shrubs, trees and other landscaping vegetation, as well as irrigation controllers, automatic valves and irrigation systems. Services provided include all necessary services, operations, and maintenance required in keeping the improvements in a healthy, vigorous condition and in proper working order.

The District encompasses three subdivisions, each of which is located in a separate Zone. The Zones have specific improvements and costs associated with those improvements that benefit the parcels within each respective Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels within the Zone and only parcels that receive a special benefit from the improvements are assessed.

The specific locations of the improvements within each Zone of the District are described as follows:

Zone A – Pheasant Run

Maintenance of 6,880 square feet of landscaping and related improvements within the Pheasant Run subdivision.

Zone B – Cirby Oaks

Maintenance of 7,447 square feet of landscaping and related improvements within the Cirby Oaks II subdivision.

Zone C – Reuter Ranch

Maintenance of 24,700 square feet of landscaping and related improvements within the Reuter Ranch subdivision. A larger amount of landscaping benefits the properties within Reuter Ranch and typically results in a larger per parcel assessment for these properties as compared to Zones A and B.

II. METHOD OF APPORTIONMENT

A. RATE AND METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of each Zone of the District must be spread to each parcel based upon a benefit formula. Each assessable parcel in the District receives a direct and special benefit from the improvements in the Zone. This direct and special benefit was determined to be equal for all dwelling units within each Zone; costs for each Zone shall be calculated separately within each respective Zone. Each single-family residence is equal to one dwelling unit (unit) and the formula used to arrive at each parcel's annual assessment is described below. Public parcels lying within the landscape corridors are considered to receive no benefit from the improvements and are therefore not assessed.

Costs associated with each Zone are to be charged only to assessable parcels within the respective Zone as follows:

$$\frac{\text{Balance to Levy in Zone}}{\text{Total Units in Zone}} = \text{Assessment Per Unit in Zone}$$

The Maximum Annual Assessment Rates are not to exceed \$193.32 per unit for Zone A and \$200.00 per unit for Zones B and C.

III. DISTRICT BUDGET

A. 2016/17 BUDGET

DESCRIPTION	ZONE A (Pheasant Run)	ZONE B (Cirby Oaks II)	ZONE C (Reuter Ranch)	TOTAL
<u>DIRECT COSTS</u>				
Contract Maintenance - Landscaping	\$1,760.00	\$1,130.00	\$600.00	\$3,490.00
Repair & Maintenance - Landscaping	1,500.00	3,000.00	3,800.00	8,300.00
Utilities	1,500.00	1,200.00	2,000.00	4,700.00
Rehab Reserve Project Expenditures	<u>12,000.00</u>	<u>18,000.00</u>	<u>25,000.00</u>	<u>55,000.00</u>
Total Direct Costs	\$16,760.00	\$23,330.00	\$31,400.00	\$71,490.00
<u>ADMINISTRATION COSTS</u>				
City Administration	\$372.86	\$314.93	\$362.17	1,049.96
Contract Administration - Park's Dept	1,150.00	1,213.00	1,954.00	4,317.00
County Auditor Fees	77.33	165.00	132.00	374.33
Consulting & Professional Services	1,203.05	1,043.37	1,173.09	3,419.51
Public Hearing Publishing Costs	258.06	258.06	258.06	774.18
ERP Project Costs	<u>455.41</u>	<u>1,311.33</u>	<u>1,136.91</u>	<u>2,903.65</u>
Total Administrative Costs	\$3,516.71	\$4,305.69	\$5,016.23	\$12,838.63
Total Direct and Administration Costs	\$20,276.71	\$27,635.69	\$36,416.23	\$84,328.63
<u>BUDGET ADJUSTMENTS</u>				
Replenishment/(Use) of Operating Reserve	(\$543.91)	\$6,859.31	\$1,783.77	\$8,099.17
Contribution for /(Use of) Rehab Reserve	(12,000.00)	(18,000.00)	(25,000.00)	(55,000.00)
Rounding Adjustment	<u>0.00</u>	<u>0.20</u>	<u>0.00</u>	<u>0.20</u>
Total Adjustments	(\$12,543.91)	(\$11,140.49)	(\$23,216.23)	(\$46,900.63)
BALANCE TO LEVY	\$7,732.80	\$16,495.20	\$13,200.00	\$37,428.00

B. 2016/17 ASSESSMENT RATES

DESCRIPTION	ZONE A (Pheasant Run)	ZONE B (Cirby Oaks II)	ZONE C (Reuter Ranch)	TOTAL
<u>APPLIED ASSESSMENT RATES</u>				
Number of Assessable Units	40	116	66	222
Applied Assessment Rate Per Unit	\$193.32	\$142.20	\$200.00	
Maximum Assessment Rate Per Unit	\$193.32	\$200.00	\$200.00	
Potential Maximum Assessment Per Zone	\$7,732.80	\$23,200.00	\$13,200.00	\$44,132.80

C. 2016/17 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A (Pheasant Run)	ZONE B (Cirby Oaks II)	ZONE C (Reuter Ranch)	TOTAL
<u>OPERATING RESERVE</u>				
Beginning Operating Reserve Balance 7-1-2016 (est.)	\$6,970.15	\$5,770.97	\$11,133.40	\$23,874.52
add: Replenishment from FY 16/17 Levy		6,859.31	1,783.77	8,643.08
less: Use for FY 16/17 Expenses	(543.91)			(543.91)
Transfer from/(to) the Rehab Reserve	3,712.12	1,187.57	(5,075.89)	(176.21)
Ending Operating Reserve Balance 6-30-2017 (est.)	\$10,138.36	\$13,817.85	\$7,841.28	\$31,797.48
<u>REHABILITATION RESERVE</u>				
Beginning Rehab Reserve Balance 7-1-2016 (est.)	\$15,753.11	\$19,254.30	\$19,924.11	\$54,931.52
add: Collect from FY 16/17 Levy				0.00
less: Use for FY 16/17 Rehab Projects	(12,000.00)	(18,000.00)	(25,000.00)	(55,000.00)
Transfer from/(to) the Operating Reserve	(3,712.12)	(1,187.57)	5,075.89	176.21
Ending Rehab Reserve Balance 6-30-2017 (est.)	\$41.00	\$66.73	\$0.00	\$107.73

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the "improvements").

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Repair & Maintenance – Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the

future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A "Contribution" increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a "Use of" of the Rehabilitation

Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Number of Assessable Units - The total number of residential units that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public right-of-ways or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Applied Assessment Rate per Unit - The per unit assessment rates to be applied to the non-exempt parcels within the District for the current fiscal year.

Maximum Assessment Rate per Unit - The per unit maximum assessment rates for current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of units to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2016 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2016 to December 31, 2016, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 16/17 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Expenses – The amount of the Operating Reserve to be used to fund FY 16/17 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2017 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2017. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All

Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2016 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2016. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 16/17 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2017 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2017. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

Zone A – Projections of the Zone's future capital improvement expenditures are as follows: Repair and/or refurbish sound wall improvements: \$5,500 in FY 2018/19; and replace, repair, renovate and/or refurbish plants, landscaping and related materials: \$10,000 in FY 2016/17.

Zone B – Projections of the Zone's future capital improvement expenditures are as follows: Repair and/or refurbish sound wall improvements: \$6,500 in FY 2018/19; and replace, repair, renovate and/or refurbish plants, landscaping and related materials: \$18,000 in FY 2016/17.

Zone C – Projections of the Zone's future capital improvement expenditures are as follows: Repair and/or refurbish sound wall improvements: \$6,500 in FY 2018/19; replace, repair, renovate and/or refurbish plants, landscaping and related materials: \$15,000 in FY 2016/17; and replace or upgrade irrigation controller: \$10,000 in FY 2016/17.

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

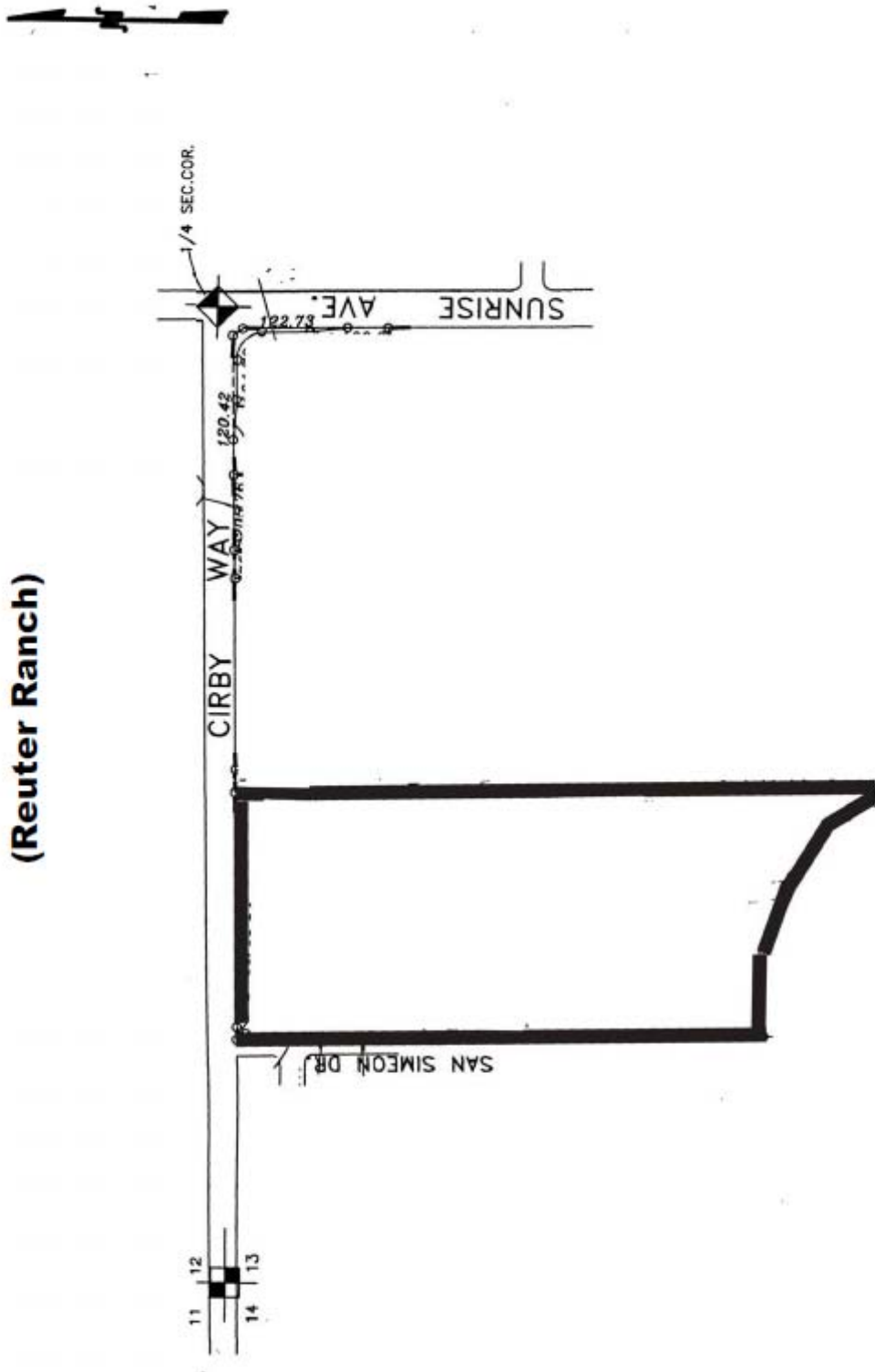
APPENDIX A – DISTRICT BOUNDARY MAP

The Assessment Diagrams for the District have previously been submitted to the City Clerk in the format required under the Act and are, by reference, made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District and Zone Boundaries are presented herein.



**Zone C
(Reuter Ranch)**



APPENDIX B — 2016/17 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2016/17. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Infill Area Landscaping & Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
469-370-001-000	A	193.32	193.32	1.0	LOT 1 PHEASANT RUN MOR T-20
469-370-002-000	A	193.32	193.32	1.0	LOT 2 PHEASANT RUN MOR T-20
469-370-003-000	A	193.32	193.32	1.0	LOT 3 PHEASANT RUN MOR T-20
469-370-004-000	A	193.32	193.32	1.0	LOT 4 PHEASANT RUN MOR T-20
469-370-005-000	A	193.32	193.32	1.0	LOT 5 PHEASANT RUN MOR T-20
469-370-006-000	A	193.32	193.32	1.0	LOT 6 PHEASANT RUN MOR T-20
469-370-007-000	A	193.32	193.32	1.0	LOT 7 PHEASANT RUN MOR T-20
469-370-008-000	A	193.32	193.32	1.0	LOT 8 PHEASANT RUN MOR T-20
469-370-009-000	A	193.32	193.32	1.0	LOT 9 PHEASANT RUN MOR T-20
469-370-010-000	A	193.32	193.32	1.0	LOT 10 PHEASANT RUN MOR T-20
469-370-011-000	A	193.32	193.32	1.0	LOT 11 PHEASANT RUN MOR T-20
469-370-012-000	A	193.32	193.32	1.0	LOT 12 PHEASANT RUN MOR T-20
469-370-013-000	A	193.32	193.32	1.0	LOT 13 PHEASANT RUN MOR T-20
469-370-014-000	A	193.32	193.32	1.0	LOT 14 PHEASANT RUN MOR T-20
469-370-015-000	A	193.32	193.32	1.0	LOT 15 PHEASANT RUN MOR T-20
469-370-016-000	A	193.32	193.32	1.0	LOT 16 PHEASANT RUN MOR T-20
469-370-017-000	A	193.32	193.32	1.0	LOT 17 PHEASANT RUN MOR T-20
469-370-018-000	A	193.32	193.32	1.0	LOT 18 PHEASANT RUN MOR T-20
469-370-019-000	A	193.32	193.32	1.0	LOT 19 PHEASANT RUN MOR T-20
469-370-020-000	A	193.32	193.32	1.0	LOT 20 PHEASANT RUN MOR T-20
469-370-021-000	A	193.32	193.32	1.0	LOT 21 PHEASANT RUN MOR T-20
469-370-022-000	A	193.32	193.32	1.0	LOT 22 PHEASANT RUN MOR T-20
469-370-023-000	A	193.32	193.32	1.0	LOT 23 PHEASANT RUN MOR T-20
469-370-024-000	A	193.32	193.32	1.0	LOT 24 PHEASANT RUN MOR T-20
469-370-025-000	A	193.32	193.32	1.0	LOT 25 PHEASANT RUN MOR T-20
469-370-026-000	A	193.32	193.32	1.0	LOT 26 PHEASANT RUN MOR T-20
469-370-027-000	A	193.32	193.32	1.0	LOT 27 PHEASANT RUN MOR T-20
469-370-028-000	A	193.32	193.32	1.0	LOT 28 PHEASANT RUN MOR T-20
469-370-029-000	A	193.32	193.32	1.0	LOT 29 PHEASANT RUN MOR T-20
469-370-030-000	A	193.32	193.32	1.0	LOT 30 PHEASANT RUN MOR T-20
469-370-031-000	A	193.32	193.32	1.0	LOT 31 PHEASANT RUN MOR T-20
469-370-032-000	A	193.32	193.32	1.0	LOT 32 PHEASANT RUN MOR T-20
469-370-033-000	A	193.32	193.32	1.0	LOT 33 PHEASANT RUN MOR T-20
469-370-034-000	A	193.32	193.32	1.0	LOT 34 PHEASANT RUN MOR T-20
469-370-035-000	A	193.32	193.32	1.0	LOT 35 PHEASANT RUN MOR T-20
469-370-036-000	A	193.32	193.32	1.0	LOT 36 PHEASANT RUN MOR T-20
469-370-037-000	A	193.32	193.32	1.0	LOT 37 PHEASANT RUN MOR T-20
469-370-038-000	A	193.32	193.32	1.0	LOT 38 PHEASANT RUN MOR T-20
469-370-039-000	A	193.32	193.32	1.0	LOT 39 PHEASANT RUN MOR T-20
469-370-040-000	A	193.32	193.32	1.0	LOT 40 PHEASANT RUN MOR T-20
471-150-018-000	C	200.00	200.00	1.0	LOT 34 REUTER RANCH PH 1
471-150-019-000	C	200.00	200.00	1.0	LOT 35 REUTER RANCH PH 1
471-150-020-000	C	200.00	200.00	1.0	LOT 36 REUTER RANCH PH 1
471-150-021-000	C	200.00	200.00	1.0	LOT 41 REUTER RANCH PH 1
471-320-001-000	C	200.00	200.00	1.0	LOT 1 REUTER RANCH UNIT 1 PH 2 U-68
471-320-002-000	C	200.00	200.00	1.0	LOT 2 REUTER RANCH UNIT 1 PH 2 U-68
471-320-003-000	C	200.00	200.00	1.0	LOT 3 REUTER RANCH UNIT 1 PH 2 U-68
471-320-004-000	C	200.00	200.00	1.0	LOT 4 REUTER RANCH UNIT 1 PH 2 U-68
471-320-005-000	C	200.00	200.00	1.0	LOT 5 REUTER RANCH UNIT 1 PH 2 U-68
471-320-006-000	C	200.00	200.00	1.0	LOT 6 REUTER RANCH UNIT 1 PH 2 U-68
471-320-007-000	C	200.00	200.00	1.0	LOT 7 REUTER RANCH UNIT 1 PH 2 U-68
471-320-008-000	C	200.00	200.00	1.0	LOT 8 REUTER RANCH UNIT 1 PH 2 U-68
471-320-009-000	C	200.00	200.00	1.0	LOT 9 REUTER RANCH UNIT 1 PH 2 U-68
471-320-010-000	C	200.00	200.00	1.0	LOT 10 REUTER RANCH UNIT 1 PH 2 U-68
471-320-011-000	C	200.00	200.00	1.0	LOT 11 REUTER RANCH UNIT 1 PH 2 U-68

City of Roseville
Infill Area Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
471-320-012-000	C	200.00	200.00	1.0	LOT 12 REUTER RANCH UNIT 1 PH 2 U-68
471-320-013-000	C	200.00	200.00	1.0	LOT 13 REUTER RANCH UNIT 1 PH 2 U-68
471-320-014-000	C	200.00	200.00	1.0	LOT 14 REUTER RANCH UNIT 1 PH 2 U-68
471-320-015-000	C	200.00	200.00	1.0	LOT 15 REUTER RANCH UNIT 1 PH 2 U-68
471-320-016-000	C	200.00	200.00	1.0	LOT 16 REUTER RANCH UNIT 1 PH 2 U-68
471-320-017-000	C	200.00	200.00	1.0	LOT 17 REUTER RANCH UNIT 1 PH 2 U-68
471-320-018-000	C	200.00	200.00	1.0	LOT 18 REUTER RANCH UNIT 1 PH 2 U-68
471-320-019-000	C	200.00	200.00	1.0	LOT 19 REUTER RANCH UNIT 1 PH 2 U-68
471-320-020-000	C	200.00	200.00	1.0	LOT 20 REUTER RANCH UNIT 1 PH 2 U-68
471-320-021-000	C	200.00	200.00	1.0	LOT 21 REUTER RANCH UNIT 1 PH 2 U-68
471-320-022-000	C	200.00	200.00	1.0	LOT 22 REUTER RANCH UNIT 1 PH 2 U-68
471-320-023-000	C	200.00	200.00	1.0	LOT 23 REUTER RANCH UNIT 1 PH 2 U-68
471-320-024-000	C	200.00	200.00	1.0	LOT 24 REUTER RANCH UNIT 1 PH 2 U-68
471-320-025-000	C	200.00	200.00	1.0	LOT 25 REUTER RANCH UNIT 1 PH 2 U-68
471-320-026-000	C	200.00	200.00	1.0	LOT 26 REUTER RANCH UNIT 1 PH 2 U-68
471-320-027-000	C	200.00	200.00	1.0	LOT 27 REUTER RANCH UNIT 1 PH 2 U-68
471-320-028-000	C	200.00	200.00	1.0	LOT 28 REUTER RANCH UNIT 1 PH 2 U-68
471-320-029-000	C	200.00	200.00	1.0	LOT 29 REUTER RANCH UNIT 1 PH 2 U-68
471-320-030-000	C	200.00	200.00	1.0	LOT 30 REUTER RANCH UNIT 1 PH 2 U-68
471-320-031-000	C	200.00	200.00	1.0	LOT 31 REUTER RANCH UNIT 1 PH 2 U-68
471-320-032-000	C	200.00	200.00	1.0	LOT 32 REUTER RANCH UNIT 1 PH 2 U-68
471-320-033-000	C	200.00	200.00	1.0	LOT 33 REUTER RANCH UNIT 1 PH 2 U-68
471-330-001-000	C	200.00	200.00	1.0	LOT 37 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-002-000	C	200.00	200.00	1.0	LOT 38 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-003-000	C	200.00	200.00	1.0	LOT 39 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-004-000	C	200.00	200.00	1.0	LOT 40 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-005-000	C	200.00	200.00	1.0	LOT 42 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-006-000	C	200.00	200.00	1.0	LOT 43 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-007-000	C	200.00	200.00	1.0	LOT 44 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-008-000	C	200.00	200.00	1.0	LOT 45 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-009-000	C	200.00	200.00	1.0	LOT 46 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-010-000	C	200.00	200.00	1.0	LOT 47 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-011-000	C	200.00	200.00	1.0	LOT 48 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-012-000	C	200.00	200.00	1.0	LOT 49 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-013-000	C	200.00	200.00	1.0	LOT 50 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-014-000	C	200.00	200.00	1.0	LOT 51 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-015-000	C	200.00	200.00	1.0	LOT 52 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-016-000	C	200.00	200.00	1.0	LOT 53 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-017-000	C	200.00	200.00	1.0	LOT 54 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-018-000	C	200.00	200.00	1.0	LOT 55 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-019-000	C	200.00	200.00	1.0	LOT 56 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-020-000	C	200.00	200.00	1.0	LOT 57 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-021-000	C	200.00	200.00	1.0	LOT 58 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-022-000	C	200.00	200.00	1.0	LOT 59 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-023-000	C	200.00	200.00	1.0	LOT 60 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-024-000	C	200.00	200.00	1.0	LOT 61 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-025-000	C	200.00	200.00	1.0	LOT 62 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-026-000	C	200.00	200.00	1.0	LOT 63 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-027-000	C	200.00	200.00	1.0	LOT 64 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-028-000	C	200.00	200.00	1.0	LOT 65 REUTER RANCH UNIT 1 PH 3 MOR V-66
471-330-029-000	C	200.00	200.00	1.0	LOT 66 REUTER RANCH UNIT 1 PH 3 MOR V-66
472-420-001-000	B	142.20	200.00	1.0	LOT 1 CIRBY OAKS II T-57
472-420-002-000	B	142.20	200.00	1.0	LOT 2 CIRBY OAKS II T-57
472-420-003-000	B	142.20	200.00	1.0	LOT 3 CIRBY OAKS II T-57
472-420-004-000	B	142.20	200.00	1.0	LOT 4 CIRBY OAKS II T-57

City of Roseville
Infill Area Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
472-420-005-000	B	142.20	200.00	1.0	LOT 5 CIRBY OAKS II T-57
472-420-006-000	B	142.20	200.00	1.0	LOT 6 CIRBY OAKS II T-57
472-420-007-000	B	142.20	200.00	1.0	LOT 7 CIRBY OAKS II T-57
472-420-008-000	B	142.20	200.00	1.0	LOT 8 CIRBY OAKS II T-57
472-420-009-000	B	142.20	200.00	1.0	LOT 9 CIRBY OAKS II T-57
472-420-010-000	B	142.20	200.00	1.0	LOT 10 CIRBY OAKS II T-57
472-420-011-000	B	142.20	200.00	1.0	LOT 11 CIRBY OAKS II T-57
472-420-012-000	B	142.20	200.00	1.0	LOT 12 CIRBY OAKS II T-57
472-420-013-000	B	142.20	200.00	1.0	LOT 13 CIRBY OAKS II T-57
472-420-014-000	B	142.20	200.00	1.0	LOT 14 CIRBY OAKS II T-57
472-420-015-000	B	142.20	200.00	1.0	LOT 15 CIRBY OAKS II T-57
472-420-016-000	B	142.20	200.00	1.0	LOT 16 CIRBY OAKS II T-57
472-420-017-000	B	142.20	200.00	1.0	LOT 34 CIRBY OAKS II T-57
472-420-018-000	B	142.20	200.00	1.0	LOT 35 CIRBY OAKS II T-57
472-420-019-000	B	142.20	200.00	1.0	LOT 36 CIRBY OAKS II T-57
472-420-020-000	B	142.20	200.00	1.0	LOT 37 CIRBY OAKS II T-57
472-420-021-000	B	142.20	200.00	1.0	LOT 38 CIRBY OAKS II T-57
472-420-022-000	B	142.20	200.00	1.0	LOT 39 CIRBY OAKS II T-57
472-420-023-000	B	142.20	200.00	1.0	LOT 40 CIRBY OAKS II T-57
472-420-024-000	B	142.20	200.00	1.0	LOT 41 CIRBY OAKS II T-57
472-420-025-000	B	142.20	200.00	1.0	LOT 42 CIRBY OAKS II T-57
472-420-026-000	B	142.20	200.00	1.0	LOT 43 CIRBY OAKS II T-57
472-420-027-000	B	142.20	200.00	1.0	LOT 44 CIRBY OAKS II T-57
472-420-028-000	B	142.20	200.00	1.0	LOT 45 CIRBY OAKS II T-57
472-420-029-000	B	142.20	200.00	1.0	LOT 46 CIRBY OAKS II T-57
472-420-030-000	B	142.20	200.00	1.0	LOT 47 CIRBY OAKS II T-57
472-420-031-000	B	142.20	200.00	1.0	LOT 48 CIRBY OAKS II T-57
472-420-032-000	B	142.20	200.00	1.0	LOT 49 CIRBY OAKS II T-57
472-420-033-000	B	142.20	200.00	1.0	LOT 50 CIRBY OAKS II T-57
472-420-034-000	B	142.20	200.00	1.0	LOT 51 CIRBY OAKS II T-57
472-420-035-000	B	142.20	200.00	1.0	LOT 52 CIRBY OAKS II T-57
472-420-036-000	B	142.20	200.00	1.0	LOT 53 CIRBY OAKS II T-57
472-420-037-000	B	142.20	200.00	1.0	LOT 54 CIRBY OAKS II T-57
472-420-038-000	B	142.20	200.00	1.0	LOT 101 CIRBY OAKS II T-57
472-420-039-000	B	142.20	200.00	1.0	LOT 102 CIRBY OAKS II T-57
472-420-040-000	B	142.20	200.00	1.0	LOT 103 CIRBY OAKS II T-57
472-420-041-000	B	142.20	200.00	1.0	LOT 104 CIRBY OAKS II T-57
472-420-042-000	B	142.20	200.00	1.0	LOT 105 CIRBY OAKS II T-57
472-420-043-000	B	142.20	200.00	1.0	LOT 106 CIRBY OAKS II T-57
472-420-044-000	B	142.20	200.00	1.0	LOT 107 CIRBY OAKS II T-57
472-420-045-000	B	142.20	200.00	1.0	LOT 108 CIRBY OAKS II T-57
472-420-046-000	B	142.20	200.00	1.0	LOT 109 CIRBY OAKS II T-57
472-420-047-000	B	142.20	200.00	1.0	LOT 110 CIRBY OAKS II T-57
472-420-048-000	B	142.20	200.00	1.0	LOT 111 CIRBY OAKS II T-57
472-420-049-000	B	142.20	200.00	1.0	LOT 112 CIRBY OAKS II T-57
472-420-050-000	B	142.20	200.00	1.0	LOT 113 CIRBY OAKS II T-57
472-420-051-000	B	142.20	200.00	1.0	LOT 114 CIRBY OAKS II T-57
472-420-052-000	B	142.20	200.00	1.0	LOT 115 CIRBY OAKS II T-57
472-420-053-000	B	142.20	200.00	1.0	LOT 116 CIRBY OAKS II T-57
472-430-001-000	B	142.20	200.00	1.0	LOT 17 CIRBY OAKS II T-57
472-430-002-000	B	142.20	200.00	1.0	LOT 18 CIRBY OAKS II T-57
472-430-003-000	B	142.20	200.00	1.0	LOT 19 CIRBY OAKS II T-57
472-430-004-000	B	142.20	200.00	1.0	LOT 20 CIRBY OAKS II T-57
472-430-005-000	B	142.20	200.00	1.0	LOT 21 CIRBY OAKS II T-57
472-430-006-000	B	142.20	200.00	1.0	LOT 22 CIRBY OAKS II T-57

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
472-430-007-000	B	142.20	200.00	1.0	LOT 23 CIRBY OAKS II T-57
472-430-008-000	B	142.20	200.00	1.0	LOT 24 CIRBY OAKS II T-57
472-430-009-000	B	142.20	200.00	1.0	LOT 25 CIRBY OAKS II T-57
472-430-010-000	B	142.20	200.00	1.0	LOT 26 CIRBY OAKS II T-57
472-430-011-000	B	142.20	200.00	1.0	LOT 27 CIRBY OAKS II T-57
472-430-012-000	B	142.20	200.00	1.0	LOT 28 CIRBY OAKS II T-57
472-430-013-000	B	142.20	200.00	1.0	LOT 29 CIRBY OAKS II T-57
472-430-014-000	B	142.20	200.00	1.0	LOT 30 CIRBY OAKS II T-57
472-430-015-000	B	142.20	200.00	1.0	LOT 31 CIRBY OAKS II T-57
472-430-016-000	B	142.20	200.00	1.0	LOT 32 CIRBY OAKS II T-57
472-430-017-000	B	142.20	200.00	1.0	LOT 33 CIRBY OAKS II T-57
472-430-018-000	B	142.20	200.00	1.0	LOT 55 CIRBY OAKS II T-57
472-430-019-000	B	142.20	200.00	1.0	LOT 56 CIRBY OAKS II T-57
472-430-020-000	B	142.20	200.00	1.0	LOT 57 CIRBY OAKS II T-57
472-430-021-000	B	142.20	200.00	1.0	LOT 58 CIRBY OAKS II T-57
472-430-022-000	B	142.20	200.00	1.0	LOT 59 CIRBY OAKS II T-57
472-430-023-000	B	142.20	200.00	1.0	LOT 60 CIRBY OAKS II T-57
472-430-024-000	B	142.20	200.00	1.0	LOT 61 CIRBY OAKS II T-57
472-430-025-000	B	142.20	200.00	1.0	LOT 62 CIRBY OAKS II T-57
472-430-026-000	B	142.20	200.00	1.0	LOT 63 CIRBY OAKS II T-57
472-430-027-000	B	142.20	200.00	1.0	LOT 64 CIRBY OAKS II T-57
472-430-028-000	B	142.20	200.00	1.0	LOT 65 CIRBY OAKS II T-57
472-430-029-000	B	142.20	200.00	1.0	LOT 66 CIRBY OAKS II T-57
472-430-030-000	B	142.20	200.00	1.0	LOT 67 CIRBY OAKS II T-57
472-430-031-000	B	142.20	200.00	1.0	LOT 68 CIRBY OAKS II T-57
472-430-032-000	B	142.20	200.00	1.0	LOT 69 CIRBY OAKS II T-57
472-430-033-000	B	142.20	200.00	1.0	LOT 70 CIRBY OAKS II T-57
472-430-034-000	B	142.20	200.00	1.0	LOT 71 CIRBY OAKS II T-57
472-430-035-000	B	142.20	200.00	1.0	LOT 72 CIRBY OAKS II T-57
472-430-036-000	B	142.20	200.00	1.0	LOT 73 CIRBY OAKS II T-57
472-430-037-000	B	142.20	200.00	1.0	LOT 74 CIRBY OAKS II T-57
472-430-038-000	B	142.20	200.00	1.0	LOT 75 CIRBY OAKS II T-57
472-430-039-000	B	142.20	200.00	1.0	LOT 76 CIRBY OAKS II T-57
472-430-040-000	B	142.20	200.00	1.0	LOT 77 CIRBY OAKS II T-57
472-430-041-000	B	142.20	200.00	1.0	LOT 78 CIRBY OAKS II T-57
472-430-042-000	B	142.20	200.00	1.0	LOT 79 CIRBY OAKS II T-57
472-430-043-000	B	142.20	200.00	1.0	LOT 80 CIRBY OAKS II T-57
472-430-044-000	B	142.20	200.00	1.0	LOT 81 CIRBY OAKS II T-57
472-430-045-000	B	142.20	200.00	1.0	LOT 82 CIRBY OAKS II T-57
472-430-046-000	B	142.20	200.00	1.0	LOT 83 CIRBY OAKS II T-57
472-430-047-000	B	142.20	200.00	1.0	LOT 84 CIRBY OAKS II T-57
472-430-048-000	B	142.20	200.00	1.0	LOT 85 CIRBY OAKS II T-57
472-430-049-000	B	142.20	200.00	1.0	LOT 86 CIRBY OAKS II T-57
472-430-050-000	B	142.20	200.00	1.0	LOT 87 CIRBY OAKS II T-57
472-430-051-000	B	142.20	200.00	1.0	LOT 88 CIRBY OAKS II T-57
472-430-052-000	B	142.20	200.00	1.0	LOT 89 CIRBY OAKS II T-57
472-430-053-000	B	142.20	200.00	1.0	LOT 90 CIRBY OAKS II T-57
472-430-054-000	B	142.20	200.00	1.0	LOT 91 CIRBY OAKS II T-57
472-430-055-000	B	142.20	200.00	1.0	LOT 92 CIRBY OAKS II T-57
472-430-056-000	B	142.20	200.00	1.0	LOT 93 CIRBY OAKS II T-57
472-430-057-000	B	142.20	200.00	1.0	LOT 94 CIRBY OAKS II T-57
472-430-058-000	B	142.20	200.00	1.0	LOT 95 CIRBY OAKS II T-57
472-430-059-000	B	142.20	200.00	1.0	LOT 96 CIRBY OAKS II T-57
472-430-060-000	B	142.20	200.00	1.0	LOT 97 CIRBY OAKS II T-57
472-430-061-000	B	142.20	200.00	1.0	LOT 98 CIRBY OAKS II T-57

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
472-430-062-000	B	142.20	200.00	1.0	LOT 99 CIRBY OAKS II T-57
472-430-063-000	B	142.20	200.00	1.0	LOT 100 CIRBY OAKS II T-57

Summary Fields	Value
ACTIVE PARCELS	222
LEVIED PARCELS	222
CHARGE	37,428.00
MAXIMUM ASSESSMENT	44,132.80

RESOLUTION NO. 16-254

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Infill Area Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR THE INFILL AREA LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;

- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: maintenance, servicing, administration and operation of the landscape corridors adjacent to property within the Pheasant Run, Cirby Oaks II and Reuter Ranch subdivisions, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Infill Area Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 16-254

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-254 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville

RESOLUTION NO. 16-255

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Johnson Ranch Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 16-255

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-255 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Johnson Ranch Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District.
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as certain landscaping and open space areas, including floodway and stream course areas within the open space and all appurtenant facilities related thereto within the District. The Report describes the specific location of the improvement areas within the district.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Johnson Ranch Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with any other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville



City of Roseville

Johnson Ranch Landscaping and Lighting District

2016/17 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 18, 2016
Public Hearing: June 15, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

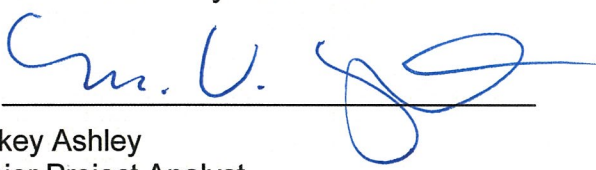
Johnson Ranch
Landscaping and Lighting District

City of Roseville
Placer County, State of California

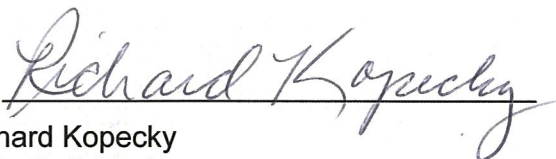
This Report describes the District and all relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/17 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of APRIL, 2016

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 

Mickey Ashley
Senior Project Analyst
District Administration Services

By: 

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements in the southeast section of the City of Roseville, known as Johnson Ranch Landscaping and Lighting District (“District”). The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2016 through June 30, 2017. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The District consists of five (5) zones of benefit, Zones A, B, C, D and E (individually the “Zone” and collectively the “Zones”). The improvements that benefit properties within each Zone and the costs to maintain and service those improvements are identified and budgeted separately by Zone. The total cost of landscape maintenance within a Zone is equitably spread among only the benefiting parcels.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2016/17. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID (“Articles XIIC and XIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

Pursuant to the California Constitution Article XIID, Section 5, certain existing assessments are exempt from the substantive and procedural requirements of Article XIID Section 4 and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to Article XIID Section 5(b), all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of Zones A, B, C & D identified in this Report) are exempt from the procedural requirements of Article XIID Section 4, provided the assessments are not increased above these previously approved maximum assessment rates.

In Fiscal Year 1999/00, the City initiated and conducted property owner protest ballot proceedings in accordance with Article XIID for Zone E in order to increase the assessment to cover additional costs for services. The proposed assessment increase presented to property owners included an annual inflationary factor of 3%. In Fiscal Year 1999/00 the maximum assessment rate was \$623.10 per acre. At the conclusion of the Public Hearing, all property owner ballots returned were tabulated and the City determine that a majority protest did not exist. The City Council then approved the increased assessment and the inflationary factor for maintaining the improvements within the District.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

C. DISTRICT BOUNDARIES

The District lies within a portion of the Southeast Roseville Specific Plan, which is located in the southeast section of the City of Roseville. The District is generally located east of I-80 on the south side of Douglas Boulevard. See Appendix A for a rendering of the District boundary map.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND BENEFITS

Zones A, B and C

Zones A, B and C of the District, by special benefit assessments, provide annual funding for the continual maintenance of certain landscaping, open space areas; including floodway and stream course areas as well as any the maintenance of any bike trails. The specific locations of the floodways, stream courses and areas adjacent thereto to be maintained are described below:

- Parcel 70 - Floodway that feeds Cirby Creek and is located between Douglas Boulevard and Eureka Road. (7.76 acres) - Zone C
- Parcel 71 - Strap Ravine floodway between Douglas Boulevard and East Roseville Parkway. (3.38 acres) - Zone A
- Parcel 72 - Floodway between Roseville Parkway east to commercial development. (8.98 acres) - Zone C
- Parcel 73 - Recreational floodway in Strap Ravine between East Roseville Parkway and Sierra College Boulevard. (16.11 acres) - Zone A
- Parcels 74 & 75 - Recreational floodway that eventually feeds Linda Creek, beginning at Sierra College Boulevard then east to the Roseville City limits. (6.2 acres and 10.8 acres, respectively) - Zone B

Zone D

Zone D of the District, by special benefit assessments, provides annual funding for the costs of mitigation monitoring and costs to maintain landscaped open space areas within certain wetland / riparian area(s) to comply with a Section 404 Permit. The issuance of this Section 404 permit was a condition of the development of the Johnson Ranch East Project, which represents the parcels comprising Zone D.

Zone E

Zone E of the District, by special benefit assessments, provides annual funding for the maintenance of certain landscaping, bike trails and open space areas that include floodway and stream course areas and the costs of mitigation monitoring to comply with both a Section 404 Permit (Federal) and a 1603 Permit (State). The issuance of these permits was a condition of the development of Parcel 9. The specific locations of the floodway and stream courses to be maintained are described as:

- Parcel 76 - Streambed and floodway area located at Cirby Creek from the southwest side of Eureka Boulevard to the end of the Coker Development. (2.79 acres)

II. METHOD OF APPORTIONMENT

A. DESCRIPTION OF METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of the District must be spread to each parcel based upon a benefit formula. Each assessable parcel in the District receives a direct and special benefit from the improvements in the District. The formula used to arrive at each parcel's annual levy amount in each zone is as follows:

Zones A and B

Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). The remaining Seventy percent (70%) of costs are then allocated equally on a per acre basis to all assessable parcels within these Zones. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

Zones C, D and E

The budgeted costs of Zones C, D and E are to be allocated equally on a per acre basis to all assessable parcels within each respective Zone. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

B. INFLATIONARY ADJUSTMENT FACTOR

For Zone E only, if the proposed assessment rate increases over the prior fiscal year's maximum assessment rate by a percentage no greater than the 3%, then the proposed assessment rate is not considered an increase.

C. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments regarding Zone E, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall 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. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the improvements within the District, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

III. DISTRICT BUDGET

A. 2016/17 BUDGET

DESCRIPTION	ZONE A ⁽¹⁾	ZONE B ⁽¹⁾	ZONE C	ZONE D	ZONE E	TOTAL
<u>DIRECT COSTS</u>						
Contract Maintenance - Open Space	\$12,500.00	\$8,000.00	\$4,500.00	\$213.00	\$5,683.00	\$30,896.00
Utilities	405.00					405.00
Maintenance - Bike Trails	n/a	3,000.00	2,500.00	n/a	1,136.00	6,636.00
Rehab Reserve Project Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Direct Costs	\$12,905.00	\$11,000.00	\$7,000.00	\$213.00	\$6,819.00	\$37,937.00
<u>ADMINISTRATION COSTS</u>						
City Administration	\$625.96	\$431.78	\$336.53	\$36.36	\$465.90	1,896.53
Contract Administration- Park's Dept	150.00	36.00	100.00	36.00	116.00	438.00
Contract Administration - Open Space	1,350.00	36.00	780.00	36.00	906.00	3,108.00
County Auditor Fees	167.55	115.57	90.08	3.24	100.61	477.06
Consulting & Professional Services	1,349.00	953.00	757.00	28.00	1,043.00	4,130.00
Public Hearing Publishing Costs	150.00	150.00	150.00	150.00	150.00	750.00
ERP Project Costs	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Administrative Costs	\$3,792.51	\$1,722.35	\$2,213.61	\$289.60	\$2,781.51	\$10,799.59
Total Direct and Administration Costs	\$16,697.51	\$12,722.35	\$9,213.61	\$502.60	\$9,600.51	\$48,736.59
<u>BUDGET ADJUSTMENTS</u>						
Replenishment/(Use) of Operating Reserve	57.51	(1,165.03)	(205.77)	(178.20)	460.94	(1,030.56)
Contribution for /(Use of) Rehab Reserve	0.00	0.00	0.00	0.00	0.00	0.00
Rounding Adjustment		<u>0.20</u>		<u>0.14</u>	<u>0.37</u>	<u>0.71</u>
BALANCE TO LEVY	\$16,755.02	\$11,557.52	\$9,007.84	\$324.54	\$10,061.82	\$47,706.74

Parcel 82 Levy Recap ⁽¹⁾	ZONE A ⁽¹⁾	ZONE B ⁽¹⁾
Non-Parcel 82 Levy (70% of Costs)	\$11,728.51	\$8,090.26
Parcel 82 Levy - 458-020-001 (30% of Total Costs)	<u>5,026.51</u>	<u>3,467.26</u>
Total Assessment	\$16,755.02	\$11,557.52

⁽¹⁾Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels. See "Parcel 82 Levy Recap" above for calculation.

B. 2016/17 ASSESSMENT RATES

DESCRIPTION	ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	TOTAL
FY 2016/17 APPLIED ASSESSMENT RATE						
Number of Assessable Parcels	194	812	174	505	4	
Total Assessable Acres-Non Parcel 82 Properties	101.598	227.506	132.606	140.901	13.628	n/a
Applied Assessment Rates:						
Per Acre - Zones C, D & E			\$67.9293	\$2.3033	\$738.3088	n/a
Per Acre - Non-Parcel 82 Parcels (70% of costs) ⁽¹⁾	\$115.4399	\$35.5606				n/a
Parcel 82 Only (30% of Costs) ⁽¹⁾	\$5,026.51	\$3,467.26				8,493.77
Maximum Assessment Rates:						
Per Acre - Zones C, D & E			\$67.9293	\$2.3023	\$1,029.8894	n/a
Per Acre - Non-Parcel 82 Properties	\$115.44	\$35.56				n/a
Parcel 82 Only	\$5,026.51	\$3,467.20				8,493.71
Potential Maximum Assessment	\$16,755	\$11,557	\$9,008	\$324	\$14,036	\$51,680

⁽¹⁾Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels. See "Parcel 82 Levy Recap" above for calculation.

C. 2016/17 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A	ZONE B	ZONE C	ZONE D	ZONE E	TOTAL
OPERATING RESERVE						
Beginning Operating Reserve Balance 7-1-2016 (est.)	\$7,747.82	\$7,226.67	\$4,499.19	\$171.56	\$4,493.82	\$24,139.06
add: Replenishment from FY 16/17 Levy	57.51				460.94	518.45
less: Use for FY 16/17 Expenses		(1,165.03)	(205.77)	(178.20)		(1,549.01)
Transfer from/(to) General Fund						0.00
Transfer from/(to) the Rehab Reserve		299.54	4.36	257.95	(154.50)	407.35
Ending Operating Reserve Balance 6-30-2017 (est.)	\$7,805.33	\$6,361.18	\$4,297.78	\$251.30	\$4,800.26	\$23,515.85
REHABILITATION RESERVE						
Beginning Rehab Reserve Balance 7-1-2016 (est.)	\$0.00	\$1,504.06	\$4.36	\$264.74	\$922.22	\$2,695.38
add: Collect from FY 16/17 Levy						0.00
less: Use for FY 16/17 Rehab Projects	0.00	0.00	0.00	0.00	0.00	0.00
Transfer from/(to) the Operating Reserve	0.00	(299.54)	(4.36)	(257.95)	154.50	(407.35)
Ending Rehab Reserve Balance 6-30-2017 (est.)	\$0.00	\$1,204.52	\$0.00	\$6.79	\$1,076.72	\$2,288.03

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Open Space – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition of all open space landscaping, irrigation, drainage systems, lighting, floodplain improvements and appurtenant facilities (the “improvements”).

Mitigation Monitoring – Costs associated with monitoring certain impacts to riparian areas in or near the District under the terms of a Section 404 or 1603 permit. If zero, this line item will not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements. If zero, this line item will not be shown in the budget.

Maintenance - Bike Trails - Costs associated with the resurfacing of the Bike trail. If zero, this line item will not be shown in the budget.

Water Hyacinth Eradication – Costs associated with the eradication of the Water Hyacinth plant in the creek beds. If zero, this line item will not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year’s assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

Contract Administration – Open Space – Estimated costs of City staff to coordinate and oversee the maintenance contracts and non-contract maintenance of the open space areas of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's Report.

Public Hearing Publishing Costs – Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with applicable adjustments related to the Reserve Fund replenishments or reductions and/or Capital Improvement Fund activity.

Parcel 82 Levy Recap – A recap of the cost breakdown between certain parcels. Thirty percent (30%) of the total budgeted costs of Zones A & B are to be levied to floodway Parcel 82 (APN 458-020-001). 70% of costs are to be assessed to the remaining parcels.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Number of Assessable Parcels - The total number of parcels within each Unit that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public right-of-ways or easements, common areas, and/or parcels within the boundaries of the District that currently do not benefit from the improvements due possibly to development restrictions.

Total Assessable Acres – Non Parcel 82 Properties - The total number of acres within the Zones A and B that are to be assessed on an acreage basis for the current fiscal year; this acreage excludes Parcel 82.

Applied Assessment Rates - The assessment rates to be applied to the non-exempt parcels within the District for the current fiscal year.

Maximum Assessment Rates - The maximum assessment rates for current fiscal year.

Maximum Potential Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2016 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2016 to December 31, 2016, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 16/17 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Expenses – The amount of the Operating Reserve to be used to fund FY 16/17 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2017 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2017. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2016 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2016. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 16/17 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2017 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2017. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve or related activity, the Rehabilitation Reserve information may not be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

Zone B - General Open Space/creek rehabilitation: \$2,000 in FY 2017/18.

Zone D - General Open Space/creek rehabilitation: \$500 in FY 2017/18.

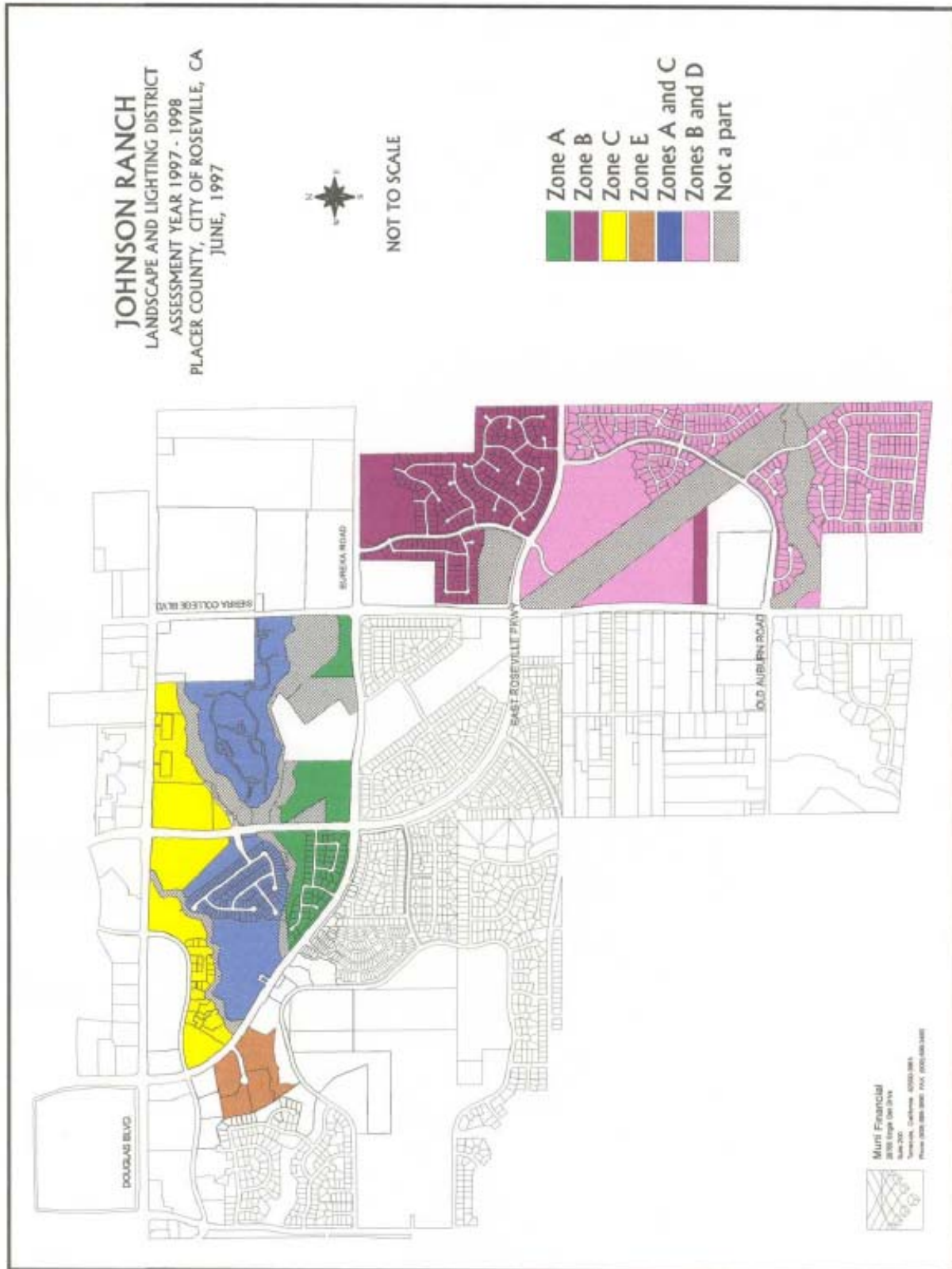
Zone E - General Open Space/creek rehabilitation: \$1,000 in FY 2017/18.

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the District or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The Assessment Diagrams for the District have previously been submitted to the Clerk of the City in the format required under the Act and are, by reference, made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a one-page rendering of the District's Boundaries is presented herein.



APPENDIX B — 2016/17 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2016/17. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Johnson Ranch Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
048-160-030-000	Assessable	7,089.06	7,089.06	38.66	0.0	38.66	0.0	0.0	38.7AL29JOHNSONRANCH N CENP100
048-160-032-000	Assessable	499.86	499.86	4.33	0.0	0.0	0.0	0.0	4.3ACL32JOHNSONRANCH N CENP100
048-160-036-000	Assessable	1,365.66	1,365.66	11.83	0.0	0.0	0.0	0.0	12.0AC POR L1 JOHNSON RANCH #3
048-160-040-000	Assessable	178.66	178.66	0.0	0.0	2.63	0.0	0.0	2.6 AC L30C JOHNSON RANCH N C
048-160-041-000	Assessable	76.08	76.08	0.0	0.0	1.12	0.0	0.0	1.1 AC PAR 1 PMOR 26-126
048-160-042-000	Assessable	76.08	76.08	0.0	0.0	1.12	0.0	0.0	1.1 AC PAR 2 PMOR 26-126
048-160-043-000	Assessable	506.08	506.08	0.0	0.0	7.45	0.0	0.0	7.5 AC PAR 3 PMOR 26-126
048-160-045-000	Assessable	170.50	170.50	0.0	0.0	2.51	0.0	0.0	2.5 AC PAR 2 PMOR 28-26
048-160-046-000	Assessable	211.74	211.74	0.0	0.0	3.117	0.0	0.0	PARCEL 1 PMOR 29-10
048-160-047-000	Assessable	315.02	315.02	0.0	0.0	4.6374	0.0	0.0	PARCEL 2 PMOR 29-10
048-160-048-000	Assessable	356.32	356.32	0.0	0.0	5.2456	0.0	0.0	PARCEL 3 PMOR 29-10
048-160-049-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	8.8 AC PARCEL 4 PMOR 29-10
048-171-045-000	Assessable	739.08	739.08	0.0	0.0	10.88	0.0	0.0	10.9 AC L 21 SOUTHFORK Q-14
048-171-053-000	Assessable	3,509.68	3,509.68	19.14	0.0	19.14	0.0	0.0	19.6 AC LOT 8A & POR LOT 8B SOUTHFORK Q-
457-070-001-000	Assessable	2,960.62	2,122.42	0.0	0.0	0.0	0.0	2.8747	2.7 AC PAR 9A PMOR 28-110
457-070-002-000	Assessable	3,837.88	2,751.30	0.0	0.0	0.0	0.0	3.7265	3.5 AC PAR 9B PMOR 28-110
457-070-003-000	Assessable	3,618.52	2,594.04	0.0	0.0	0.0	0.0	3.5135	3.3 AC PAR 9C PMOR 28-110
457-070-004-000	Assessable	3,618.52	2,594.04	0.0	0.0	0.0	0.0	3.5135	3.3 AC PAR 9D PMOR 28-110
458-010-001-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 1 BROADSTONE PLACE Q-11
458-010-002-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 2 BROADSTONE PLACE Q-11
458-010-003-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 3 BROADSTONE PLACE Q-11
458-010-004-000	Assessable	26.74	26.74	0.2317	0.0	0.0	0.0	0.0	L 4 BROADSTONE PLACE Q-11
458-010-005-000	Assessable	39.44	39.44	0.3417	0.0	0.0	0.0	0.0	L 5 BROADSTONE PLACE Q-11
458-010-006-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 6 BROADSTONE PLACE Q-11
458-010-007-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 7 BROADSTONE PLACE Q-11
458-010-008-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 8 BROADSTONE PLACE Q-11
458-010-009-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 9 BROADSTONE PLACE Q-11
458-010-010-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 10 BROADSTONE PLACE Q-11
458-010-011-000	Assessable	35.98	35.98	0.3117	0.0	0.0	0.0	0.0	L 11 BROADSTONE PLACE Q-11
458-010-012-000	Assessable	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	L 12 BROADSTONE PLACE Q-11
458-010-013-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 13 BROADSTONE PLACE Q-11
458-010-014-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 14 BROADSTONE PLACE Q-11
458-010-015-000	Assessable	32.52	32.52	0.2817	0.0	0.0	0.0	0.0	L 15 BROADSTONE PLACE Q-11
458-010-016-000	Assessable	30.22	30.22	0.2617	0.0	0.0	0.0	0.0	L 16 BROADSTONE PLACE Q-11
458-010-017-000	Assessable	31.36	31.36	0.2717	0.0	0.0	0.0	0.0	L 17 BROADSTONE PLACE Q-11
458-010-018-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 18 BROADSTONE PLACE Q-11
458-010-019-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	LOT 19 BROADSTONE PLACE MOR Q-11
458-010-020-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 20 BROADSTONE PLACE Q-11
458-010-021-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 21 BROADSTONE PLACE Q-11
458-010-022-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 22 BROADSTONE PLACE Q-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-010-023-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 23 BROADSTONE PLACE Q-11
458-010-024-000	Assessable	26.74	26.74	0.2317	0.0	0.0	0.0	0.0	L 24 BROADSTONE PLACE Q-11
458-010-025-000	Assessable	30.22	30.22	0.2617	0.0	0.0	0.0	0.0	L 25 BROADSTONE PLACE Q-11
458-010-026-000	Assessable	30.22	30.22	0.2617	0.0	0.0	0.0	0.0	L 45 BROADSTONE PLACE Q-11
458-010-027-000	Assessable	30.22	30.22	0.2617	0.0	0.0	0.0	0.0	L 46 BROADSTONE PLACE Q-11
458-010-028-000	Assessable	16.36	16.36	0.1417	0.0	0.0	0.0	0.0	L 47 BROADSTONE PLACE Q-11
458-010-029-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 48 BROADSTONE PLACE Q-11
458-010-030-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 49 BROADSTONE PLACE Q-11
458-010-033-000	Assessable	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	L 52 BROADSTONE PLACE Q-11
458-010-035-000	Assessable	27.90	27.90	0.2417	0.0	0.0	0.0	0.0	POR L 50 BROADSTONE PL Q-11
458-010-036-000	Assessable	26.74	26.74	0.2317	0.0	0.0	0.0	0.0	L51 & POR L50 BROADSTONE PLQ-11
458-020-001-000	Flood	8,493.72	8,493.72	0.0	0.0	0.0	0.0	0.0	L 71C BROADSTONE PLACE Q-11
458-020-002-000	Assessable	35.98	35.98	0.3117	0.0	0.0	0.0	0.0	L 26 BROADSTONE PLACE Q-11
458-020-003-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 27 BROADSTONE PLACE Q-11
458-020-004-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 28 BROADSTONE PLACE Q-11
458-020-005-000	Assessable	38.30	38.30	0.3317	0.0	0.0	0.0	0.0	L 29 BROADSTONE PLACE Q-11
458-020-006-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 30 BROADSTONE PLACE Q-11
458-020-007-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 31 BROADSTONE PLACE Q-11
458-020-008-000	Assessable	39.44	39.44	0.3417	0.0	0.0	0.0	0.0	L 32 BROADSTONE PLACE Q-11
458-020-009-000	Assessable	39.44	39.44	0.3417	0.0	0.0	0.0	0.0	L 33 BROADSTONE PLACE Q-11
458-020-010-000	Assessable	29.06	29.06	0.2517	0.0	0.0	0.0	0.0	L 34 BROADSTONE PLACE Q-11
458-020-011-000	Assessable	31.36	31.36	0.2717	0.0	0.0	0.0	0.0	LOT 35 BROADSTONE PLACE Q-11
458-020-012-000	Assessable	25.60	25.60	0.2217	0.0	0.0	0.0	0.0	L 36 BROADSTONE PLACE Q-11
458-020-013-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 37 BROADSTONE PLACE Q-11
458-020-014-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 38 BROADSTONE PLACE Q-11
458-020-015-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 39 BROADSTONE PLACE Q-11
458-020-016-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 40 BROADSTONE PLACE Q-11
458-020-017-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 41 BROADSTONE PLACE Q-11
458-020-018-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 42 BROADSTONE PLACE Q-11
458-020-019-000	Assessable	23.28	23.28	0.2017	0.0	0.0	0.0	0.0	L 43 BROADSTONE PLACE Q-11
458-020-020-000	Assessable	24.44	24.44	0.2117	0.0	0.0	0.0	0.0	L 44 BROADSTONE PLACE Q-11
458-030-001-000	Assessable	296.18	296.18	0.0	0.0	4.36	0.0	0.0	4.3 AC PAR 7E PM 25-91
458-030-004-000	Assessable	21.06	21.06	0.0	0.0	0.31	0.0	0.0	PAR 3 PMOR 28-15
458-030-005-000	Assessable	17.66	17.66	0.0	0.0	0.26	0.0	0.0	PAR 4 PMOR 28-15
458-030-006-000	Assessable	37.36	37.36	0.0	0.0	0.55	0.0	0.0	PAR 5 PMOR 28-15
458-030-009-000	Assessable	31.92	31.92	0.0	0.0	0.47	0.0	0.0	PAR 8 PMOR 28-15
458-030-010-000	Assessable	45.52	45.52	0.0	0.0	0.67	0.0	0.0	PAR 6 & 7 PMOR 28-15
458-030-014-000	Assessable	40.08	40.08	0.0	0.0	0.59	0.0	0.0	LOT A PMOR 28-71
458-030-015-000	Assessable	28.54	28.54	0.0	0.0	0.42	0.0	0.0	LOT B PMOR 28-71
458-030-016-000	Assessable	84.92	84.92	0.0	0.0	1.25	0.0	0.0	1.3 AC PAR 1 & POR PAR 2 PMOR 28-15

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-030-017-000	Assessable	34.38	34.38	0.0	0.0	0.5062	0.0	0.0	PAR 7H PMOR 28-119
458-030-018-000	Assessable	16.66	16.66	0.0	0.0	0.2452	0.0	0.0	PAR 1 PMOR 28-120
458-030-019-000	Assessable	21.68	21.68	0.0	0.0	0.3193	0.0	0.0	PAR 2 PMOR 28-120
458-030-020-000	Assessable	26.00	26.00	0.0	0.0	0.3828	0.0	0.0	PAR 3 PMOR 28-120
458-030-021-000	Assessable	25.48	25.48	0.0	0.0	0.3751	0.0	0.0	PAR 4 PMOR 28-120
458-030-022-000	Assessable	16.64	16.64	0.0	0.0	0.2449	0.0	0.0	PAR 5 PMOR 28-120
458-030-026-000	Assessable	34.86	34.86	0.0	0.0	0.5132	0.0	0.0	PAR 6 & 7 PMOR 28-120
458-040-001-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 1 THE VILLAGE S-101
458-040-002-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 2 THE VILLAGE S-101
458-040-003-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 3 THE VILLAGE S-101
458-040-004-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 4 THE VILLAGE S-101
458-040-005-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 5 THE VILLAGE S-101
458-040-006-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 6 THE VILLAGE S-101
458-040-007-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 7 THE VILLAGE S-101
458-040-008-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 8 THE VILLAGE S-101
458-040-009-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 9 THE VILLAGE S-101
458-040-010-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 10 THE VILLAGE S-101
458-040-011-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 11 THE VILLAGE S-101
458-040-012-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 12 THE VILLAGE S-101
458-040-013-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 13 THE VILLAGE S-101
458-040-014-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 14 THE VILLAGE S-101
458-040-015-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 15 THE VILLAGE S-101
458-040-016-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 16 THE VILLAGE S-101
458-040-017-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 17 THE VILLAGE S-101
458-040-018-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 18 THE VILLAGE S-101
458-040-019-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 19 THE VILLAGE S-101
458-040-020-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 20 THE VILLAGE S-101
458-040-021-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 21 THE VILLAGE S-101
458-040-022-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 22 THE VILLAGE S-101
458-040-023-000	Assessable	34.84	34.84	0.19	0.0	0.19	0.0	0.0	LOT 23 THE VILLAGE S-101
458-040-024-000	Assessable	38.50	38.50	0.21	0.0	0.21	0.0	0.0	LOT 24 THE VILLAGE S-101
458-040-025-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 25 THE VILLAGE S-101
458-040-026-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 26 THE VILLAGE S-101
458-040-027-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 27 THE VILLAGE S-101
458-040-028-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 28 THE VILLAGE S-101
458-040-029-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 29 THE VILLAGE S-101
458-040-030-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 30 THE VILLAGE S-101
458-040-031-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 31 THE VILLAGE S-101
458-040-032-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 32 THE VILLAGE S-101
458-040-033-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 33 THE VILLAGE S-101

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-040-034-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 34 THE VILLAGE S-101
458-040-035-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 35 THE VILLAGE S-101
458-040-036-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 36 THE VILLAGE S-101
458-040-037-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 37 THE VILLAGE S-101
458-040-038-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 38 THE VILLAGE S-101
458-040-039-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 39 THE VILLAGE S-101
458-040-040-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 40 THE VILLAGE S-101
458-040-041-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 41 THE VILLAGE S-101
458-040-042-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 42 THE VILLAGE S-101
458-040-043-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 55 THE VILLAGE S-101
458-040-044-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 56 THE VILLAGE S-101
458-040-045-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 57 THE VILLAGE S-101
458-040-046-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 58 THE VILLAGE S-101
458-040-047-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 59 THE VILLAGE S-101
458-040-048-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 60 THE VILLAGE S-101
458-040-049-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 61 THE VILLAGE S-101
458-040-050-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 62 THE VILLAGE S-101
458-040-051-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 63 THE VILLAGE S-101
458-040-052-000	Assessable	38.50	38.50	0.21	0.0	0.21	0.0	0.0	LOT 64 THE VILLAGE S-101
458-040-053-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 65 THE VILLAGE S-101
458-040-054-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 66 THE VILLAGE S-101
458-040-055-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 67 THE VILLAGE S-101
458-040-056-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 68 THE VILLAGE S-101
458-040-057-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 69 THE VILLAGE S-101
458-040-058-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 70 THE VILLAGE S-101
458-040-059-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 71 THE VILLAGE S-101
458-040-060-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 72 THE VILLAGE S-101
458-040-061-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 73 THE VILLAGE S-101
458-040-062-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 74 THE VILLAGE S-101
458-040-063-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 75 THE VILLAGE S-101
458-040-064-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 76 THE VILLAGE S-101
458-040-065-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 77 THE VILLAGE S-101
458-040-066-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 78 THE VILLAGE S-101
458-040-067-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 79 THE VILLAGE S-101
458-050-001-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 43 THE VILLAGE S-101
458-050-002-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 44 THE VILLAGE S-101
458-050-003-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 45 THE VILLAGE S-101
458-050-004-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 46 THE VILLAGE S-101
458-050-005-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 47 THE VILLAGE S-101
458-050-006-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 48 THE VILLAGE S-101

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-050-007-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 49 THE VILLAGE S-101
458-050-008-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 50 THE VILLAGE S-101
458-050-009-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 51 THE VILLAGE S-101
458-050-010-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 52 THE VILLAGE S-101
458-050-011-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 53 THE VILLAGE S-101
458-050-012-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 54 THE VILLAGE S-101
458-050-013-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 80 THE VILLAGE S-101
458-050-014-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 81 THE VILLAGE S-101
458-050-015-000	Assessable	33.00	33.00	0.18	0.0	0.18	0.0	0.0	LOT 82 THE VILLAGE S-101
458-050-016-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 83 THE VILLAGE S-101
458-050-017-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 84 THE VILLAGE S-101
458-050-018-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 85 THE VILLAGE S-101
458-050-019-000	Assessable	31.18	31.18	0.17	0.0	0.17	0.0	0.0	LOT 86 THE VILLAGE S-101
458-050-020-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 87 THE VILLAGE S-101
458-050-021-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 88 THE VILLAGE S-101
458-050-022-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 89 THE VILLAGE S-101
458-050-023-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 90 THE VILLAGE S-101
458-050-024-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 91 THE VILLAGE S-101
458-050-025-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 92 THE VILLAGE S-101
458-050-026-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 93 THE VILLAGE S-101
458-050-027-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 94 THE VILLAGE S-101
458-050-028-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 95 THE VILLAGE S-101
458-050-029-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 96 THE VILLAGE S-101
458-050-030-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 97 THE VILLAGE S-101
458-050-031-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 98 THE VILLAGE S-101
458-050-032-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 99 THE VILLAGE S-101
458-050-033-000	Assessable	33.00	33.00	0.18	0.0	0.18	0.0	0.0	LOT 100 THE VILLAGE S-101
458-050-034-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 101 THE VILLAGE S-101
458-050-035-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 102 THE VILLAGE S-101
458-050-036-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 103 THE VILLAGE S-101
458-050-037-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 104 THE VILLAGE S-101
458-050-038-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 105 THE VILLAGE S-101
458-050-039-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 106 THE VILLAGE S-101
458-050-040-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 107 THE VILLAGE S-101
458-050-041-000	Assessable	31.18	31.18	0.17	0.0	0.17	0.0	0.0	LOT 108 THE VILLAGE S-101
458-050-042-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 109 THE VILLAGE S-101
458-050-043-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 110 THE VILLAGE S-101
458-050-044-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 111 THE VILLAGE S-101
458-050-045-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 112 THE VILLAGE S-101
458-050-046-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 113 THE VILLAGE S-101

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
458-050-047-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 114 THE VILLAGE S-101
458-050-048-000	Assessable	38.50	38.50	0.21	0.0	0.21	0.0	0.0	LOT 115 THE VILLAGE S-101
458-050-049-000	Assessable	51.34	51.34	0.28	0.0	0.28	0.0	0.0	LOT 116 THE VILLAGE S-101
458-050-050-000	Assessable	31.18	31.18	0.17	0.0	0.17	0.0	0.0	LOT 117 THE VILLAGE S-101
458-050-051-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 118 THE VILLAGE S-101
458-050-052-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 119 THE VILLAGE S-101
458-050-053-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 120 THE VILLAGE S-101
458-050-054-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 121 THE VILLAGE S-101
458-050-055-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 122 THE VILLAGE S-101
458-050-056-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 123 THE VILLAGE S-101
458-050-057-000	Assessable	25.68	25.68	0.14	0.0	0.14	0.0	0.0	LOT 124 THE VILLAGE S-101
458-050-058-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 125 THE VILLAGE S-101
458-050-059-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 126 THE VILLAGE S-101
458-050-060-000	Assessable	29.34	29.34	0.16	0.0	0.16	0.0	0.0	LOT 127 THE VILLAGE S-101
458-050-061-000	Assessable	29.34	29.34	0.16	0.0	0.16	0.0	0.0	LOT 128 THE VILLAGE S-101
458-050-062-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 129 THE VILLAGE S-101
458-050-063-000	Assessable	23.84	23.84	0.13	0.0	0.13	0.0	0.0	LOT 130 THE VILLAGE S-101
458-050-064-000	Assessable	27.50	27.50	0.15	0.0	0.15	0.0	0.0	LOT 131 THE VILLAGE S-101
458-050-065-000	Assessable	34.84	34.84	0.19	0.0	0.19	0.0	0.0	LOT 132 THE VILLAGE S-101
458-050-066-000	Assessable	22.00	22.00	0.12	0.0	0.12	0.0	0.0	LOT 133 THE VILLAGE S-101
458-050-067-000	Assessable	16.50	16.50	0.09	0.0	0.09	0.0	0.0	LOT 134 THE VILLAGE S-101
458-050-068-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 135 THE VILLAGE S-101
458-050-069-000	Assessable	18.34	18.34	0.1	0.0	0.1	0.0	0.0	LOT 136 THE VILLAGE S-101
458-050-070-000	Assessable	20.18	20.18	0.11	0.0	0.11	0.0	0.0	LOT 137 THE VILLAGE S-101
458-060-005-000	Assessable	21.94	21.94	0.0	0.0	0.323	0.0	0.0	PAR 12 PMOR 28-159
458-060-006-000	Assessable	10.60	10.60	0.0	0.0	0.1559	0.0	0.0	PAR 13 PMOR 28-159
458-060-007-000	Assessable	17.40	17.40	0.0	0.0	0.2562	0.0	0.0	PAR 14 PMOR 28-159
458-060-010-000	Assessable	24.22	24.22	0.0	0.0	0.3564	0.0	0.0	PAR 9 & 10 PMOR 28-159
458-060-011-000	Assessable	21.18	21.18	0.0	0.0	0.3119	0.0	0.0	PAR 8 & 11 PMOR 28-159
458-060-012-000	Assessable	123.56	123.56	0.0	0.0	1.819	0.0	0.0	PAR A PMOR 29-71
458-060-013-000	Assessable	123.56	123.56	0.0	0.0	1.819	0.0	0.0	PAR B PMOR 29-71
458-060-014-000	Assessable	105.90	105.90	0.0	0.0	1.559	0.0	0.0	PAR C PMOR 29-71
458-060-015-000	Assessable	105.90	105.90	0.0	0.0	1.559	0.0	0.0	PAR D PMOR 29-71
458-060-016-000	Assessable	70.64	70.64	0.0	0.0	1.04	0.0	0.0	PAR E PMOR 29-71
458-060-017-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	4.0 AC PAR F COMMON AREA
464-010-001-000	Assessable	10.98	10.98	0.0	0.29	0.0	0.29	0.0	LOT 107 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-002-000	Assessable	10.22	10.22	0.0	0.27	0.0	0.27	0.0	LOT 108 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-003-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 109 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-004-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 110 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-005-000	Assessable	12.50	12.50	0.0	0.33	0.0	0.33	0.0	LOT 111 ASHLEY WOODS UNIT NO. 3 MOR T-26

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
464-010-006-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 112 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-007-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 113 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-008-000	Assessable	23.48	23.48	0.0	0.62	0.0	0.62	0.0	LOT 114 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-009-000	Assessable	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 115 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-010-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 116 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-011-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 117 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-012-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 118 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-013-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 119 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-014-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 120 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-015-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 121 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-016-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 122 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-017-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 123 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-018-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 124 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-019-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 125 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-020-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 126 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-021-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 127 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-010-022-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 128 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-001-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 129 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-002-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 130 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-003-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 131 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-004-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 132 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-005-000	Assessable	9.46	9.46	0.0	0.25	0.0	0.25	0.0	LOT 133 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-006-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 134 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-007-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 135 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-008-000	Assessable	10.22	10.22	0.0	0.27	0.0	0.27	0.0	LOT 136 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-009-000	Assessable	15.52	15.52	0.0	0.41	0.0	0.41	0.0	LOT 137 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-010-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 138 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-020-011-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 139 ASHLEY WOODS UNIT NO. 3 MOR T-26
464-030-001-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 1 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-002-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 2 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-003-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 3 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-004-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 4 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-005-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 5 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-006-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 6 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-007-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 7 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-008-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 8 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-009-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 9 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-010-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 10 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-011-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 11 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-012-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 12 ASHLEY WOODS UNIT NO 1-B MOR U-79

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
464-030-013-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 13 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-014-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 14 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-015-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 15 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-016-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 16 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-017-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 17 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-018-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 18 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-022-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 22 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-023-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 23 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-024-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 24 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-025-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 25 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-026-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 26 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-027-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 27 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-028-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 28 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-029-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 59 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-030-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 60 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-031-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 61 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-032-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 62 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-033-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 63 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-034-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 64 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-035-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 65 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-030-039-000	Assessable	16.26	16.26	0.0	0.4295	0.0	0.4295	0.0	POR LOT 19 ASHLEY WOODS UNIT NO 1-B MOR
464-030-040-000	Assessable	13.02	13.02	0.0	0.3441	0.0	0.3441	0.0	POR LOTS 19 & 20 ASHLEY WOODS UNIT NO 1-
464-030-041-000	Assessable	17.56	17.56	0.0	0.4636	0.0	0.4636	0.0	LOT 21 & POR 20 ASHLEY WOODS UNIT NO 1-B
464-040-001-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 29 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-002-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 30 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-003-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 31 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-004-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 32 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-005-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 33 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-006-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 34 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-007-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 35 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-008-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 44 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-009-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 45 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-010-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 53 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-011-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 54 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-012-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 55 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-013-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 56 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-014-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 57 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-015-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 58 ASHLEY WOODS UNIT NO 1-B MOR U-79
464-040-016-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 66 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-017-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 67 ASHLEY WOODS UNIT NO 1-A MOR U-78

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
464-040-018-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 68 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-019-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 69 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-020-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 70 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-021-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 71 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-022-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 72 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-023-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 73 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-024-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 74 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-025-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 75 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-026-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 76 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-027-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 77 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-028-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 78 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-029-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 79 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-040-030-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 80 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-001-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 36 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-002-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 37 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-003-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 38 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-004-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 39 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-005-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 40 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-006-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 41 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-007-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 42 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-008-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 43 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-015-000	Assessable	15.62	15.62	0.0	0.4124	0.0	0.4124	0.0	LOT 52 ASHLEY WOODS UNIT NO 1-A MOR U-78
464-050-021-000	Assessable	12.20	12.20	0.0	0.322	0.0	0.322	0.0	POR LOT 51 ASHLEY WOODS UNIT NO 1-A U-78
464-050-022-000	Assessable	15.44	15.44	0.0	0.4078	0.0	0.4078	0.0	LOT 50 & POR LOT 51 ASHLEY WOODS UNIT NO
464-050-023-000	Assessable	14.78	14.78	0.0	0.3903	0.0	0.3903	0.0	LOT 49 & POR LOT 48 ASHLEY WOODS UNIT NO
464-050-024-000	Assessable	14.40	14.40	0.0	0.3805	0.0	0.3805	0.0	POR LOT 48 ASHLEY WOODS UNIT NO 1-A U-78
464-050-025-000	Assessable	18.18	18.18	0.0	0.48	0.0	0.48	0.0	LOT 47 & P LOT 46&48 ASHLEY WOODS UNIT N
464-050-026-000	Assessable	18.70	18.70	0.0	0.4937	0.0	0.4937	0.0	POR LOT 46 ASHLEY WOODS UNIT NO 1-A U-78
464-060-001-000	Assessable	19.24	19.24	0.0	0.5072	0.0	0.5219	0.0	LOT 1 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-002-000	Assessable	19.72	19.72	0.0	0.5197	0.0	0.5349	0.0	LOT 2 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-003-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 3 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-004-000	Assessable	20.60	20.60	0.0	0.5431	0.0	0.559	0.0	LOT 4 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-005-000	Assessable	16.64	16.64	0.0	0.4388	0.0	0.4516	0.0	LOT 5 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-006-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 6 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-007-000	Assessable	14.26	14.26	0.0	0.3759	0.0	0.3868	0.0	LOT 7 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-008-000	Assessable	15.00	15.00	0.0	0.3957	0.0	0.4072	0.0	LOT 8 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-009-000	Assessable	15.90	15.90	0.0	0.419	0.0	0.4313	0.0	LOT 9 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-010-000	Assessable	15.34	15.34	0.0	0.4046	0.0	0.4164	0.0	LOT 49 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-011-000	Assessable	18.90	18.90	0.0	0.4982	0.0	0.5127	0.0	LOT 50 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-012-000	Assessable	14.88	14.88	0.0	0.3921	0.0	0.4035	0.0	LOT 51 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
464-060-013-000	Assessable	14.80	14.80	0.0	0.3903	0.0	0.4016	0.0	LOT 52 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-060-015-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	5.2 AC POR LOT M2 COMMON AREA MOR W-20
464-060-016-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	LOT M3 COMMON AREA MOR W-20
464-060-017-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT M4 COMMON AREA MOR W-20
464-070-001-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 10 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-002-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 11 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-003-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 12 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-004-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 13 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-005-000	Assessable	14.66	14.66	0.0	0.3867	0.0	0.3979	0.0	LOT 14 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-006-000	Assessable	16.16	16.16	0.0	0.4262	0.0	0.4387	0.0	LOT 15 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-007-000	Assessable	14.80	14.80	0.0	0.3903	0.0	0.4016	0.0	LOT 16 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-008-000	Assessable	12.82	12.82	0.0	0.3381	0.0	0.348	0.0	LOT 17 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-009-000	Assessable	12.82	12.82	0.0	0.3381	0.0	0.348	0.0	LOT 18 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-010-000	Assessable	12.40	12.40	0.0	0.3381	0.0	0.1666	0.0	LOT 19 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-011-000	Assessable	12.02	12.02	0.0	0.3381	0.0	0.0	0.0	LOT 20 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-012-000	Assessable	17.98	17.98	0.0	0.5054	0.0	0.0	0.0	LOT 21 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-013-000	Assessable	15.86	15.86	0.0	0.446	0.0	0.0	0.0	LOT 22 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-014-000	Assessable	13.82	13.82	0.0	0.3885	0.0	0.0	0.0	LOT 23 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-015-000	Assessable	14.38	14.38	0.0	0.4046	0.0	0.0	0.0	LOT 24 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-016-000	Assessable	24.30	24.30	0.0	0.6834	0.0	0.0	0.0	LOT 25 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-017-000	Assessable	13.18	13.18	0.0	0.3705	0.0	0.0	0.0	LOT 26 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-018-000	Assessable	13.60	13.60	0.0	0.3795	0.0	0.0426	0.0	LOT 27 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-019-000	Assessable	13.50	13.50	0.0	0.3561	0.0	0.3665	0.0	LOT 28 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-020-000	Assessable	15.00	15.00	0.0	0.3957	0.0	0.4072	0.0	LOT 29 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-021-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 30 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-022-000	Assessable	15.34	15.34	0.0	0.4046	0.0	0.4164	0.0	LOT 31 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-023-000	Assessable	16.56	16.56	0.0	0.437	0.0	0.4442	0.0	LOT 32 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-024-000	Assessable	14.90	14.90	0.0	0.4046	0.0	0.2221	0.0	LOT 33 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-025-000	Assessable	13.70	13.70	0.0	0.3795	0.0	0.0925	0.0	LOT 34 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-026-000	Assessable	15.28	15.28	0.0	0.4298	0.0	0.0	0.0	LOT 35 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-027-000	Assessable	25.90	25.90	0.0	0.7284	0.0	0.0	0.0	LOT 36 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-028-000	Assessable	25.36	25.36	0.0	0.6744	0.0	0.6015	0.0	LOT 37 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-029-000	Assessable	13.24	13.24	0.0	0.3489	0.0	0.3591	0.0	LOT 38 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-030-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 39 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-031-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 40 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-032-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 41 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-033-000	Assessable	14.94	14.94	0.0	0.3939	0.0	0.4053	0.0	LOT 42 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-034-000	Assessable	12.90	12.90	0.0	0.3399	0.0	0.3498	0.0	LOT 43 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-035-000	Assessable	15.68	15.68	0.0	0.4136	0.0	0.4257	0.0	LOT 44 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-036-000	Assessable	15.14	15.14	0.0	0.3992	0.0	0.4109	0.0	LOT 45 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR

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464-070-037-000	Assessable	15.08	15.08	0.0	0.3974	0.0	0.409	0.0	LOT 46 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-038-000	Assessable	15.08	15.08	0.0	0.3974	0.0	0.409	0.0	LOT 47 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-039-000	Assessable	15.82	15.82	0.0	0.4172	0.0	0.4294	0.0	LOT 48 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-040-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 53 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-041-000	Assessable	14.18	14.18	0.0	0.3741	0.0	0.385	0.0	LOT 54 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-042-000	Assessable	15.56	15.56	0.0	0.41	0.0	0.422	0.0	LOT 55 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-043-000	Assessable	14.88	14.88	0.0	0.3921	0.0	0.4035	0.0	LOT 56 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-044-000	Assessable	24.42	24.42	0.0	0.6438	0.0	0.6626	0.0	LOT 57 ASHLEY WOODS UNITS 5 & 6 PH 2 MOR
464-070-045-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT M2 COMMON AREA MOR W-20
466-030-046-000	Assessable	46.94	46.94	0.0	1.24	0.0	1.24	0.0	POR LOT 54 JOHNSON RANCH EAST #2 MOR Q-1
466-030-047-000	Common Area	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT 54 JOHNSON RANCH EAST #2 MOR Q-1
466-190-001-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 122 HILLSBOROUGH UNIT 3
466-190-002-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	LOT 123 HILLSBOROUGH UNIT 3 MOR R-34
466-190-003-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 124 HILLSBOROUGH UNIT 3
466-190-004-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 125 HILLSBOROUGH UNIT 3
466-190-005-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 126 HILLSBOROUGH UNIT 3
466-190-006-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 127 HILLSBOROUGH UNIT 3
466-190-007-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 128 HILLSBOROUGH UNIT 3
466-190-008-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 129 HILLSBOROUGH UNIT 3
466-190-009-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 171 HILLSBOROUGH UNIT 3
466-190-010-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 172 HILLSBOROUGH UNIT 3
466-190-011-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 173 HILLSBOROUGH UNIT 3
466-190-012-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 174 HILLSBOROUGH UNIT 3
466-190-013-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 175 HILLSBOROUGH UNIT 3
466-190-014-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 176 HILLSBOROUGH UNIT 3
466-190-015-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 177 HILLSBOROUGH UNIT 3
466-190-016-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 178 HILLSBOROUGH UNIT 3
466-190-017-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L 179 HILLSBOROUGH UNIT 3
466-190-018-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L 180 HILLSBOROUGH UNIT 3
466-200-001-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L 130 HILLSBOROUGH UNIT 3
466-200-002-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L 131 HILLSBOROUGH UNIT 3
466-200-003-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 132 HILLSBOROUGH UNIT 3
466-200-004-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	LOT 133 HILLSBOROUGH UNIT 3 MOR R-34
466-200-005-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 134 HILLSBOROUGH UNIT 3
466-200-006-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L 135 HILLSBOROUGH UNIT 3
466-200-007-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L 136 HILLSBOROUGH UNIT 3
466-200-008-000	Assessable	15.16	15.16	0.0	0.4263	0.0	0.0	0.0	L 137 HILLSBOROUGH UNIT 3
466-200-009-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L 138 HILLSBOROUGH UNIT 3
466-200-010-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 139 HILLSBOROUGH UNIT 3
466-200-011-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L 140 HILLSBOROUGH UNIT 3

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466-200-012-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 141 HILLSBOROUGH UNIT 3
466-200-013-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 142 HILLSBOROUGH UNIT 3
466-200-014-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 143 HILLSBOROUGH UNIT 3
466-200-015-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 144 HILLSBOROUGH UNIT 3
466-200-016-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 145 HILLSBOROUGH UNIT 3
466-200-017-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 146 HILLSBOROUGH UNIT 3
466-200-018-000	Assessable	14.10	14.10	0.0	0.3963	0.0	0.0	0.0	L 147 HILLSBOROUGH UNIT 3
466-200-019-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L 148 HILLSBOROUGH UNIT 3
466-200-020-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L 149 HILLSBOROUGH UNIT 3
466-200-021-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	L 150 HILLSBOROUGH UNIT 3
466-200-022-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L 151 HILLSBOROUGH UNIT 3
466-200-023-000	Assessable	14.80	14.80	0.0	0.4163	0.0	0.0	0.0	L 152 HILLSBOROUGH UNIT 3
466-200-024-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 153 HILLSBOROUGH UNIT 3
466-200-025-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 154 HILLSBOROUGH UNIT 3
466-200-026-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 155 HILLSBOROUGH UNIT 3
466-200-027-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 156 HILLSBOROUGH UNIT 3
466-200-028-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 157 HILLSBOROUGH UNIT 3
466-200-029-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 158 HILLSBOROUGH UNIT 3
466-200-030-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 159 HILLSBOROUGH UNIT 3
466-200-031-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 160 HILLSBOROUGH UNIT 3
466-200-032-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 161 HILLSBOROUGH UNIT 3
466-200-033-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 162 HILLSBOROUGH UNIT 3
466-200-034-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	LOT 163 HILLSBOROUGH UNIT 3 MOR R-34
466-200-035-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 164 HILLSBOROUGH UNIT 3
466-200-036-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	LOT 165 HILLSBOROUGH UNIT 3 MOR R-34
466-200-037-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 166 HILLSBOROUGH UNIT 3
466-200-038-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L 167 HILLSBOROUGH UNIT 3
466-200-039-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L 168 HILLSBOROUGH UNIT 3
466-200-040-000	Assessable	11.24	11.24	0.0	0.3163	0.0	0.0	0.0	L 169 HILLSBOROUGH UNIT 3
466-200-041-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L 170 HILLSBOROUGH UNIT 3
466-210-001-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L19 HILLSBOROUGH #1 BK R PG 33
466-210-002-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L20 HILLSBOROUGH #1 BK R PG 33
466-210-003-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L21 HILLSBOROUGH #1 BK R PG 33
466-210-004-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L22 HILLSBOROUGH #1 BK R PG 33
466-210-005-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	L23 HILLSBOROUGH #1 BK R PG 33
466-210-006-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L24 HILLSBOROUGH #1 BK R PG 33
466-210-007-000	Assessable	13.02	13.02	0.0	0.3663	0.0	0.0	0.0	L25 HILLSBOROUGH #1 BK R PG 33
466-210-008-000	Assessable	13.38	13.38	0.0	0.3763	0.0	0.0	0.0	L26 HILLSBOROUGH #1 BK R PG 33
466-210-009-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L27 HILLSBOROUGH #1 BK R PG 33
466-210-010-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L28 HILLSBOROUGH #1 BK R PG 33

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466-210-011-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L29 HILLSBOROUGH #1 BK R PG 33
466-210-012-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L30 HILLSBOROUGH #1 BK R PG 33
466-210-013-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L31 HILLSBOROUGH #1 BK R PG 33
466-210-014-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L32 HILLSBOROUGH #1 BK R PG 33
466-210-015-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L33 HILLSBOROUGH #1 BK R PG 33
466-210-016-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L34 HILLSBOROUGH #1 BK R PG 33
466-210-017-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L35 HILLSBOROUGH #1 BK R PG 33
466-210-018-000	Assessable	6.98	6.98	0.0	0.1963	0.0	0.0	0.0	LOT36 HILLSBOROUGH #1 MOR R-33
466-210-019-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L37 HILLSBOROUGH #1 BK R PG 33
466-210-020-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L38 HILLSBOROUGH #1 BK R PG 33
466-210-021-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L39 HILLSBOROUGH #1 BK R PG 33
466-210-022-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L40 HILLSBOROUGH #1 BK R PG 33
466-210-023-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L41 HILLSBOROUGH #1 BK R PG 33
466-210-024-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L42 HILLSBOROUGH #1 BK R PG 33
466-210-025-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L43 HILLSBOROUGH #1 BK R PG 33
466-210-026-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L44 HILLSBOROUGH #1 BK R PG 33
466-210-027-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L45 HILLSBOROUGH #1 BK R PG 33
466-210-028-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L46 HILLSBOROUGH #1 BK R PG 33
466-210-029-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L47 HILLSBOROUGH #1 BK R PG 33
466-210-030-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L48 HILLSBOROUGH #1 BK R PG 33
466-210-031-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L49 HILLSBOROUGH #1 BK R PG 33
466-210-032-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L50 HILLSBOROUGH #1 BK R PG 33
466-210-033-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	L51 HILLSBOROUGH #1 BK R PG 33
466-210-034-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L65 HILLSBOROUGH #1 BK R PG 33
466-210-035-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L66 HILLSBOROUGH #1 BK R PG 33
466-210-036-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L67 HILLSBOROUGH #1 BK R PG 33
466-210-037-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L68 HILLSBOROUGH #1 BK R PG 33
466-210-038-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L69 HILLSBOROUGH #1 MOR R-33
466-210-039-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L70 HILLSBOROUGH #1 BK R PG 33
466-210-040-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L71 HILLSBOROUGH #1 BK R PG 33
466-210-041-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L72 HILLSBOROUGH #1 BK R PG 33
466-210-042-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L73 HILLSBOROUGH #1 BK R PG 33
466-210-043-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L74 HILLSBOROUGH #1 BK R PG 33
466-210-044-000	Assessable	15.52	15.52	0.0	0.4363	0.0	0.0	0.0	L75 HILLSBOROUGH #1 BK R PG 33
466-210-045-000	Assessable	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	L76 HILLSBOROUGH #1 BK R PG 33
466-210-046-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L77 HILLSBOROUGH #1 BK R PG 33
466-210-047-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L78 HILLSBOROUGH #1 BK R PG 33
466-210-048-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L79 HILLSBOROUGH #1 BK R PG 33
466-210-049-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L80 HILLSBOROUGH #1 BK R PG 33
466-210-050-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L81 HILLSBOROUGH #1 BK R PG 33

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-210-051-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L82 HILLSBOROUGH #1 BK R PG 33
466-210-052-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L83 HILLSBOROUGH #1 BK R PG 33
466-210-053-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L84 HILLSBOROUGH #1 BK R PG 33
466-210-054-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L85 HILLSBOROUGH #1 BK R PG 33
466-210-055-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L86 HILLSBOROUGH #1 BK R PG 33
466-210-056-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L87 HILLSBOROUGH #1 BK R PG 33
466-210-057-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L88 HILLSBOROUGH #1 BK R PG 33
466-210-058-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L89 HILLSBOROUGH #1 BK R PG 33
466-210-059-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	LOT 90 HILLSBOROUGH #1 MOR R-33
466-210-060-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L91 HILLSBOROUGH #1 BK R PG 33
466-210-061-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L92 HILLSBOROUGH #1 BK R PG 33
466-210-062-000	Assessable	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	L93 HILLSBOROUGH #1 BK R PG 33
466-210-063-000	Assessable	13.02	13.02	0.0	0.3663	0.0	0.0	0.0	L94 HILLSBOROUGH #1 BK R PG 33
466-210-064-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L95 HILLSBOROUGH #1 BK R PG 33
466-210-065-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L96 HILLSBOROUGH #1 BK R PG 33
466-210-066-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L97 HILLSBOROUGH #1 BK R PG 33
466-210-067-000	Assessable	12.32	12.32	0.0	0.3463	0.0	0.0	0.0	LOT 98 HILLSBOROUGH #1 MOR R-33
466-210-068-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	L99 HILLSBOROUGH #1 BK R PG 33
466-220-001-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L 1 HILLSBOROUGH #1 BK R PG 33
466-220-002-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L 2 HILLSBOROUGH #1 BK R PG 33
466-220-003-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L 3 HILLSBOROUGH #1 BK R PG 33
466-220-004-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L 4 HILLSBOROUGH #1 BK R PG 33
466-220-005-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L 5 HILLSBOROUGH #1 BK R PG 33
466-220-006-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 6 HILLSBOROUGH #1 BK R PG 33
466-220-007-000	Assessable	6.98	6.98	0.0	0.1963	0.0	0.0	0.0	L 7 HILLSBOROUGH #1 BK R PG 33
466-220-008-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L 8 HILLSBOROUGH #1 BK R PG 33
466-220-009-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L 9 HILLSBOROUGH #1 BK R PG 33
466-220-010-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L10 HILLSBOROUGH #1 BK R PG 33
466-220-011-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L11 HILLSBOROUGH #1 BK R PG 33
466-220-012-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L12 HILLSBOROUGH #1 BK R PG 33
466-220-013-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L13 HILLSBOROUGH #1 BK R PG 33
466-220-014-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L14 HILLSBOROUGH #1 BK R PG 33
466-220-015-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L15 HILLSBOROUGH #1 BK R PG 33
466-220-016-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L16 HILLSBOROUGH #1 BK R PG 33
466-220-017-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L17 HILLSBOROUGH #1 BK R PG 33
466-220-018-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L18 HILLSBOROUGH #1 BK R PG 33
466-220-019-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	L52 HILLSBOROUGH #1 BK R PG 33
466-220-020-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L53 HILLSBOROUGH #1 BK R PG 33
466-220-021-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L54 HILLSBOROUGH #1 BK R PG 33
466-220-022-000	Assessable	10.18	10.18	0.0	0.2863	0.0	0.0	0.0	L55 HILLSBOROUGH #1 BK R PG 33

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466-220-023-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L56 HILLSBOROUGH #1 BK R PG 33
466-220-024-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L57 HILLSBOROUGH #1 BK R PG 33
466-220-025-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L58 HILLSBOROUGH #1 BK R PG 33
466-220-026-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L59 HILLSBOROUGH #1 BK R PG 33
466-220-027-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L60 HILLSBOROUGH #1 BK R PG 33
466-220-028-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L61 HILLSBOROUGH #1 BK R PG 33
466-220-029-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L62 HILLSBOROUGH #1 BK R PG 33
466-220-030-000	Assessable	10.54	10.54	0.0	0.2963	0.0	0.0	0.0	L63 HILLSBOROUGH #1 BK R PG 33
466-220-031-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	L64 HILLSBOROUGH #1 BK R PG 33
466-220-032-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L100 HILLSBOROUGH#1 BK R PG 33
466-220-033-000	Assessable	12.68	12.68	0.0	0.3563	0.0	0.0	0.0	L101 HILLSBOROUGH#1 BK R PG 33
466-220-034-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L102 HILLSBOROUGH#1 BK R PG 33
466-220-035-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L103 HILLSBOROUGH#1 BK R PG 33
466-220-036-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L104 HILLSBOROUGH#1 BK R PG 33
466-220-037-000	Assessable	8.40	8.40	0.0	0.2363	0.0	0.0	0.0	L105 HILLSBOROUGH#1 BK R PG 33
466-220-038-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L106 HILLSBOROUGH#1 BK R PG 33
466-220-039-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L107 HILLSBOROUGH#1 BK R PG 33
466-220-040-000	Assessable	7.70	7.70	0.0	0.2163	0.0	0.0	0.0	L108 HILLSBOROUGH#1 BK R PG 33
466-220-041-000	Assessable	8.76	8.76	0.0	0.2463	0.0	0.0	0.0	L109 HILLSBOROUGH#1 BK R PG 33
466-220-042-000	Assessable	9.12	9.12	0.0	0.2563	0.0	0.0	0.0	L110 HILLSBOROUGH#1 BK R PG 33
466-220-043-000	Assessable	11.96	11.96	0.0	0.3363	0.0	0.0	0.0	L111 HILLSBOROUGH#1 BK R PG 33
466-220-044-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	L112 HILLSBOROUGH#1 BK R PG 33
466-220-045-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	L113 HILLSBOROUGH#1 BK R PG 33
466-220-046-000	Assessable	10.90	10.90	0.0	0.3063	0.0	0.0	0.0	L114 HILLSBOROUGH#1 BK R PG 33
466-220-047-000	Assessable	7.34	7.34	0.0	0.2063	0.0	0.0	0.0	L115 HILLSBOROUGH#1 BK R PG 33
466-220-048-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L116 HILLSBOROUGH#1 BK R PG 33
466-220-049-000	Assessable	9.82	9.82	0.0	0.2763	0.0	0.0	0.0	L117 HILLSBOROUGH#1 BK R PG 33
466-220-050-000	Assessable	11.60	11.60	0.0	0.3263	0.0	0.0	0.0	L118 HILLSBOROUGH#1 BK R PG 33
466-220-051-000	Assessable	13.74	13.74	0.0	0.3863	0.0	0.0	0.0	L119 HILLSBOROUGH#1 BK R PG 33
466-220-052-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L120 HILLSBOROUGH#1 BK R PG 33
466-220-053-000	Assessable	8.04	8.04	0.0	0.2263	0.0	0.0	0.0	L121 HILLSBOROUGH#1 BK R PG 33
466-230-002-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L D HILLSBOROUGH #1 BK R PG 33
466-230-003-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L G HILLSBOROUGH #1 BK R PG 33
466-230-004-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L H HILLSBOROUGH #1 BK R PG 33
466-230-005-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L I HILLSBOROUGH #1 BK R PG 33
466-230-006-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L J HILLSBOROUGH #1 BK R PG 33
466-230-007-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L K HILLSBOROUGH #1 BK R PG 33
466-230-008-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L L HILLSBOROUGH #1 BK R PG 33
466-230-009-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	L M HILLSBOROUGH #1 BK R PG 33
466-280-001-000	Assessable	9.18	9.18	0.0	0.2427	0.0	0.2427	0.0	LOT 1 EASTRIDGE UNIT 1 S-66

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466-280-002-000	Assessable	8.06	8.06	0.0	0.2127	0.0	0.2127	0.0	LOT 2 EASTRIDGE UNIT 1 S-66
466-280-003-000	Assessable	8.06	8.06	0.0	0.2127	0.0	0.2127	0.0	LOT 3 EASTRIDGE UNIT 1 S-66
466-280-004-000	Assessable	9.56	9.56	0.0	0.2527	0.0	0.2527	0.0	LOT 4 EASTRIDGE UNIT 1 S-66
466-280-005-000	Assessable	14.12	14.12	0.0	0.3727	0.0	0.3727	0.0	LOT 5 EASTRIDGE UNIT 1 S-66
466-280-006-000	Assessable	25.84	25.84	0.0	0.6827	0.0	0.6827	0.0	LOT 6 EASTRIDGE UNIT 1 S-66
466-280-007-000	Assessable	9.18	9.18	0.0	0.2427	0.0	0.2427	0.0	LOT 7 EASTRIDGE UNIT 1 S-66
466-280-008-000	Assessable	10.32	10.32	0.0	0.2727	0.0	0.2727	0.0	LOT 8 EASTRIDGE UNIT 1 S-66
466-280-009-000	Assessable	10.32	10.32	0.0	0.2727	0.0	0.2727	0.0	LOT 9 EASTRIDGE UNIT 1 S-66
466-280-010-000	Assessable	9.18	9.18	0.0	0.2427	0.0	0.2427	0.0	LOT 10 EASTRIDGE UNIT 1 S-66
466-280-011-000	Assessable	17.90	17.90	0.0	0.4727	0.0	0.4727	0.0	LOT 11 EASTRIDGE UNIT 1 S-66
466-280-012-000	Assessable	8.44	8.44	0.0	0.2227	0.0	0.2227	0.0	LOT 12 EASTRIDGE UNIT 1 S-66
466-280-013-000	Assessable	7.30	7.30	0.0	0.1927	0.0	0.1927	0.0	LOT 13 EASTRIDGE UNIT 1 S-66
466-280-014-000	Assessable	8.06	8.06	0.0	0.2127	0.0	0.2127	0.0	LOT 14 EASTRIDGE UNIT 1 S-66
466-280-015-000	Assessable	10.32	10.32	0.0	0.2727	0.0	0.2727	0.0	LOT 15 EASTRIDGE UNIT 1 S-66
466-290-001-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 35 EASTRIDGE UNIT 1 S-66
466-290-002-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 36 EASTRIDGE UNIT 1 S-66
466-290-003-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 37 EASTRIDGE UNIT 1 S-66
466-290-004-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 38 EASTRIDGE UNIT 1 S-66
466-290-005-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 39 EASTRIDGE UNIT 1 S-66
466-290-006-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 40 EASTRIDGE UNIT 1 S-66
466-290-007-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 41 EASTRIDGE UNIT 1 S-66
466-290-008-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 42 EASTRIDGE UNIT 1 S-66
466-290-009-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 43 EASTRIDGE UNIT 1 S-66
466-290-010-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 44 EASTRIDGE UNIT 1 S-66
466-290-011-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 45 EASTRIDGE UNIT 1 S-66
466-290-012-000	Assessable	11.02	11.02	0.0	0.2913	0.0	0.2913	0.0	LOT 46 EASTRIDGE UNIT 1 S-66
466-290-013-000	Assessable	16.70	16.70	0.0	0.4413	0.0	0.4413	0.0	LOT 47 EASTRIDGE UNIT 1 S-66
466-290-014-000	Assessable	15.96	15.96	0.0	0.4213	0.0	0.4213	0.0	LOT 48 EASTRIDGE UNIT 1 S-66
466-290-015-000	Assessable	13.30	13.30	0.0	0.3513	0.0	0.3513	0.0	LOT 49 EASTRIDGE UNIT 1 S-66
466-290-016-000	Assessable	11.02	11.02	0.0	0.2913	0.0	0.2913	0.0	LOT 50 EASTRIDGE UNIT 1 S-66
466-290-017-000	Assessable	10.66	10.66	0.0	0.2813	0.0	0.2813	0.0	LOT 51 EASTRIDGE UNIT 1 S-66
466-290-018-000	Assessable	15.58	15.58	0.0	0.4113	0.0	0.4113	0.0	LOT 52 EASTRIDGE UNIT 1 S-66
466-290-019-000	Assessable	11.78	11.78	0.0	0.3113	0.0	0.3113	0.0	LOT 53 EASTRIDGE UNIT 1 S-66
466-290-020-000	Assessable	26.18	26.18	0.0	0.6913	0.0	0.6913	0.0	LOT 54 EASTRIDGE UNIT 1 S-66
466-290-021-000	Assessable	10.66	10.66	0.0	0.2813	0.0	0.2813	0.0	LOT 55 EASTRIDGE UNIT 1 S-66
466-290-022-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 56 EASTRIDGE UNIT 1 S-66
466-290-023-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 57 EASTRIDGE UNIT 1 S-66
466-290-024-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 58 EASTRIDGE UNIT 1 S-66
466-290-025-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 59 EASTRIDGE UNIT 1 S-66
466-290-026-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 60 EASTRIDGE UNIT 1 S-66

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466-290-027-000	Assessable	14.06	14.06	0.0	0.3713	0.0	0.3713	0.0	LOT 61 EASTRIDGE UNIT 1 S-66
466-290-028-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 62 EASTRIDGE UNIT 1 S-66
466-290-029-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 63 EASTRIDGE UNIT 1 S-66
466-290-030-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 64 EASTRIDGE UNIT 1 S-66
466-290-031-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 65 EASTRIDGE UNIT 1 S-66
466-290-032-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 66 EASTRIDGE UNIT 1 S-66
466-290-033-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 67 EASTRIDGE UNIT 1 S-66
466-300-001-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 28 EASTRIDGE UNIT 1 S-66
466-300-002-000	Assessable	9.90	9.90	0.0	0.2613	0.0	0.2613	0.0	LOT 29 EASTRIDGE UNIT 1 S-66
466-300-003-000	Assessable	10.28	10.28	0.0	0.2713	0.0	0.2713	0.0	LOT 30 EASTRIDGE UNIT 1 S-66
466-300-004-000	Assessable	11.02	11.02	0.0	0.2913	0.0	0.2913	0.0	LOT 31 EASTRIDGE UNIT 1 S-66
466-300-005-000	Assessable	15.20	15.20	0.0	0.4013	0.0	0.4013	0.0	LOT 32 EASTRIDGE UNIT 1 S-66
466-300-006-000	Assessable	12.16	12.16	0.0	0.3213	0.0	0.3213	0.0	LOT 33 EASTRIDGE UNIT 1 S-66
466-300-007-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 34 EASTRIDGE UNIT 1 S-66
466-300-008-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 68 EASTRIDGE UNIT 1 S-66
466-300-009-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 69 EASTRIDGE UNIT 1 S-66
466-300-010-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 70 EASTRIDGE UNIT 1 S-66
466-300-011-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 71 EASTRIDGE UNIT 1 S-66
466-300-012-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 72 EASTRIDGE UNIT 1 S-66
466-300-013-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 73 EASTRIDGE UNIT 1 S-66
466-300-014-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 74 EASTRIDGE UNIT 1 S-66
466-300-015-000	Assessable	12.54	12.54	0.0	0.3313	0.0	0.3313	0.0	LOT 75 EASTRIDGE UNIT 1 S-66
466-300-016-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 76 EASTRIDGE UNIT 1 S-66
466-300-017-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 77 EASTRIDGE UNIT 1 S-66
466-300-018-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 78 EASTRIDGE UNIT 1 S-66
466-300-019-000	Assessable	11.40	11.40	0.0	0.3013	0.0	0.3013	0.0	LOT 79 EASTRIDGE UNIT 1 S-66
466-300-020-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 80 EASTRIDGE UNIT 1 S-66
466-300-021-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 81 EASTRIDGE UNIT 1 S-66
466-300-022-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 82 EASTRIDGE UNIT 1 S-66
466-300-023-000	Assessable	6.48	6.48	0.0	0.1713	0.0	0.1713	0.0	LOT 83 EASTRIDGE UNIT 1 S-66
466-300-024-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 84 EASTRIDGE UNIT 1 S-66
466-300-025-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 85 EASTRIDGE UNIT 1 S-66
466-300-026-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 86 EASTRIDGE UNIT 1 S-66
466-300-027-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 87 EASTRIDGE UNIT 1 S-66
466-300-028-000	Assessable	12.16	12.16	0.0	0.3213	0.0	0.3213	0.0	LOT 88 EASTRIDGE UNIT 1 S-66
466-300-029-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 89 EASTRIDGE UNIT 1 S-66
466-300-030-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 90 EASTRIDGE UNIT 1 S-66
466-300-031-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 91 EASTRIDGE UNIT 1 S-66
466-300-032-000	Assessable	12.16	12.16	0.0	0.3213	0.0	0.3213	0.0	LOT 92 EASTRIDGE UNIT 1 S-66
466-300-033-000	Assessable	10.28	10.28	0.0	0.2713	0.0	0.2713	0.0	LOT 93 EASTRIDGE UNIT 1 S-66

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466-300-034-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 94 EASTRIDGE UNIT 1 S-66
466-300-035-000	Assessable	12.54	12.54	0.0	0.3313	0.0	0.3313	0.0	LOT 95 EASTRIDGE UNIT 1 S-66
466-310-001-000	Assessable	16.82	16.82	0.0	0.4442	0.0	0.4442	0.0	LOT 16 EASTRIDGE UNIT 2 S-67
466-310-006-000	Assessable	12.28	12.28	0.0	0.3242	0.0	0.3242	0.0	LOT 21 EASTRIDGE UNIT 2 S-67
466-310-007-000	Assessable	9.24	9.24	0.0	0.2442	0.0	0.2442	0.0	LOT 22 EASTRIDGE UNIT 2 S-67
466-310-008-000	Assessable	11.52	11.52	0.0	0.3042	0.0	0.3042	0.0	LOT 23 EASTRIDGE UNIT 2 S-67
466-310-009-000	Assessable	13.04	13.04	0.0	0.3442	0.0	0.3442	0.0	LOT 24 EASTRIDGE UNIT 2 S-67
466-310-010-000	Assessable	10.38	10.38	0.0	0.2742	0.0	0.2742	0.0	LOT 25 EASTRIDGE UNIT 2 S-67
466-310-011-000	Assessable	10.38	10.38	0.0	0.2742	0.0	0.2742	0.0	LOT 26 EASTRIDGE UNIT 2 S-67
466-310-012-000	Assessable	13.42	13.42	0.0	0.3542	0.0	0.3542	0.0	LOT 27 EASTRIDGE UNIT 2 S-67
466-310-016-000	Assessable	15.14	15.14	0.0	0.4	0.0	0.4	0.0	POR LOT 17 EASTRIDGE UNIT 2 S-67
466-310-017-000	Assessable	17.80	17.80	0.0	0.47	0.0	0.47	0.0	POR LOTS 17 & 18 EASTRIDGE UNIT 2 S-67
466-310-018-000	Assessable	13.26	13.26	0.0	0.35	0.0	0.35	0.0	POR LOTS 18 & 19 EASTRIDGE UNIT 2 S-67
466-310-019-000	Assessable	18.56	18.56	0.0	0.49	0.0	0.49	0.0	LOT 20 & POR LOT 19 EASTRIDGE UNIT 2 S-6
466-320-001-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 96 EASTRIDGE UNIT 3 MOR S-68
466-320-002-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 97 EASTRIDGE UNIT 3 MOR S-68
466-320-003-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 98 EASTRIDGE UNIT 3 MOR S-68
466-320-004-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 99 EASTRIDGE UNIT 3 MOR S-68
466-320-005-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 100 EASTRIDGE UNIT 3 MOR S-68
466-320-006-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 101 EASTRIDGE UNIT 3 MOR S-68
466-320-007-000	Assessable	6.48	6.48	0.0	0.1713	0.0	0.1713	0.0	LOT 102 EASTRIDGE UNIT 3 MOR S-68
466-320-008-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 103 EASTRIDGE UNIT 3 MOR S-68
466-320-009-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 104 EASTRIDGE UNIT 3 MOR S-68
466-320-010-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 105 EASTRIDGE UNIT 3 MOR S-68
466-320-011-000	Assessable	9.90	9.90	0.0	0.2613	0.0	0.2613	0.0	LOT 106 EASTRIDGE UNIT 3 MOR S-68
466-320-012-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 107 EASTRIDGE UNIT 3 MOR S-68
466-320-013-000	Assessable	9.90	9.90	0.0	0.2613	0.0	0.2613	0.0	LOT 108 EASTRIDGE UNIT 3 MOR S-68
466-320-014-000	Assessable	10.66	10.66	0.0	0.2813	0.0	0.2813	0.0	LOT 109 EASTRIDGE UNIT 3 MOR S-68
466-320-015-000	Assessable	10.28	10.28	0.0	0.2713	0.0	0.2713	0.0	LOT 110 EASTRIDGE UNIT 3 MOR S-68
466-320-016-000	Assessable	14.82	14.82	0.0	0.3913	0.0	0.3913	0.0	LOT 111 EASTRIDGE UNIT 3 MOR S-68
466-320-017-000	Assessable	17.08	17.08	0.0	0.4513	0.0	0.4513	0.0	LOT 112 EASTRIDGE UNIT 3 MOR S-68
466-320-018-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 113 EASTRIDGE UNIT 3 MOR S-68
466-320-019-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 114 EASTRIDGE UNIT 3 MOR S-68
466-320-020-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 115 EASTRIDGE UNIT 3 MOR S-68
466-320-021-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 116 EASTRIDGE UNIT 3 MOR S-68
466-320-022-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 117 EASTRIDGE UNIT 3 MOR S-68
466-320-023-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 118 EASTRIDGE UNIT 3 MOR S-68
466-320-024-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 119 EASTRIDGE UNIT 3 MOR S-68
466-320-025-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 120 EASTRIDGE UNIT 3 MOR S-68
466-320-026-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 121 EASTRIDGE UNIT 3 MOR S-68

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466-320-027-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 122 EASTRIDGE UNIT 3 MOR S-68
466-320-028-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 123 EASTRIDGE UNIT 3 MOR S-68
466-320-029-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 124 EASTRIDGE UNIT 3 MOR S-68
466-320-030-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 125 EASTRIDGE UNIT 3 MOR S-68
466-320-031-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 126 EASTRIDGE UNIT 3 MOR S-68
466-320-032-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 127 EASTRIDGE UNIT 3 MOR S-68
466-320-033-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 128 EASTRIDGE UNIT 3 MOR S-68
466-320-034-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 129 EASTRIDGE UNIT 3 MOR S-68
466-320-035-000	Assessable	8.76	8.76	0.0	0.2313	0.0	0.2313	0.0	LOT 130 EASTRIDGE UNIT 3 MOR S-68
466-320-036-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 131 EASTRIDGE UNIT 3 MOR S-68
466-320-037-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 132 EASTRIDGE UNIT 3 MOR S-68
466-320-038-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 133 EASTRIDGE UNIT 3 MOR S-68
466-320-039-000	Assessable	6.10	6.10	0.0	0.1613	0.0	0.1613	0.0	LOT 134 EASTRIDGE UNIT 3 MOR S-68
466-320-040-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 135 EASTRIDGE UNIT 3 MOR S-68
466-320-041-000	Assessable	6.86	6.86	0.0	0.1813	0.0	0.1813	0.0	LOT 136 EASTRIDGE UNIT 3 MOR S-68
466-320-042-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 137 EASTRIDGE UNIT 3 MOR S-68
466-320-043-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 138 EASTRIDGE UNIT 3 MOR S-68
466-320-044-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 139 EASTRIDGE UNIT 3 MOR S-68
466-320-045-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 140 EASTRIDGE UNIT 3 MOR S-68
466-320-046-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 141 EASTRIDGE UNIT 3 MOR S-68
466-320-047-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 142 EASTRIDGE UNIT 3 MOR S-68
466-320-048-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 143 EASTRIDGE UNIT 3 MOR S-68
466-320-049-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 144 EASTRIDGE UNIT 3 MOR S-68
466-320-050-000	Assessable	7.62	7.62	0.0	0.2013	0.0	0.2013	0.0	LOT 145 EASTRIDGE UNIT 3 MOR S-68
466-320-051-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 146 EASTRIDGE UNIT 3 MOR S-68
466-320-052-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 147 EASTRIDGE UNIT 3 MOR S-68
466-320-053-000	Assessable	7.24	7.24	0.0	0.1913	0.0	0.1913	0.0	LOT 148 EASTRIDGE UNIT 3 MOR S-68
466-320-054-000	Assessable	10.66	10.66	0.0	0.2813	0.0	0.2813	0.0	LOT 149 EASTRIDGE UNIT 3 MOR S-68
466-320-055-000	Assessable	9.52	9.52	0.0	0.2513	0.0	0.2513	0.0	LOT 150 EASTRIDGE UNIT 3 MOR S-68
466-320-056-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 151 EASTRIDGE UNIT 3 MOR S-68
466-320-057-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 152 EASTRIDGE UNIT 3 MOR S-68
466-320-058-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 153 EASTRIDGE UNIT 3 MOR S-68
466-320-059-000	Assessable	8.00	8.00	0.0	0.2113	0.0	0.2113	0.0	LOT 154 EASTRIDGE UNIT 3 MOR S-68
466-320-060-000	Assessable	8.38	8.38	0.0	0.2213	0.0	0.2213	0.0	LOT 155 EASTRIDGE UNIT 3 MOR S-68
466-320-061-000	Assessable	9.14	9.14	0.0	0.2413	0.0	0.2413	0.0	LOT 156 EASTRIDGE UNIT 3 MOR S-68
466-350-001-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 193 ASHLEY WOODS UNIT 4 MOR S-95
466-350-002-000	Assessable	9.82	9.82	0.0	0.2591	0.0	0.2591	0.0	LOT 194 ASHLEY WOODS UNIT 4 MOR S-95
466-350-003-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 195 ASHLEY WOODS UNIT 4 MOR S-95
466-350-004-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 196 ASHLEY WOODS UNIT 4 MOR S-95
466-350-005-000	Assessable	8.68	8.68	0.0	0.2291	0.0	0.2291	0.0	LOT 197 ASHLEY WOODS UNIT 4 MOR S-95

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466-350-006-000	Assessable	10.94	10.94	0.0	0.2891	0.0	0.2891	0.0	LOT 198 ASHLEY WOODS UNIT 4 MOR S-95
466-350-007-000	Assessable	10.18	10.18	0.0	0.2691	0.0	0.2691	0.0	LOT 199 ASHLEY WOODS UNIT 4 MOR S-95
466-350-008-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 200 ASHLEY WOODS UNIT 4 MOR S-95
466-350-009-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 201 ASHLEY WOODS UNIT 4 MOR S-95
466-350-010-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 202 ASHLEY WOODS UNIT 4 MOR S-95
466-350-011-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 203 ASHLEY WOODS UNIT 4 MOR S-95
466-350-012-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 204 ASHLEY WOODS UNIT 4 MOR S-95
466-350-013-000	Assessable	9.44	9.44	0.0	0.2491	0.0	0.2491	0.0	LOT 205 ASHLEY WOODS UNIT 4 MOR S-95
466-350-014-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 206 ASHLEY WOODS UNIT 4 MOR S-95
466-350-015-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 207 ASHLEY WOODS UNIT 4 MOR S-95
466-350-016-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 208 ASHLEY WOODS UNIT 4 MOR S-95
466-350-017-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 209 ASHLEY WOODS UNIT 4 MOR S-95
466-350-018-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 210 ASHLEY WOODS UNIT 4 MOR S-95
466-350-019-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 211 ASHLEY WOODS UNIT 4 MOR S-95
466-350-020-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 212 ASHLEY WOODS UNIT 4 MOR S-95
466-350-021-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 213 ASHLEY WOODS UNIT 4 MOR S-95
466-350-022-000	Assessable	9.06	9.06	0.0	0.2391	0.0	0.2391	0.0	LOT 214 ASHLEY WOODS UNIT 4 MOR S-95
466-350-023-000	Assessable	10.18	10.18	0.0	0.2691	0.0	0.2691	0.0	LOT 215 ASHLEY WOODS UNIT 4 MOR S-95
466-350-024-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 216 ASHLEY WOODS UNIT 4 MOR S-95
466-350-025-000	Assessable	9.06	9.06	0.0	0.2391	0.0	0.2391	0.0	LOT 217 ASHLEY WOODS UNIT 4 MOR S-95
466-350-026-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 218 ASHLEY WOODS UNIT 4 MOR S-95
466-350-027-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 219 ASHLEY WOODS UNIT 4 MOR S-95
466-360-001-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 140 ASHLEY WOODS UNIT 4 MOR S-95
466-360-002-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 141 ASHLEY WOODS UNIT 4 MOR S-95
466-360-003-000	Assessable	8.68	8.68	0.0	0.2291	0.0	0.2291	0.0	LOT 142 ASHLEY WOODS UNIT 4 MOR S-95
466-360-004-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 143 ASHLEY WOODS UNIT 4 MOR S-95
466-360-005-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 144 ASHLEY WOODS UNIT 4 MOR S-95
466-360-006-000	Assessable	8.68	8.68	0.0	0.2291	0.0	0.2291	0.0	LOT 145 ASHLEY WOODS UNIT 4 MOR S-95
466-360-007-000	Assessable	9.82	9.82	0.0	0.2591	0.0	0.2591	0.0	LOT 146 ASHLEY WOODS UNIT 4 MOR S-95
466-360-008-000	Assessable	10.18	10.18	0.0	0.2691	0.0	0.2691	0.0	LOT 147 ASHLEY WOODS UNIT 4 MOR S-95
466-360-009-000	Assessable	8.68	8.68	0.0	0.2291	0.0	0.2291	0.0	LOT 148 ASHLEY WOODS UNIT 4 MOR S-95
466-360-010-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 149 ASHLEY WOODS UNIT 4 MOR S-95
466-360-011-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 164 ASHLEY WOODS UNIT 4 MOR S-95
466-360-012-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 165 ASHLEY WOODS UNIT 4 MOR S-95
466-360-013-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 166 ASHLEY WOODS UNIT 4 MOR S-95
466-360-014-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 167 ASHLEY WOODS UNIT 4 MOR S-95
466-360-015-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 168 ASHLEY WOODS UNIT 4 MOR S-95
466-360-016-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 169 ASHLEY WOODS UNIT 4 MOR S-95
466-360-017-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 170 ASHLEY WOODS UNIT 4 MOR S-95
466-360-018-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 171 ASHLEY WOODS UNIT 4 MOR S-95

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-360-019-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 172 ASHLEY WOODS UNIT 4 MOR S-95
466-360-020-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 173 ASHLEY WOODS UNIT 4 MOR S-95
466-360-021-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 174 ASHLEY WOODS UNIT 4 MOR S-95
466-360-022-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 175 ASHLEY WOODS UNIT 4 MOR S-95
466-360-023-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 176 ASHLEY WOODS UNIT 4 MOR S-95
466-360-024-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 177 ASHLEY WOODS UNIT 4 MOR S-95
466-360-025-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 178 ASHLEY WOODS UNIT 4 MOR S-95
466-360-026-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 179 ASHLEY WOODS UNIT 4 MOR S-95
466-360-027-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 180 ASHLEY WOODS UNIT 4 MOR S-95
466-360-028-000	Assessable	9.06	9.06	0.0	0.2391	0.0	0.2391	0.0	LOT 183 ASHLEY WOODS UNIT 4 MOR S-95
466-360-029-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 184 ASHLEY WOODS UNIT 4 MOR S-95
466-360-030-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 185 ASHLEY WOODS UNIT 4 MOR S-95
466-360-031-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 186 ASHLEY WOODS UNIT 4 MOR S-95
466-360-032-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 187 ASHLEY WOODS UNIT 4 MOR S-95
466-360-033-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 188 ASHLEY WOODS UNIT 4 MOR S-95
466-360-034-000	Assessable	9.44	9.44	0.0	0.2491	0.0	0.2491	0.0	LOT 189 ASHLEY WOODS UNIT 4 MOR S-95
466-360-035-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 190 ASHLEY WOODS UNIT 4 MOR S-95
466-360-036-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 191 ASHLEY WOODS UNIT 4 MOR S-95
466-360-037-000	Assessable	7.92	7.92	0.0	0.2091	0.0	0.2091	0.0	LOT 192 ASHLEY WOODS UNIT 4 MOR S-95
466-360-038-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 220 ASHLEY WOODS UNIT 4 MOR S-95
466-370-001-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 150 ASHLEY WOODS UNIT 4 MOR S-95
466-370-002-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 151 ASHLEY WOODS UNIT 4 MOR S-95
466-370-003-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 152 ASHLEY WOODS UNIT 4 MOR S-95
466-370-004-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 153 ASHLEY WOODS UNIT 4 MOR S-95
466-370-005-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 154 ASHLEY WOODS UNIT 4 MOR S-95
466-370-006-000	Assessable	6.40	6.40	0.0	0.1691	0.0	0.1691	0.0	LOT 155 ASHLEY WOODS UNIT 4 MOR S-95
466-370-007-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 156 ASHLEY WOODS UNIT 4 MOR S-95
466-370-008-000	Assessable	7.16	7.16	0.0	0.1891	0.0	0.1891	0.0	LOT 157 ASHLEY WOODS UNIT 4 MOR S-95
466-370-009-000	Assessable	28.36	28.36	0.0	0.7491	0.0	0.7491	0.0	LOT 158 ASHLEY WOODS UNIT 4 MOR S-95
466-370-010-000	Assessable	12.46	12.46	0.0	0.3291	0.0	0.3291	0.0	LOT 159 ASHLEY WOODS UNIT 4 MOR S-95
466-370-011-000	Assessable	10.94	10.94	0.0	0.2891	0.0	0.2891	0.0	LOT 160 ASHLEY WOODS UNIT 4 MOR S-95
466-370-012-000	Assessable	7.54	7.54	0.0	0.1991	0.0	0.1991	0.0	LOT 161 ASHLEY WOODS UNIT 4 MOR S-95
466-370-013-000	Assessable	9.06	9.06	0.0	0.2391	0.0	0.2391	0.0	LOT 162 ASHLEY WOODS UNIT 4 MOR S-95
466-370-014-000	Assessable	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 163 ASHLEY WOODS UNIT 4 MOR S-95
466-370-015-000	Assessable	6.78	6.78	0.0	0.1791	0.0	0.1791	0.0	LOT 181 ASHLEY WOODS UNIT 4 MOR S-95
466-370-016-000	Assessable	8.30	8.30	0.0	0.2191	0.0	0.2191	0.0	LOT 182 ASHLEY WOODS UNIT 4 MOR S-95
466-390-001-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 161 EASTRIDGE UNIT NO 4 T-11
466-390-002-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 162 EASTRIDGE UNIT NO 4 T-11
466-390-003-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 163 EASTRIDGE UNIT NO 4 T-11
466-390-004-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 164 EASTRIDGE UNIT NO 4 T-11

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-390-005-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 165 EASTRIDGE UNIT NO 4 T-11
466-390-006-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 166 EASTRIDGE UNIT NO 4 T-11
466-390-007-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 167 EASTRIDGE UNIT NO 4 T-11
466-390-008-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 168 EASTRIDGE UNIT NO 4 T-11
466-390-009-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 169 EASTRIDGE UNIT NO 4 T-11
466-390-010-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 170 EASTRIDGE UNIT NO 4 T-11
466-390-011-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 171 EASTRIDGE UNIT NO 4 T-11
466-390-012-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 172 EASTRIDGE UNIT NO 4 T-11
466-390-013-000	Assessable	9.08	9.08	0.0	0.24	0.0	0.24	0.0	LOT 173 EASTRIDGE UNIT NO 4 T-11
466-390-014-000	Assessable	9.08	9.08	0.0	0.24	0.0	0.24	0.0	LOT 174 EASTRIDGE UNIT NO 4 T-11
466-390-017-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 177 EASTRIDGE UNIT NO 4 T-11
466-390-018-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 178 EASTRIDGE UNIT NO 4 T-11
466-390-019-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 179 EASTRIDGE UNIT NO 4 T-11
466-390-020-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 180 EASTRIDGE UNIT NO 4 T-11
466-390-021-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 181 EASTRIDGE UNIT NO 4 T-11
466-390-022-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 182 EASTRIDGE UNIT NO 4 T-11
466-390-023-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 198 EASTRIDGE UNIT NO 4 T-11
466-390-024-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 199 EASTRIDGE UNIT NO 4 T-11
466-390-025-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 200 EASTRIDGE UNIT NO 4 T-11
466-390-026-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 201 EASTRIDGE UNIT NO 4 T-11
466-390-027-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 202 EASTRIDGE UNIT NO 4 T-11
466-390-028-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 203 EASTRIDGE UNIT NO 4 T-11
466-390-029-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 204 EASTRIDGE UNIT NO 4 T-11
466-390-030-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 205 EASTRIDGE UNIT NO 4 T-11
466-390-031-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 206 EASTRIDGE UNIT NO 4 T-11
466-390-032-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 207 EASTRIDGE UNIT NO 4 T-11
466-390-034-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 224 EASTRIDGE UNIT NO 4 T-11
466-390-035-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 225 EASTRIDGE UNIT NO 4 T-11
466-390-036-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 226 EASTRIDGE UNIT NO 4 T-11
466-390-037-000	Assessable	9.84	9.84	0.0	0.26	0.0	0.26	0.0	LOT 227 EASTRIDGE UNIT NO 4 T-11
466-390-038-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 228 EASTRIDGE UNIT NO 4 T-11
466-390-039-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 229 EASTRIDGE UNIT NO 4 T-11
466-390-040-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 230 EASTRIDGE UNIT NO 4 T-11
466-390-041-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 231 EASTRIDGE UNIT NO 4 T-11
466-390-043-000	Assessable	12.12	12.12	0.0	0.32	0.0	0.32	0.0	POR LOT 175 EASTRIDGE UNIT NO 4 T-11
466-390-045-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 176 & POR LOT 175 EASTRIDGE UNIT NO
466-400-001-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 157 EASTRIDGE UNIT NO 4 T-11
466-400-002-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 158 EASTRIDGE UNIT NO 4 T-11
466-400-003-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 159 EASTRIDGE UNIT NO 4 T-11
466-400-004-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 160 EASTRIDGE UNIT NO 4 T-11

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466-400-005-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 183 EASTRIDGE UNIT NO 4 T-11
466-400-006-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 184 EASTRIDGE UNIT NO 4 T-11
466-400-007-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 185 EASTRIDGE UNIT NO 4 T-11
466-400-008-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 186 EASTRIDGE UNIT NO 4 T-11
466-400-009-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 187 EASTRIDGE UNIT NO 4 T-11
466-400-010-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 188 EASTRIDGE UNIT NO 4 T-11
466-400-011-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 189 EASTRIDGE UNIT NO 4 MOR T-11
466-400-012-000	Assessable	9.46	9.46	0.0	0.25	0.0	0.25	0.0	LOT 190 EASTRIDGE UNIT NO 4 T-11
466-400-013-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 191 EASTRIDGE UNIT NO 4 T-11
466-400-014-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 192 EASTRIDGE UNIT NO 4 T-11
466-400-015-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 193 EASTRIDGE UNIT NO 4 T-11
466-400-016-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 194 EASTRIDGE UNIT NO 4 T-11
466-400-017-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 195 EASTRIDGE UNIT NO 4 T-11
466-400-018-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 196 EASTRIDGE UNIT NO 4 T-11
466-400-019-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 197 EASTRIDGE UNIT NO 4 T-11
466-400-020-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 208 EASTRIDGE UNIT NO 4 T-11
466-400-021-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 209 EASTRIDGE UNIT NO 4 T-11
466-400-022-000	Assessable	6.44	6.44	0.0	0.17	0.0	0.17	0.0	LOT 210 EASTRIDGE UNIT NO 4 T-11
466-400-023-000	Assessable	6.82	6.82	0.0	0.18	0.0	0.18	0.0	LOT 211 EASTRIDGE UNIT NO 4 T-11
466-400-024-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 212 EASTRIDGE UNIT NO 4 T-11
466-400-025-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 213 EASTRIDGE UNIT NO 4 T-11
466-400-026-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 214 EASTRIDGE UNIT NO 4 T-11
466-400-027-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 215 EASTRIDGE UNIT NO 4 T-11
466-400-028-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 216 EASTRIDGE UNIT NO 4 T-11
466-400-029-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 217 EASTRIDGE UNIT NO 4 T-11
466-400-030-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 218 EASTRIDGE UNIT NO 4 T-11
466-400-031-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 219 EASTRIDGE UNIT NO 4 T-11
466-400-032-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 220 EASTRIDGE UNIT NO 4 T-11
466-400-033-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 221 EASTRIDGE UNIT NO 4 T-11
466-400-034-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 222 EASTRIDGE UNIT NO 4 T-11
466-400-035-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 223 EASTRIDGE UNIT NO 4 T-11
466-400-036-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 232 EASTRIDGE UNIT NO 4 T-11
466-400-037-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 233 EASTRIDGE UNIT NO 4 T-11
466-400-038-000	Assessable	6.06	6.06	0.0	0.16	0.0	0.16	0.0	LOT 234 EASTRIDGE UNIT NO 4 T-11
466-400-039-000	Assessable	7.96	7.96	0.0	0.21	0.0	0.21	0.0	LOT 235 EASTRIDGE UNIT NO 4 T-11
466-400-040-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 236 EASTRIDGE UNIT NO 4 T-11
466-410-003-000	Assessable	20.44	20.44	0.0	0.54	0.0	0.54	0.0	LOT 83 ASHLEY WOODS UNIT 2 T-13
466-410-004-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 84 ASHLEY WOODS UNIT 2 T-13
466-410-005-000	Assessable	14.00	14.00	0.0	0.37	0.0	0.37	0.0	LOT 85 ASHLEY WOODS UNIT 2 T-13
466-410-006-000	Assessable	12.50	12.50	0.0	0.33	0.0	0.33	0.0	LOT 86 ASHLEY WOODS UNIT 2 T-13

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-410-007-000	Assessable	16.28	16.28	0.0	0.43	0.0	0.43	0.0	LOT 87 ASHLEY WOODS UNIT 2 T-13
466-410-008-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 88 ASHLEY WOODS UNIT 2 T-13
466-410-009-000	Assessable	13.26	13.26	0.0	0.35	0.0	0.35	0.0	LOT 89 ASHLEY WOODS UNIT 2 T-13
466-410-010-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 90 ASHLEY WOODS UNIT 2 T-13
466-410-011-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 91 ASHLEY WOODS UNIT 2 T-13
466-410-012-000	Assessable	7.20	7.20	0.0	0.19	0.0	0.19	0.0	LOT 92 ASHLEY WOODS UNIT 2 T-13
466-410-013-000	Assessable	8.70	8.70	0.0	0.23	0.0	0.23	0.0	LOT 93 ASHLEY WOODS UNIT 2 T-13
466-410-014-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 94 ASHLEY WOODS UNIT 2 T-13
466-410-015-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 95 ASHLEY WOODS UNIT 2 T-13
466-410-016-000	Assessable	9.46	9.46	0.0	0.25	0.0	0.25	0.0	LOT 96 ASHLEY WOODS UNIT 2 T-13
466-410-018-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	LOT 98 ASHLEY WOODS UNIT 2 T-13
466-410-019-000	Assessable	9.46	9.46	0.0	0.25	0.0	0.25	0.0	LOT 99 ASHLEY WOODS UNIT 2 T-13
466-410-020-000	Assessable	7.58	7.58	0.0	0.2	0.0	0.2	0.0	LOT 100 ASHLEY WOODS UNIT 2 T-13
466-410-021-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 101 ASHLEY WOODS UNIT 2 T-13
466-410-022-000	Assessable	8.32	8.32	0.0	0.22	0.0	0.22	0.0	LOT 102 ASHLEY WOODS UNIT 2 T-13
466-410-023-000	Assessable	11.74	11.74	0.0	0.31	0.0	0.31	0.0	LOT 103 ASHLEY WOODS UNIT 2 T-13
466-410-024-000	Assessable	12.50	12.50	0.0	0.33	0.0	0.33	0.0	LOT 104 ASHLEY WOODS UNIT 2 T-13
466-410-025-000	Assessable	9.08	9.08	0.0	0.24	0.0	0.24	0.0	LOT 105 ASHLEY WOODS UNIT 2 T-13
466-410-034-000	Common	-	-	0.0	0.0	0.0	0.0	0.0	POR LOT C OPEN SPACE ASHLEY WOOD #2
466-410-036-000	Assessable	23.10	23.10	0.0	0.61	0.0	0.61	0.0	POR LOT 97 ASHLEY WOODS UNIT 2 T-13
466-410-041-000	Assessable	17.04	17.04	0.0	0.45	0.0	0.45	0.0	POR LOT 106 ASHLEY WOODS UNIT 2 T-13
466-410-043-000	Assessable	16.66	16.66	0.0	0.44	0.0	0.44	0.0	L82ASHLEY WOODS UN2T-13&P L J PUB UTILITY
466-410-044-000	Assessable	10.98	10.98	0.0	0.29	0.0	0.29	0.0	L81ASHLEY WOODS UN2T-13&P L J PUB UTILITY
466-490-001-000	Assessable	7.58	7.58	0.0	0.2132	0.0	0.0	0.0	LOT 223 HILLSBOROUGH UNIT NO 2A T-47
466-490-002-000	Assessable	8.40	8.40	0.0	0.2362	0.0	0.0	0.0	LOT 224 HILLSBOROUGH UNIT NO 2A T-47
466-490-003-000	Assessable	9.44	9.44	0.0	0.2654	0.0	0.0	0.0	LOT 225 HILLSBOROUGH UNIT NO 2A T-47
466-490-004-000	Assessable	11.76	11.76	0.0	0.3309	0.0	0.0	0.0	LOT 226 HILLSBOROUGH UNIT NO 2A T-47
466-490-005-000	Assessable	9.04	9.04	0.0	0.2541	0.0	0.0	0.0	LOT 227 HILLSBOROUGH UNIT NO 2A T-47
466-490-006-000	Assessable	8.94	8.94	0.0	0.2516	0.0	0.0	0.0	LOT 228 HILLSBOROUGH UNIT NO 2A T-47
466-490-007-000	Assessable	9.84	9.84	0.0	0.2768	0.0	0.0	0.0	LOT 229 HILLSBOROUGH UNIT NO 2A T-47
466-490-008-000	Assessable	12.36	12.36	0.0	0.3473	0.0	0.0	0.0	LOT 230 HILLSBOROUGH UNIT NO 2A T-47
466-490-009-000	Assessable	11.16	11.16	0.0	0.3137	0.0	0.0	0.0	LOT 231 HILLSBOROUGH UNIT NO 2A T-47
466-490-010-000	Assessable	9.46	9.46	0.0	0.2663	0.0	0.0	0.0	LOT 232 HILLSBOROUGH UNIT NO 2A T-47
466-490-011-000	Assessable	10.48	10.48	0.0	0.2947	0.0	0.0	0.0	LOT 233 HILLSBOROUGH UNIT NO 2A T-47
466-490-012-000	Assessable	13.96	13.96	0.0	0.3925	0.0	0.0	0.0	LOT 234 HILLSBOROUGH UNIT NO 2A T-47
466-490-013-000	Assessable	9.52	9.52	0.0	0.2676	0.0	0.0	0.0	LOT 235 HILLSBOROUGH UNIT NO 2A T-47
466-490-014-000	Assessable	9.10	9.10	0.0	0.2557	0.0	0.0	0.0	LOT 236 HILLSBOROUGH UNIT NO 2A T-47
466-490-015-000	Assessable	8.14	8.14	0.0	0.2291	0.0	0.0	0.0	LOT 237 HILLSBOROUGH UNIT NO 2A T-47
466-490-016-000	Assessable	10.58	10.58	0.0	0.2973	0.0	0.0	0.0	LOT 238 HILLSBOROUGH UNIT NO 2A T-47
466-490-017-000	Assessable	7.74	7.74	0.0	0.2176	0.0	0.0	0.0	LOT 239 HILLSBOROUGH UNIT NO 2A T-47

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-490-018-000	Assessable	9.56	9.56	0.0	0.2686	0.0	0.0	0.0	LOT 240 HILLSBOROUGH UNIT NO 2A T-47
466-490-019-000	Assessable	7.44	7.44	0.0	0.2094	0.0	0.0	0.0	LOT 241 HILLSBOROUGH UNIT NO 2A T-47
466-490-020-000	Assessable	7.54	7.54	0.0	0.2123	0.0	0.0	0.0	LOT 242 HILLSBOROUGH UNIT NO 2A T-47
466-490-021-000	Assessable	16.86	16.86	0.0	0.4742	0.0	0.0	0.0	LOT 269 HILLSBOROUGH UNIT NO 2A T-47
466-490-022-000	Assessable	12.96	12.96	0.0	0.3647	0.0	0.0	0.0	LOT 270 HILLSBOROUGH UNIT NO 2A T-47
466-490-023-000	Assessable	10.08	10.08	0.0	0.2836	0.0	0.0	0.0	LOT 271 HILLSBOROUGH UNIT NO 2A T-47
466-490-024-000	Assessable	11.80	11.80	0.0	0.3319	0.0	0.0	0.0	LOT 272 HILLSBOROUGH UNIT NO 2A T-47
466-490-025-000	Assessable	9.82	9.82	0.0	0.2759	0.0	0.0	0.0	LOT 273 HILLSBOROUGH UNIT NO 2A T-47
466-490-026-000	Assessable	8.48	8.48	0.0	0.2387	0.0	0.0	0.0	LOT 274 HILLSBOROUGH UNIT NO 2A T-47
466-490-027-000	Assessable	8.48	8.48	0.0	0.2383	0.0	0.0	0.0	LOT 275 HILLSBOROUGH UNIT NO 2A T-47
466-490-028-000	Assessable	7.74	7.74	0.0	0.2176	0.0	0.0	0.0	LOT 276 HILLSBOROUGH UNIT NO 2A T-47
466-490-029-000	Assessable	7.82	7.82	0.0	0.2197	0.0	0.0	0.0	LOT 277 HILLSBOROUGH UNIT NO 2A T-47
466-490-030-000	Assessable	7.84	7.84	0.0	0.2207	0.0	0.0	0.0	LOT 278 HILLSBOROUGH UNIT NO 2A T-47
466-490-031-000	Assessable	7.66	7.66	0.0	0.2154	0.0	0.0	0.0	LOT 279 HILLSBOROUGH UNIT NO 2A T-47
466-490-032-000	Assessable	7.56	7.56	0.0	0.2125	0.0	0.0	0.0	LOT 280 HILLSBOROUGH UNIT NO 2A T-47
466-490-033-000	Assessable	7.62	7.62	0.0	0.2142	0.0	0.0	0.0	LOT 281 HILLSBOROUGH UNIT NO 2A T-47
466-490-034-000	Assessable	8.90	8.90	0.0	0.25	0.0	0.0	0.0	LOT 282 HILLSBOROUGH UNIT NO 2A T-47
466-500-001-000	Assessable	13.12	13.12	0.0	0.3691	0.0	0.0	0.0	LOT 207 HILLSBOROUGH UNIT NO 2A T-47
466-500-002-000	Assessable	10.46	10.46	0.0	0.2939	0.0	0.0	0.0	LOT 208 HILLSBOROUGH UNIT NO 2A T-47
466-500-003-000	Assessable	8.06	8.06	0.0	0.2265	0.0	0.0	0.0	LOT 209 HILLSBOROUGH UNIT NO 2A T-47
466-500-004-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 210 HILLSBOROUGH UNIT NO 2A T-47
466-500-005-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 211 HILLSBOROUGH UNIT NO 2A T-47
466-500-006-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 212 HILLSBOROUGH UNIT NO 2A T-47
466-500-007-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 213 HILLSBOROUGH UNIT NO 2A T-47
466-500-008-000	Assessable	7.58	7.58	0.0	0.2134	0.0	0.0	0.0	LOT 214 HILLSBOROUGH UNIT NO 2A T-47
466-500-009-000	Assessable	7.60	7.60	0.0	0.2135	0.0	0.0	0.0	LOT 215 HILLSBOROUGH UNIT NO 2A T-47
466-500-010-000	Assessable	7.56	7.56	0.0	0.2126	0.0	0.0	0.0	LOT 216 HILLSBOROUGH UNIT NO 2A T-47
466-500-011-000	Assessable	12.26	12.26	0.0	0.3446	0.0	0.0	0.0	LOT 217 HILLSBOROUGH UNIT NO 2A T-47
466-500-012-000	Assessable	8.64	8.64	0.0	0.2431	0.0	0.0	0.0	LOT 218 HILLSBOROUGH UNIT NO 2A T-47
466-500-013-000	Assessable	7.58	7.58	0.0	0.2133	0.0	0.0	0.0	LOT 219 HILLSBOROUGH UNIT NO 2A T-47
466-500-014-000	Assessable	7.42	7.42	0.0	0.2088	0.0	0.0	0.0	LOT 220 HILLSBOROUGH UNIT NO 2A T-47
466-500-015-000	Assessable	7.16	7.16	0.0	0.2013	0.0	0.0	0.0	LOT 221 HILLSBOROUGH UNIT NO 2A T-47
466-500-016-000	Assessable	7.70	7.70	0.0	0.2165	0.0	0.0	0.0	LOT 222 HILLSBOROUGH UNIT NO 2A T-47
466-500-017-000	Assessable	10.82	10.82	0.0	0.3043	0.0	0.0	0.0	LOT 243 HILLSBOROUGH UNIT NO 2A T-47
466-500-018-000	Assessable	9.66	9.66	0.0	0.2714	0.0	0.0	0.0	LOT 244 HILLSBOROUGH UNIT NO 2A T-47
466-500-019-000	Assessable	12.00	12.00	0.0	0.3377	0.0	0.0	0.0	LOT 245 HILLSBOROUGH UNIT NO 2A T-47
466-500-020-000	Assessable	10.58	10.58	0.0	0.2977	0.0	0.0	0.0	LOT 246 HILLSBOROUGH UNIT NO 2A T-47
466-500-021-000	Assessable	8.32	8.32	0.0	0.2341	0.0	0.0	0.0	LOT 247 HILLSBOROUGH UNIT NO 2A T-47
466-500-022-000	Assessable	7.64	7.64	0.0	0.2146	0.0	0.0	0.0	LOT 248 HILLSBOROUGH UNIT NO 2A T-47
466-500-023-000	Assessable	9.10	9.10	0.0	0.2558	0.0	0.0	0.0	LOT 249 HILLSBOROUGH UNIT NO 2A T-47

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ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-500-024-000	Assessable	8.84	8.84	0.0	0.2484	0.0	0.0	0.0	LOT 250 HILLSBOROUGH UNIT NO 2A T-47
466-500-025-000	Assessable	7.60	7.60	0.0	0.2136	0.0	0.0	0.0	LOT 251 HILLSBOROUGH UNIT NO 2A T-47
466-500-026-000	Assessable	10.48	10.48	0.0	0.2945	0.0	0.0	0.0	LOT 252 HILLSBOROUGH UNIT NO 2A T-47
466-500-027-000	Assessable	8.26	8.26	0.0	0.2321	0.0	0.0	0.0	LOT 253 HILLSBOROUGH UNIT NO 2A T-47
466-500-028-000	Assessable	8.32	8.32	0.0	0.2338	0.0	0.0	0.0	LOT 254 HILLSBOROUGH UNIT NO 2A T-47
466-500-029-000	Assessable	7.54	7.54	0.0	0.2121	0.0	0.0	0.0	LOT 255 HILLSBOROUGH UNIT NO 2A T-47
466-500-030-000	Assessable	7.82	7.82	0.0	0.2199	0.0	0.0	0.0	LOT 256 HILLSBOROUGH UNIT NO 2A T-47
466-500-031-000	Assessable	10.78	10.78	0.0	0.3032	0.0	0.0	0.0	LOT 257 HILLSBOROUGH UNIT NO 2A T-47
466-500-032-000	Assessable	8.32	8.32	0.0	0.2339	0.0	0.0	0.0	LOT 258 HILLSBOROUGH UNIT NO 2A T-47
466-500-033-000	Assessable	8.00	8.00	0.0	0.2251	0.0	0.0	0.0	LOT 267 HILLSBOROUGH UNIT NO 2A T-47
466-500-034-000	Assessable	10.08	10.08	0.0	0.2833	0.0	0.0	0.0	LOT 268 HILLSBOROUGH UNIT NO 2A T-47
466-520-001-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 181 HILLSBOROUGH UNIT NO 2B T-86
466-520-002-000	Assessable	9.42	9.42	0.0	0.265	0.0	0.0	0.0	LOT 182 HILLSBOROUGH UNIT NO 2B T-86
466-520-003-000	Assessable	9.42	9.42	0.0	0.265	0.0	0.0	0.0	LOT 183 HILLSBOROUGH UNIT NO 2B T-86
466-520-004-000	Assessable	10.02	10.02	0.0	0.282	0.0	0.0	0.0	LOT 184 HILLSBOROUGH UNIT NO 2B T-86
466-520-005-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 185 HILLSBOROUGH UNIT NO 2B T-86
466-520-006-000	Assessable	11.12	11.12	0.0	0.3127	0.0	0.0	0.0	LOT 186 HILLSBOROUGH UNIT NO 2B T-86
466-520-007-000	Assessable	11.30	11.30	0.0	0.318	0.0	0.0	0.0	LOT 187 HILLSBOROUGH UNIT NO 2B T-86
466-520-008-000	Assessable	10.18	10.18	0.0	0.2862	0.0	0.0	0.0	LOT 188 HILLSBOROUGH UNIT NO 2B T-86
466-520-009-000	Assessable	11.30	11.30	0.0	0.318	0.0	0.0	0.0	LOT 189 HILLSBOROUGH UNIT NO 2B T-86
466-520-010-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 190 HILLSBOROUGH UNIT NO 2B T-86
466-520-011-000	Assessable	11.30	11.30	0.0	0.318	0.0	0.0	0.0	LOT 283 HILLSBOROUGH UNIT NO 2B T-86
466-520-012-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 284 HILLSBOROUGH UNIT NO 2B T-86
466-520-013-000	Assessable	9.20	9.20	0.0	0.2586	0.0	0.0	0.0	LOT 285 HILLSBOROUGH UNIT NO 2B T-86
466-520-014-000	Assessable	11.30	11.30	0.0	0.318	0.0	0.0	0.0	LOT 286 HILLSBOROUGH UNIT NO 2B T-86
466-520-015-000	Assessable	10.18	10.18	0.0	0.2862	0.0	0.0	0.0	LOT 287 HILLSBOROUGH UNIT NO 2B T-86
466-520-016-000	Assessable	8.66	8.66	0.0	0.2438	0.0	0.0	0.0	LOT 288 HILLSBOROUGH UNIT NO 2B T-86
466-520-017-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 289 HILLSBOROUGH UNIT NO 2B T-86
466-520-018-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 290 HILLSBOROUGH UNIT NO 2B T-86
466-520-019-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 291 HILLSBOROUGH UNIT NO 2B T-86
466-520-020-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 292 HILLSBOROUGH UNIT NO 2B T-86
466-520-021-000	Assessable	8.30	8.30	0.0	0.2332	0.0	0.0	0.0	LOT 293 HILLSBOROUGH UNIT NO 2B T-86
466-520-022-000	Assessable	8.66	8.66	0.0	0.2438	0.0	0.0	0.0	LOT 294 HILLSBOROUGH UNIT NO 2B T-86
466-520-023-000	Assessable	6.04	6.04	0.0	0.1696	0.0	0.0	0.0	LOT 295 HILLSBOROUGH UNIT NO 2B T-86
466-520-024-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 296 HILLSBOROUGH UNIT NO 2B T-86
466-520-025-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 297 HILLSBOROUGH UNIT NO 2B T-86
466-530-001-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 191 HILLSBOROUGH UNIT NO 2B T-86
466-530-002-000	Assessable	6.60	6.60	0.0	0.1855	0.0	0.0	0.0	LOT 192 HILLSBOROUGH UNIT NO 2B T-86
466-530-003-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 193 HILLSBOROUGH UNIT NO 2B T-86
466-530-004-000	Assessable	8.66	8.66	0.0	0.2438	0.0	0.0	0.0	LOT 194 HILLSBOROUGH UNIT NO 2B T-86

**City of Roseville
Johnson Ranch Landscaping & Lighting District
2016/17 Preliminary Assessment Roll**

ASSESSOR PARCEL NUMBER	ASMT CATEGORY	MAX ASSMT	CHARGE	ACS AREA A	ACS AREA B	ACS AREA C	ACS AREA D	ACS AREA E	LEGAL DESCRIPTION
466-530-005-000	Assessable	8.30	8.30	0.0	0.2332	0.0	0.0	0.0	LOT 195 HILLSBOROUGH UNIT NO 2B T-86
466-530-006-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 196 HILLSBOROUGH UNIT NO 2B T-86
466-530-007-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 197 HILLSBOROUGH UNIT NO 2B T-86
466-530-008-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 198 HILLSBOROUGH UNIT NO 2B T-86
466-530-009-000	Assessable	7.54	7.54	0.0	0.212	0.0	0.0	0.0	LOT 199 HILLSBOROUGH UNIT NO 2B T-86
466-530-010-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 200 HILLSBOROUGH UNIT NO 2B T-86
466-530-011-000	Assessable	8.30	8.30	0.0	0.2332	0.0	0.0	0.0	LOT 201 HILLSBOROUGH UNIT NO 2B T-86
466-530-012-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 202 HILLSBOROUGH UNIT NO 2B T-86
466-530-013-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 203 HILLSBOROUGH UNIT NO 2B T-86
466-530-014-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 204 HILLSBOROUGH UNIT NO 2B T-86
466-530-015-000	Assessable	7.92	7.92	0.0	0.2226	0.0	0.0	0.0	LOT 205 HILLSBOROUGH UNIT NO 2B T-86
466-530-016-000	Assessable	8.30	8.30	0.0	0.2332	0.0	0.0	0.0	LOT 206 HILLSBOROUGH UNIT NO 2B T-86
466-530-017-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 259 HILLSBOROUGH UNIT NO 2B T-86
466-530-018-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 260 HILLSBOROUGH UNIT NO 2B T-86
466-530-019-000	Assessable	6.78	6.78	0.0	0.1908	0.0	0.0	0.0	LOT 261 HILLSBOROUGH UNIT NO 2B T-86
466-530-020-000	Assessable	6.40	6.40	0.0	0.1802	0.0	0.0	0.0	LOT 262 HILLSBOROUGH UNIT NO 2B T-86
466-530-021-000	Assessable	82.92	82.92	0.0	2.3319	0.0	0.0	0.0	LOT 263 HILLSBOROUGH UNIT NO 2B T-86
466-530-022-000	Assessable	86.70	86.70	0.0	2.4379	0.0	0.0	0.0	LOT 264 HILLSBOROUGH UNIT NO 2B T-86
466-530-023-000	Assessable	79.16	79.16	0.0	2.2259	0.0	0.0	0.0	LOT 265 HILLSBOROUGH UNIT NO 2B T-86
466-530-024-000	Assessable	7.16	7.16	0.0	0.2014	0.0	0.0	0.0	LOT 266 HILLSBOROUGH UNIT NO 2B T-86

Summary Fields	Value
ACTIVE PARCELS	1,060
LEVIED PARCELS	1,044
MAX ASSMT	51,680.48
CHARGE	47,706.74
ACS AREA A	101.60
ACS AREA B	227.51
ACS AREA C	132.61
ACS AREA D	140.90
ACS AREA E	13.63

RESOLUTION NO. 16-256

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Johnson Ranch Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR JOHNSON RANCH LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 16-256

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-256 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 16-257

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: North Central Roseville Specific Plan Landscaping and Lighting District (hereafter referred to as the "District") pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation of and final approval of the Report.

RESOLUTION NO. 16-257

PASSED, APPROVED, AND ADOPTED THIS 15th DAY OF June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-257 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June 2016, by the following vote:

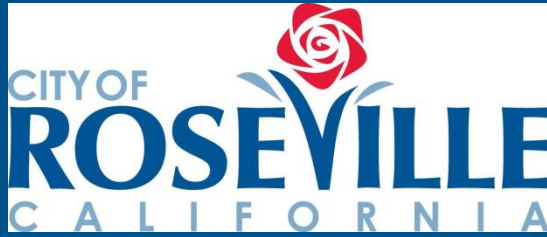
AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville



City of Roseville

North Central Roseville Specific Plan Landscaping and Lighting District

2016/17 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 18, 2016
Public Hearing: June 15, 2016

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Temecula, CA 92590
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F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

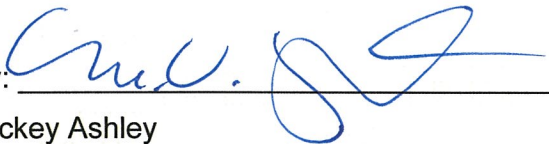
North Central Roseville Specific Plan Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District and all relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/17 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of APRIL, 2016

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 
Mickey Ashley
Senior Project Analyst
District Administration Services

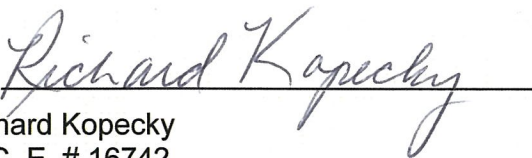
By: 
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the existing North Central Roseville Specific Plan Landscaping and Lighting District (“District”) within the City. The District was formed in 1990. The District was formed and is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

This Engineer’s Annual Levy Report for Fiscal Year 2016/17 (“Report”) describes the District, any annexations, changes to the District, and the proposed assessments for the period of July 1, 2016 through June 30, 2017. The maintenance, operation and servicing of the improvements associated with specific areas of the City that provide a special benefit to the properties in that area are identified as Zones. The costs of the improvements and services are identified and budgeted separately for each Zone and each parcel within a Zone is assessed proportionately for only those improvements and services that are a direct and special benefit to the properties within the Zone. The budgets and assessments are based on the estimated cost (considering historical costs) to maintain the District improvements that provide a direct and special benefit to properties within the District.

The District consists of four landscaping benefit Zones:

- District Wide Benefit Zone
- Local Benefit Zone
- Zone F
- Zone G

In 2003, the City initiated and conducted property owner protest ballot proceedings, in accordance with the Act and Proposition 218, for the territory now known as Zones F & G. After the results of the ballots were tabulated, the City determined that a majority protest did not exist. The City then approved the annexation of Zones F and G, the maximum assessment rates and annual inflationary adjustment factor.

In 2004, the City initiated and conducted property owner protest ballot proceedings, in accordance with the Act and Proposition 218, to reengineer Zones A, B, C, D & E and approve the maximum assessment rates and annual inflationary adjustment factor. After the results of the ballots were tabulated, the City determined that a majority protest did not exist. The City then approved the

Engineer's Annual Levy Report for FY 2004/05, which reconstituted the reengineered zones into the respective District Wide Benefit Zone or Local Benefit Zone.

Zones A, B, C, D and E were reengineered in order to more accurately identify the Zones and areas of special benefit within this portion of the District. These zones were combined into two new Zones based primarily on level of service, similarity of improvement types, and the proximity to improvements.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Placer County Assessor's Office. The Placer County Auditor/Controller uses Assessor's Parcel Numbers and specific Tax Code Accounts, to identify on the County's tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year ("FY") 2016/17. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID ("Articles XIIC and XIID") and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the "Implementation Act"). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as "Proposition 218".

In compliance with the provisions of Proposition 218, property owner ballot proceedings have been conducted for all Zones within the District; such proceedings approved and confirmed the Maximum Assessments and the Inflationary Adjustment Factor as described in this Report.

The District and all Zones therein have been formed pursuant to the Act. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The District is located north of downtown Roseville between Interstate 80 and Washington Boulevard and generally encompasses the area within the North Central Roseville Specific Plan ("NCRSP") and two small residential developments in close proximity to the NCRSP near the corner of Diamond Oaks Road and Washington Boulevard. See Appendix A for District boundary map.

District Wide Zone This Zone includes all assessable property within the District with the exception of Zone F and Zone G.

Local Benefit Zone This Zone includes all single family residential property within the District with the exception of Zone F and Zone G.

Zone F This Zone, which comprises the Diamond Oaks Unit No. 10 development, was created on January 8, 2003 through Resolution 03-2 and was first levied in FY 2003/04. Zone F was comprised of Assessor Parcel Number ("APN") 015-020-040 prior to being subdivided into 39 residential lots.

Zone G This Zone, which comprises the Diamond Oaks Unit No. 14 development, was created on May 28, 2003 through Resolution 03-220 and was first levied in FY 2003/04. Zone G was comprised of APNs 017-041-034 & 015-020-006 prior to being subdivided into 76 residential lots and 1 non-residential parcel.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District provides and ensures the continued maintenance, servicing, administration and operation of various landscaping and lighting improvements, and associated appurtenances that benefit parcels within the District. Services provided include all necessary service, operations, administration and maintenance required to keep the improvements in a healthy, vigorous, and satisfactory condition.

Specific improvements include all ground cover, turf, shrubs, trees, gardens, play areas and play equipment, picnic areas, bike paths, pedestrian trails, walls and fences, park maintenance facilities, irrigation and drainage systems, graffiti removal, and associated appurtenances. Improvements in each Zone include:

District Wide Zone This Zone provides for the maintenance of landscaping, fences, sound walls and other improvements within the arterial parkway right of ways, also described as scenic corridors, including but not limited to Roseville Parkway, Pleasant Grove Boulevard, Harding Boulevard and the east side of Washington Boulevard, pedestrian and bike pathways.

Local Benefit Zone This Zone provides for the maintenance of landscaping and other improvements within the local street right of ways. This Zone is primarily a combination of the old Zone C and Zone D, which provided similar maintenance.

Zone F Maintenance of parkway and perimeter landscaping and block wall adjacent to the development on the west side of Diamond Oaks Road; Parkway and perimeter landscaping, bike trails, block wall and wood fence adjacent to the development on the east side of Washington Boulevard; Open Space designated as Lot

“B”, and; Landscaping within Lot “C”, “E” and “F” within the Diamond Oaks Unit No. 10 project.

Zone G

Maintenance of parkway and perimeter landscaping, bike path and masonry sound wall adjacent to the development on the south side of Pleasant Grove Boulevard; maintenance of parkway and perimeter landscaping, bike path and masonry sound wall adjacent to the development on the west side of Washington Boulevard from Pleasant Grove Boulevard to Emerald Oak Road; maintenance of the masonry sound wall on the western perimeter of the development; installation and maintenance of perimeter landscaping on the west side of the development located on Open Space Parcel C between Emerald Oak Road and the masonry sound wall adjacent to the railroad right of way; and maintenance of Open Space, cobble swale (Lot “B”) and post and cable fencing for Lots “A”, “B”, and “C” within the Diamond Oaks Unit No. 14 project.

All assessable parcels identified as being within each Zone, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within each Zone. Only parcels that receive direct and special benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are to be dispersed and used for only the services and operation provided each Zone of the District.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment

will be imposed. The proportionate special benefit derived by each identified parcel shall 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. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The City has initiated and conducted property owner protest ballot proceedings in accordance with the Act and Proposition 218 for all Zones within the District. Each of the proposed improvements; the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIID and the Act. All improvements associated with the Zones have been identified as necessary, required and/or desired for the orderly development of the properties to their full potential. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within these Zones receives special benefit from the improvements. The desirability and security of properties is enhanced by well-maintained landscaping in close proximity to those properties.

The special benefits associated with all landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.

- Increased sense of pride in ownership of property within the Zones resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the Zones through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allow the property to be developed for the enjoyment of the property owners and contribute to a specific enhancement and desirability of each of the assessed parcels within the Zones.

The improvements are for the special benefit, enhancement and use of properties within the Zones. Although the improvements include public easements, right-of-ways, streets and other amenities available or visible to the public at large, the construction and installation of these improvements are only necessary for the development of properties within the Zones and are not required nor necessarily desired by any properties or developments outside the Zone's boundaries. Therefore, any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the Zones or to the public at large. In making this determination, it should be noted that all parkway and perimeter landscaping within the City is both funded and maintained by a special district, individual property owners or through some type of association.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of each Zone may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels within the Zone in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used for each Zone should reflect the composition of the parcels, and the improvements and services provided, to fairly proportion the Zone's costs based on estimated special benefit to each parcel within the Zone. All assessable parcels within each Zone shall receive a direct special benefit from the services and improvements provided by the Zone.

Considering the composition of the parcels within the Zone, each parcel is assigned an Equivalent Dwelling Unit ("EDU"), which reflects each parcel's estimated special benefit from the improvements as compared to other parcels within the Zone. Because all assessable parcels within each Zone are

considered to benefit from the Zone improvements on an EDU basis, the amounts to levy to each Zone is then spread to each assessable parcel within the Zone on an EDU method as shown in the table below. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

The following formulas are used to calculate the assessment for each parcel:

ASSIGNED EDU	PROPERTY CLASS
1.0 per unit	Single-Family Residential Parcels
0.6 per unit	Multi-Family Residential Parcels
7.0 per acre	Non-Residential Parcels

For each Zone, the Applied Assessment Rate per Equivalent Dwelling Unit for each parcel in the Zone is the result of dividing the total Balance to Levy for each Zone, by the sum of the Zone EDU's for the fiscal year. This Applied Assessment Rate is multiplied by each parcel's individual EDU to determine the parcel's levy amount. The assessment cannot be greater than the current maximum assessment rate, as adjusted for the inflation factor.

$$\text{Total Balance to Levy} / \text{Total EDU} = \text{Rate per EDU}$$

$$\text{Parcel EDU} \times \text{Rate per EDU} = \text{Parcel Levy Amount}$$

D. INFLATIONARY ADJUSTMENT FACTOR

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined a new or increased assessment to exclude certain conditions. These conditions included any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed. This definition and conditions were later confirmed through Senate Bill 919 (the implementing legislation for Proposition 218).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required, pursuant to Proposition 218. The property owner ballots included an Assessment to be approved, as well as the approval of an assessment range formula.

The assessment range formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the “Maximum Assessment” (or “Adjusted Maximum Assessment”), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in the second fiscal year and each fiscal year thereafter, the Maximum Assessment will be calculated.
2. The new Adjusted Maximum Assessment for the year represents the prior year’s approved Maximum Assessment increased by three percent (3.0%).

The Maximum Assessment is adjusted annually and is calculated independent of the District’s annual budget and proposed annual assessment. Any proposed annual assessment less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

The approved base year maximum assessment rates and annual inflationary adjustment factors for all Zones are shown in the table below:

Zone	Year of Approved Maximum Rate and Annual Inflation (Base Year)	Maximum Assessment Rate per EDU (Base Year)	Annual Inflationary Adjustment Factor
District-Wide Benefit Zone	FY 2004/05	\$40.82	3.00%
Local Benefit Zone	FY 2004/05	43.92	3.00%
Zone F	FY 2003/04	481.35	3.00%
Zone G	FY 2003/04	264.22	3.00%

III. DISTRICT BUDGET

A. 2016/17 BUDGET

DESCRIPTION	District-Wide Benefit Zone	Local Benefit Zone	ZONE F (Diamond Oaks No. 10)	ZONE G (Diamond Oaks No. 14)	TOTAL
<u>DIRECT COSTS</u>					
Contract Maintenance - Landscaping	\$212,870.00	\$58,130.00	\$8,830.00	\$4,760.00	\$284,590.00
Repair & Maintenance - Landscaping/Parks	70,000.00	42,400.00	6,000.00	3,000.00	121,400.00
Utilities	80,000.00	8,500.00	2,550.00	2,500.00	93,550.00
Maintenance - Bike Trails	0.00	515.00	3,477.00	2,364.00	6,356.00
Maintenance - Open Space	n/a	n/a	2,320.00	2,364.00	4,684.00
Rehab Reserve Project Expenditures:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Direct Costs	\$362,870.00	\$109,545.00	\$23,177.00	\$14,988.00	\$510,580.00
<u>ADMINISTRATION COSTS</u>					
City Administration	\$14,782.13	\$8,446.93	\$155.98	\$315.96	\$23,701.00
Contract Admin- Park's Dept	32,500.00	9,500.00	1,708.00	1,606.00	45,314.00
County Auditor Fees	4,296.79	1,323.15	267.65	200.00	6,087.59
Consulting & Professional Services	5,732.35	3,279.68	867.28	630.06	10,509.37
Public Hearing Publishing Costs	538.20	303.83	5.75	11.50	859.28
ERP Project Costs	<u>1,459.53</u>	<u>1,214.89</u>	<u>131.19</u>	<u>98.03</u>	<u>2,903.64</u>
Total Administrative Costs	\$59,309.00	\$24,068.48	\$3,135.85	\$2,861.55	\$89,374.88
Total Direct and Administration Costs	\$422,179.00	\$133,613.48	\$26,312.85	\$17,849.55	\$599,954.88
<u>BUDGET ADJUSTMENTS</u>					
Replenishment/(Use) of Operating Reserve	\$7,499.98	(\$1,298.65)	\$452.07	\$2,150.09	\$8,803.49
Contribution for /(Use of) Rehab Reserve	0.00	0.00	0.00	0.00	0.00
Rounding Adjustment	<u>0.34</u>	<u>(41.67)</u>			<u>(41.33)</u>
Total Adjustments	\$7,500.32	(\$1,340.32)	\$452.07	\$2,150.09	\$8,762.16
BALANCE TO LEVY	\$429,679.32	\$132,273.16	\$26,764.92	\$19,999.64	\$608,717.04

B. 2016/17 ASSESSMENT RATES

DESCRIPTION	District-Wide Benefit Zone	Local Benefit Zone	ZONE F (Diamond Oaks No. 10)	ZONE G (Diamond Oaks No. 14)	TOTAL
<u>FY 2016/17 APPLIED ASSESSMENT RATES</u>					
Total Assessable Parcels*	3,363	2,112	39	79	3,481
Total Assessable Single Family Units*	2,113	2,113	39	79	2,231
Total Assessable Multi-Family Units	2,387	n/a	-	-	2,387
Total Assessable Non-Residential Acres	548.2366	n/a	-	-	548.2366
Total Equivalent Dwelling Units ("EDUs")*	7,382.8562	2,113	39	79	7,500.8562
Applied Assessment Rates Per EDU	\$58.1996	\$62.5997	\$686.280	\$253.16	
Maximum Assessment Rates per EDU	\$58.1996	\$62.6194	\$706.879	\$388.02	
Potential Maximum Assessment per Zone	\$429,679	\$132,315	\$27,568	\$30,653	\$620,215

* Since each single family residential parcel resides in both the District-Wide Benefit Zone and the Local Benefit Zone, the number of single family EDUs, units and parcels are only added once to arrive at these totals.

C. 2016/17 FUND BALANCE INFORMATION

DESCRIPTION	District-Wide Benefit Zone	Local Benefit Zone	ZONE F (Diamond Oaks No. 10)	ZONE G (Diamond Oaks No. 14)	TOTAL
OPERATING RESERVE					
Beginning Operating Reserve Balance 7-1-2016 (est.)	\$201,925.45	\$52,661.69	\$13,458.22	\$22,545.76	\$290,591.12
add: Replenish from FY 16/17 Levy	7,499.98		452.07	2,150.09	10,102.14
less: Use for FY 16/17 Expenses		(1,298.65)			(1,298.65)
Transfer from/(to) the Rehab Reserve	(27,990.43)	3,409.46	(2,321.79)	(17,201.85)	(44,104.61)
Ending Operating Reserve Balance 6-30-2017 (est.)	\$181,435.00	\$54,772.50	\$11,588.50	\$7,494.00	\$255,290.00
REHABILITATION RESERVE					
Beginning Rehab Reserve Balance 7-1-2016 (est.)	\$39,410.34	\$66,370.26	\$17,138.36	\$27,580.79	\$150,499.75
add: Collect from FY 16/17 Levy					0.00
less: Use for FY 16/17 Rehab Projects	0.00	0.00	0.00	0.00	0.00
Transfer from/(to) the Operating Reserve	27,990.43	(3,409.46)	2,321.79	17,201.85	44,104.61
Ending Rehab Reserve Balance 6-30-2017 (est.)	\$67,400.77	\$62,960.80	\$19,460.15	\$44,782.64	\$194,604.36

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance - Landscaping/Parks - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Maintenance – Bike Trails – Costs to perform the necessary maintenance of the bike trails within the District. If zero, this line item may not be shown in the budget.

Maintenance – Open Space – Costs to perform the necessary maintenance of the open space areas within the District. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in

the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected in the District through assessments for the current fiscal year. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Total Assessable Single Family Units - The total number of assessable single family units within the District for the current fiscal year. Since each single family residential parcel is in both the District-Wide Benefit Zone and the Local Benefit Zone, the single family EDUs are only added once to arrive at the "Total Equivalent Dwelling Units"

Total Assessable Multi-Family Units - The total number of assessable multi-family units within the District for the current fiscal year.

Total Assessable Non-Residential Acres - The total assessable non-residential acres within the District for the current fiscal year.

Total Equivalent Dwelling Units (“EDUs”) - Total assessable EDUs within the District for the current fiscal year.

Applied Assessment Rates per EDU - The assessment rates per EDU to be applied to the non-exempt parcels within the applicable Zone for the current fiscal year.

Maximum Assessment Rates per EDU - The maximum assessment rates per EDU to for the parcels of within the applicable Zone for the current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of parcels to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2016 - The District's anticipated beginning balance of cash and receivables net of any unpaid prior year obligations. These beginning balances shall be used to fund the District's expenditures from July 1, 2016 to December 31, 2016, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 16/17 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Expenses – The amount of the Operating Reserve to be used to fund FY 16/17 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2017 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2017. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed

the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2016 — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2016. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 16/17 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Rehab Projects — The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2017 — The projected balance of funds in the Rehabilitation Reserve as of June 30, 2017. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment. Should the District have no Rehabilitation Reserve or related activity, the Rehabilitation Reserve information may not be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

District Wide Zone - Projections of the Zone's future capital improvement expenditures are as follows: Replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$20,000 each in FYs 2017/18, 2018/19 and 2019/20; repair, replace and/or refurbish sound wall improvements: \$6,500 in FY 2017/18.

Local Benefit Zone - Projections of the Zone's future capital improvement expenditures are as follows: Replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$20,000 each in FYs 2017/18 and 2018/19 and \$15,000 each in FYs 2019/20 and 2020/21.

Zone F – Projections of the Zone's future capital improvement expenditures are as follows: Repair, replace and/or refurbish fencing improvements: \$8,000 in FY 2017/18; replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$5,000 each in FYs 2017/18 and 2018/19; and, replace irrigation controller: \$9,000 in FY 2017/18.

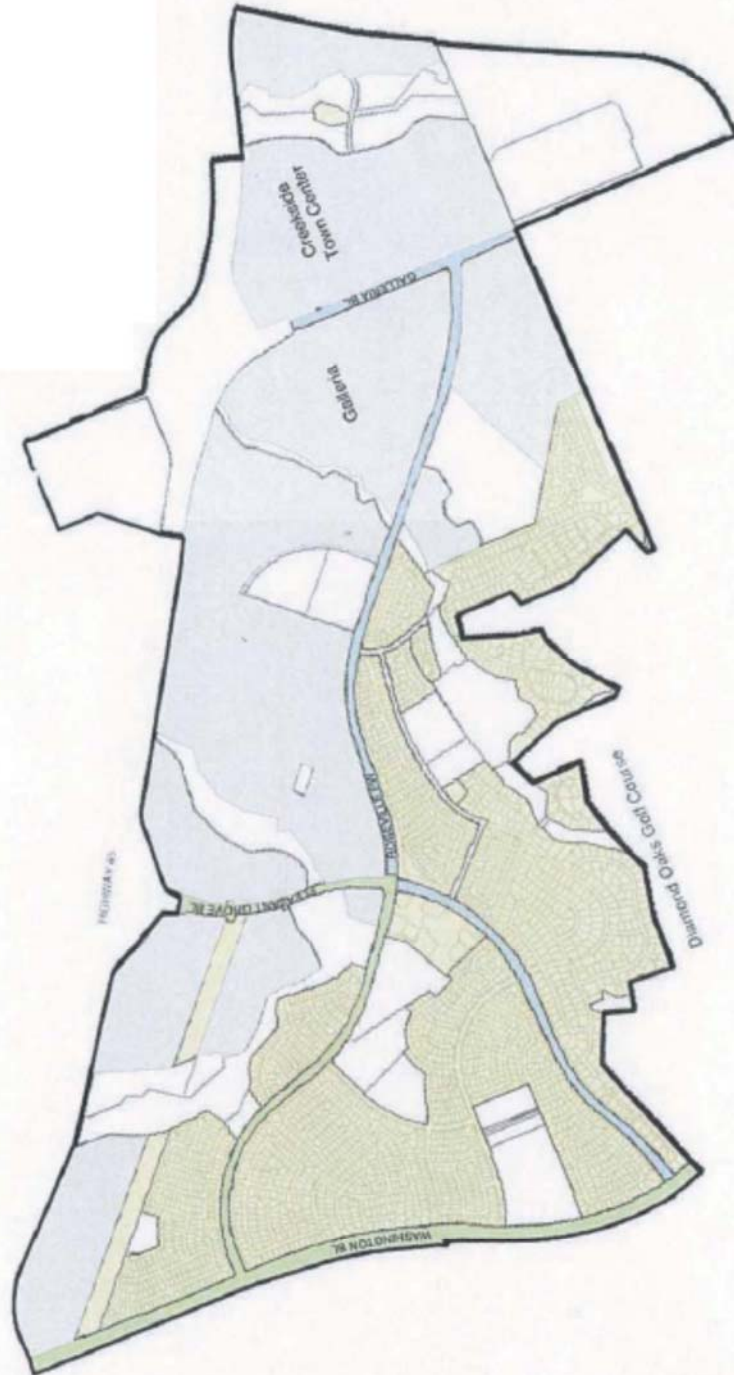
Zone G – Projections of the Zone's future capital improvement expenditures are as follows: Repair, replace and/or refurbish sound wall improvements: \$9,000 in FY 2017/18; replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$10,000 each in FYs 2017/18 and 2018/19; replace irrigation controller: \$15,000 in FY 2017/18.

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

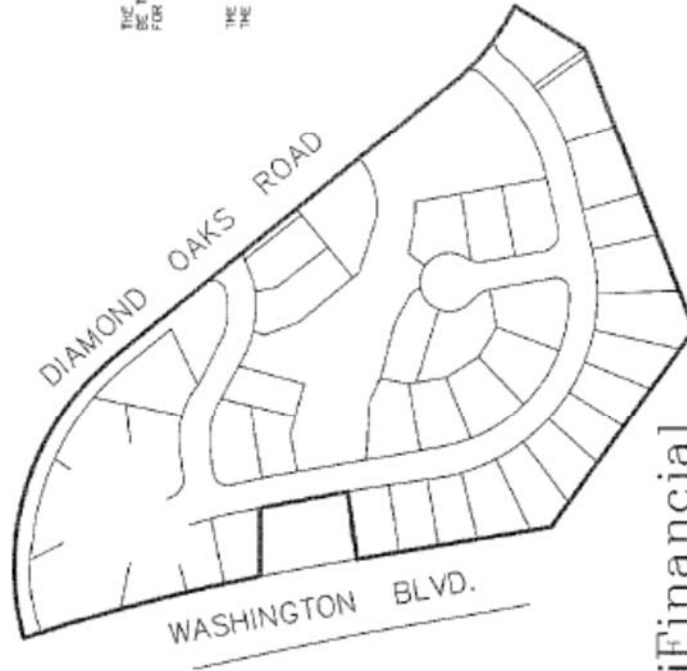
For general reference purposes, a rendering of the District's Boundaries is presented herein.



SHEET 1 OF 1

**DIAMOND OAKS NO. 10 LANDSCAPE AND LIGHTING DISTRICT
(ZONE F DIAMOND OAKS NO. 10-NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPE AND LIGHTING DISTRICT)**

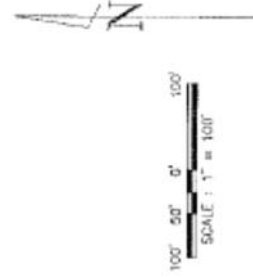
COUNTY OF PLACER
STATE OF CALIFORNIA



THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE PLACER COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE PLACER COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.

LEGEND
APPORTIONMENT BOUNDARY



MuniFinancial
28765 Single Oak Drive
Suite 200
Tennessee, California 92590-3461
Phone (609) 890-3060 Fax (609) 890-3460

7900011-0701-79 (02-048) OCTOBER 2002

**DIAMOND OAKS NO. 14 LANDSCAPE AND LIGHTING DISTRICT
(ZONE G DIAMOND OAKS NO. 14-NORTH CENTRAL ROSEVILLE SPECIFIC PLAN
LANDSCAPE AND LIGHTING DISTRICT)
CITY OF ROSEVILLE
COUNTY OF PLACER
STATE OF CALIFORNIA**



THE LINE AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN ON THE PLACER COUNTY ASSESSORS MAPS FOR THOSE PARCELS LISTED.

THE PLACER COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH LOTS OR PARCELS.



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APPENDIX B — 2016/17 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

Due to the size of the Assessment Roll, a listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2016/17. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
015-165-002-000	District - Wide	904.42	904.42	15.5400	0.0	0.0	2.2200	Non Residential	2.2AC PAR 1 PMOR 35-06
015-165-003-000	District - Wide	688.50	688.50	11.8300	0.0	0.0	1.6900	Non Residential	1.7AC PAR 2 PMOR 35-06
015-165-004-000	District - Wide	692.56	692.57	11.9000	0.0	0.0	1.7000	Non Residential	1.7AC PAR 3 PMOR 35-06
015-165-005-000	District - Wide	631.46	631.46	10.8500	0.0	0.0	1.5500	Non Residential	1.6AC PAR 4 PMOR 35-06
015-166-004-000	District - Wide	2,091.56	2,091.57	35.9380	0.0	0.0	5.1340	Non Residential	5.1 AC LOT 23 CREEKSIDE CENTER V-17
015-166-005-000	District - Wide	-	-	-	0.0	0.0	-	Wetland/Vernal Pool	9.5 AC LOT 23 CREEKSIDE CENTER V-17
015-166-006-000	District - Wide	-	-	-	0.0	0.0	-	Wetland/Vernal Pool	1.1 AC LOT 23 CREEKSIDE CENTER V-17
015-166-007-000	District - Wide	-	-	-	0.0	0.0	-	Wetland/Vernal Pool	4.0 AC LOT 29B OPEN SPACE MOR V-17
015-166-009-000	District - Wide	4,980.82	4,980.83	85.5820	0.0	0.0	12.2260	Non Residential	11.9 AC POR PAR 46 PMOR 28-50
015-166-013-000	District - Wide	-	-	-	0.0	0.0	-	Wetland/Vernal Pool	3.9 AC LOT 30 CREEKSIDE CENTER V-17
015-166-014-000	District - Wide	790.34	790.35	13.5800	0.0	0.0	1.9400	Non Residential	1.9 AC LOT 27 CREEKSIDE CENTER V-17
015-166-015-000	District - Wide	-	-	-	0.0	0.0	-	Wetland/Vernal Pool	8.7 AC LOT 31A CREEKSIDE CENTER V-17
015-166-016-000	District - Wide	-	-	-	0.0	0.0	-	Open Space	8.4 AC LOT 31B OPEN SPACE V-17
015-166-023-000	District - Wide	366.64	366.66	6.3000	0.0	0.0	0.9000	Non Residential	POR LOT 1 CREEKSIDE CENTER MOR V-17
015-166-032-000	District - Wide	977.74	977.75	16.8000	0.0	0.0	2.4000	Non Residential	2.4 AC LOT 3 CREEKSIDE CENTER V-17
015-166-047-000	District - Wide	455.66	455.67	7.8295	0.0	0.0	1.1185	Non Residential	POR LOTS 2 & 5 CREEKSIDE CENTER V-17
015-166-050-000	District - Wide	469.72	469.73	8.0710	0.0	0.0	1.1530	Non Residential	1.2 AC POR LOT 2 & 7 CREEKSIDE CENTER V-
015-166-051-000	District - Wide	518.76	518.78	8.9138	0.0	0.0	1.2734	Non Residential	1.3 AC LOT 8 & POR 9 CREEKSIDE CENTER V-
015-166-052-000	District - Wide	5,289.46	5,289.47	90.8852	0.0	0.0	12.9836	Non Residential	13.5 AC POR LOTS 1 2 & 9 CREEKSIDE CENTE
015-166-053-000	District - Wide	8,057.80	8,057.81	138.4516	0.0	0.0	19.7788	Non Residential	19.7 AC POR LOTS 1 2 4 & 5 CREEKSIDE CEN
015-166-054-000	District - Wide	149.38	149.39	2.5669	0.0	0.0	0.3667	Non Residential	POR LOTS 2 & 4 CREEKSIDE CENTER V-17
015-166-055-000	District - Wide	475.62	475.64	8.1725	0.0	0.0	1.1675	Non Residential	1.3 AC LOT 6 & POR L 2 5 & 7 CREEKSIDE C
015-166-056-000	District - Wide	2,286.50	2,286.51	39.2875	0.0	0.0	5.6125	Non Residential	5.6 AC POR LOTS 24 & 25 CREEKSIDE CENTER
015-166-057-000	District - Wide	425.36	425.36	7.3087	0.0	0.0	1.0441	Non Residential	1.0 AC POR LOT 26 CREEKSIDE CENTER V-17
015-166-058-000	District - Wide	1,951.10	1,951.10	33.5244	0.0	0.0	4.7892	Non Residential	4.8 AC POR LOTS 24 25 & 26 CREEKSIDE CEN
015-166-063-000	District - Wide	1,789.36	1,789.37	30.7454	0.0	0.0	4.3922	Non Residential	4.4 AC POR LOTS 12 & 13 CREEKSIDE CENTER
015-166-064-000	District - Wide	1,394.02	1,394.03	23.9526	0.0	0.0	3.4218	Non Residential	3.4 AC POR LOTS 12 & 13 CREEKSIDE CENTER
015-166-065-000	District - Wide	1,270.92	1,270.93	21.8374	0.0	0.0	3.1196	Non Residential	3.1 AC POR LOT 10 & 11 CREEKSIDE CENTER
015-166-066-000	District - Wide	1,188.92	1,188.93	20.4286	0.0	0.0	2.9184	Non Residential	2.9 AC POR LOT 10 & 11 CREEKSIDE CENTER
015-167-003-000	District - Wide	268.46	268.47	4.6130	0.0	0.0	0.6590	Non Residential	LOT 16 CREEKSIDE CENTER V-17
015-167-005-000	District - Wide	489.02	489.04	8.4028	0.0	0.0	1.2004	Non Residential	1.2 AC POR LOTS 14 15 & 22
015-167-011-000	District - Wide	376.66	376.68	6.4722	0.0	0.0	0.9246	Non Residential	POR LOT 14 CREEKSIDE CENTER MOR V-17
015-167-012-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	POR LOT 14 CREEKSIDE CENTER MOR V-17
015-167-013-000	District - Wide	565.00	565.02	9.7083	0.0	0.0	1.3869	Non Residential	1.4 AC POR LOT 17 CREEKSIDE CENTER V-17
015-167-014-000	District - Wide	379.96	379.98	6.5289	0.0	0.0	0.9327	Non Residential	POR LOTS 18 & 22 CREEKSIDE CENTER MOR V-
015-167-015-000	District - Wide	470.24	470.26	8.0801	0.0	0.0	1.1543	Non Residential	1.1 AC POR LOTS 18 19 & 22 CREEKSIDE CEN
015-167-016-000	District - Wide	3,421.06	3,421.07	58.7818	0.0	0.0	8.3974	Non Residential	8.3 AC POR LOTS 19 THRU 22 CREEKSIDE CEN
015-167-017-000	District - Wide	1,057.42	1,057.44	18.1692	0.0	0.0	2.5956	Non Residential	2.6 AC POR LOTS 19 THRU 22 CREEKSIDE CEN
015-167-018-000	District - Wide	4,698.46	4,698.46	80.7303	0.0	0.0	11.5329	Non Residential	11.5 AC P LOTS 14 15 17 & 22 CREEKSIDE C
015-500-001-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 1 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-002-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-003-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-004-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-005-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS UNIT NO 10 MOR Y-72

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
015-500-006-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-007-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-008-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 8 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-009-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 9 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-010-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 10 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-011-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 11 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-016-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 16 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-019-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 19 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-020-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 20 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-021-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 21 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-022-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 22 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-023-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 23 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-024-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 24 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-025-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 25 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-026-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 26 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-027-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 27 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-028-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 28 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-029-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 29 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-030-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 30 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-031-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 31 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-032-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 32 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-033-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 33 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-036-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 36 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-037-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 37 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-038-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 38 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-039-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 39 DIAMOND OAKS UNIT NO 10 MOR Y-72
015-500-040-000	F	-	-	-	0.0	0.0	-	Open Space	1.8 AC LOT A OPEN SPACE MOR Y-72
015-500-041-000	F	-	-	-	0.0	0.0	-	Open Space	LOT C OPEN SPACE MOR Y-72
015-500-042-000	F	-	-	-	0.0	0.0	-	Open Space	LOT D OPEN SPACE MOR Y-72
015-500-043-000	F	-	-	-	0.0	0.0	-	Open Space	LOT E OPEN SPACE MOR Y-72
015-500-044-000	F	-	-	-	0.0	0.0	-	NPOTS	FR SEC 27 11 6
015-500-047-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	POR LOT15 DIAMOND OAKS UNIT #10 MOR 7-72
015-500-048-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	POR LOT 34 DIAMOND OAKS UNIT NO 10 MOR Y
015-500-049-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	LOT 35 & POR 34 DIAMOND OAKS UNIT NO 10
015-500-050-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	POR LOT 12 DIAMOND OAKS UNIT NO 10 MOR Y
015-500-051-000	F	-	-	-	0.0	0.0	-	Public ROW	POR LOT 12 DIAMOND OAKS UNIT NO 10 MOR Y
015-500-052-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	POR LOT 13 DIAMOND OAKS UNIT NO 10 MOR Y
015-500-053-000	F	-	-	-	0.0	0.0	-	Public ROW	POR LOT 13 DIAMOND OAKS UNIT NO 10 MOR Y
015-500-054-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	POR LOTS 13 14 & 15 DIAMOND OAKS UNIT#10
015-500-055-000	F	-	-	-	0.0	0.0	-	Public ROW	POR LOTS 13 14 DIAMOND OAKS UNIT #10 MOR
015-500-056-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	POR LOT 17 DIAMOND OAKS UNIT NO 10 MOR B
015-500-058-000	F	686.28	706.88	1.0000	1.0	0.0	-	SF Residential	POR LOT 18 DIAMOND OAKS UNIT NO 10 MOR B
017-123-015-000	District - Wide	465.24	465.25	7.9940	0.0	0.0	1.1420	Non Residential	1.2 AC PAR 34B PM 28-67
017-123-017-000	District - Wide	5,405.74	5,405.74	92.8830	0.0	0.0	13.2690	Non Residential	13.3 AC PAR 34A PM 28-67

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
017-123-043-000	District - Wide	488.86	488.88	8.4000	0.0	0.0	1.2000	Non Residential	1.2 AC POR PAR 34 C-2 PMOR 28-84
017-123-054-000	District - Wide	1,833.28	1,833.28	31.5000	0.0	0.0	4.5000	Non Residential	4.5 AC PAR 34 C-1 PMOR 28-84
017-123-055-000	District - Wide	7,386.78	7,386.79	126.9219	0.0	0.0	18.1317	Non Residential	20.3 AC PAR 1 PMOR 28-160
017-123-058-000	District - Wide	410.36	410.37	7.0511	0.0	0.0	1.0073	Non Residential	1.0 AC PAR 2 PMOR 28-160
017-420-002-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-003-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-004-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-005-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-006-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-007-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-008-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 8 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-009-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 9 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-010-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 10 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-011-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 11 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-012-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 12 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-013-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 20 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-014-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 21 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-015-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 22 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-016-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 23 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-017-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 24 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-018-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 25 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-019-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 26 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-420-020-000	G	-	-	-	0.0	0.0	-	Open Space	LOT A PUBLIC UTILITY EASEMENT MOR Z-01
017-420-021-000	G	-	-	-	0.0	0.0	-	Open Space	3.7 AC LOT B PUBLIC UTILITY EASEMENT MOR
017-420-022-000	G	-	-	-	0.0	0.0	-	Utility ROW	POR LOT C PUBLIC UTILITY EASEMENT MOR Z-
017-420-023-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 1 PMOR 31-157
017-420-024-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 78 PMOR 31-157
017-420-025-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 79 PMOR 31-157
017-420-026-000	G	-	-	-	0.0	0.0	-	Open Space	LOT A OPEN SPACE PMOR 31-157
017-420-027-000	G	-	-	-	0.0	0.0	-	Open Space	LOT B OPEN SPACE PMOR 31-157
017-430-001-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 13 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-002-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 14 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-003-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 15 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-004-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 16 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-005-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 17 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-006-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 18 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-007-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 19 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-008-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 27 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-009-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 28 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-010-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 29 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-011-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 30 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-012-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 31 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-013-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 32 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-014-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 33 DIAMOND OAKS UNIT NO 14 MOR Z-01

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
017-430-015-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 34 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-016-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 35 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-017-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 36 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-018-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 37 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-019-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 38 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-020-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 39 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-021-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 40 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-022-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 41 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-023-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 42 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-024-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 43 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-025-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 44 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-026-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 45 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-027-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 46 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-028-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 47 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-029-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 48 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-030-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 49 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-031-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 50 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-032-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 51 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-033-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 52 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-034-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 53 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-035-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 54 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-036-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 55 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-037-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 56 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-038-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 57 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-039-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 58 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-040-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 59 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-041-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 60 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-042-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 61 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-043-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 62 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-044-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 63 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-045-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 64 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-046-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 65 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-047-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 66 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-048-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 67 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-049-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 68 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-050-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 69 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-051-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 70 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-052-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 71 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-053-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 72 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-054-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 73 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-055-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 74 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-056-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 75 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-057-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 76 DIAMOND OAKS UNIT NO 14 MOR Z-01
017-430-058-000	G	253.16	388.02	1.0000	1.0	0.0	-	SF Residential	LOT 77 DIAMOND OAKS UNIT NO 14 MOR Z-01

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
017-430-059-000	G	-	-	-	0.0	0.0	-	Utility ROW	POR LOT C PUBLIC UTILITY EASEMENT MOR Z-
017-430-060-000	G	-	-	-	0.0	0.0	-	Public ROW	LOT D PUBLIC UTILITY EASEMENT MOR Z-01
359-010-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR T MO
359-010-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR T MO
359-010-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR T MO
359-010-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR T MO
359-010-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR T MO
359-010-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR T MO
359-010-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR T MO
359-010-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR T MO
359-010-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR T MO
359-010-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR T M
359-010-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR T M
359-010-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR T M
359-010-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR T M
359-010-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR T M
359-010-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR T M
359-010-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR T M
359-010-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR T M
359-010-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR T M
359-010-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR T M
359-010-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR T M
359-010-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR T M
359-010-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR T M
359-010-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR T M
359-010-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR T M
359-010-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR T M
359-010-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR T M
359-010-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR T M
359-010-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR T M
359-010-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR T M
359-010-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR T M
359-010-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR T M
359-010-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR T M
359-010-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR T M
359-010-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR T M
359-010-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR T M
359-010-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR T M
359-010-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR T M
359-010-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR T M
359-010-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR T M
359-020-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR W X & Y
359-020-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR W X & Y
359-020-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR W X & Y

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
359-020-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR W X & Y
359-020-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR W X & Y
359-020-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR W X & Y
359-020-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR W X & Y
359-020-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR W X & Y
359-020-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR W X & Y
359-020-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR W X & Y
359-020-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR W X & Y
359-020-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR W X & Y
359-020-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR W X & Y
359-020-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR W X & Y
359-020-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR W X & Y
359-020-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR W X & Y
359-020-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR W X & Y
359-020-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR W X & Y
359-020-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR W X & Y
359-020-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR W X & Y
359-020-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR W X & Y
359-020-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR W X & Y
359-020-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR W X & Y
359-020-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR W X & Y
359-020-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR W X & Y
359-020-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR W X & Y
359-020-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR W X & Y
359-020-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR W X & Y
359-020-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR W X & Y
359-020-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR W X & Y
359-020-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 34 HIGHLAND RESERVE WEST PAR WX&
359-020-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR L 24 HIGHLAND RESERVE WEST PAR W X &
359-020-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	L 23 & P L 24 HIGHLAND RESERVE WEST PAR W
359-020-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	L3 HIGHLND RES WEST W-92 & POR L 47 REG
359-020-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	L5 HIGHLND RES WEST W-92 & POR L47 REG 6
359-020-044-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	L6 HIGHLND RES WEST W-92 & POR L47 REG 6
359-030-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR W X & Y
359-030-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR W X & Y
359-030-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR W X & Y
359-030-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR W X & Y
359-030-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR W X & Y
359-030-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR W X & Y
359-030-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR W X & Y
359-030-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR W X & Y
359-030-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR W X & Y
359-030-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR W X & Y
359-030-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR W X & Y

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
359-030-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR W X & Y
359-030-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR W X & Y
359-030-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR W X & Y
359-030-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR W X & Y
359-030-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR W X & Y
359-030-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR W X & Y
359-030-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR W X & Y
359-030-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR W X & Y
359-040-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PCL R MOR X-
359-040-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PCL R MOR X-
359-040-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PCL R MOR X-
359-040-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PCL R MOR X-
359-040-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PCL R MOR X-
359-040-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PCL R MOR X-
359-040-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PCL R MOR X-
359-040-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PCL R MOR X-
359-040-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PCL R MOR X-
359-040-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PCL R MOR X
359-040-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PCL R MOR X
359-040-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PCL R MOR X
359-040-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PCL R MOR X
359-040-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PCL R MOR X
359-040-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PCL R MOR X
359-040-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PCL R MOR X
359-040-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PCL R MOR X
359-040-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PCL R MOR X
359-040-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PCL R MOR X
359-040-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PCL R MOR X
359-040-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PCL R MOR X
359-040-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PCL R MOR X
359-040-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PCL R MOR X
359-040-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PCL R MOR X
359-040-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PCL R MOR X
359-040-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PCL R MOR X
359-040-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PCL R MOR X
359-040-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PCL R MOR X
359-040-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PCL R MOR X
359-040-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PCL R MOR X
359-040-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PCL R MOR X
359-040-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PCL R MOR X
359-040-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PCL R MOR X
359-040-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PCL R MOR X
359-040-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PCL R MOR X
359-040-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PCL R MOR X

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
359-040-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PCL R MOR X
359-040-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PCL R MOR X
359-040-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PCL R MOR X
359-040-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PCL R MOR X
359-040-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PCL R MOR X
359-040-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PCL R MOR X
359-040-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PCL R MOR X
359-040-044-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PCL R MOR X
359-040-045-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PCL R MOR X
359-040-046-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PCL R MOR X
359-040-047-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PCL R MOR X
359-040-048-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PCL R MOR X
359-040-049-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PCL R MOR X
359-040-050-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PCL R MOR X
359-040-051-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PCL R MOR X
359-040-052-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PCL R MOR X
359-040-053-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PCL R MOR X
359-040-054-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PCL R MOR X
359-040-055-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PCL R MOR X
359-040-056-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PCL R MOR X
359-040-057-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PCL R MOR X
359-040-058-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PCL R MOR X
359-040-059-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PCL R MOR X
359-040-060-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PCL R MOR X
359-040-061-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PCL R MOR X
359-040-062-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PCL R MOR X
359-040-063-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST PCL R MOR X
359-040-064-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE WEST PCL R MOR X
359-040-065-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST PCL R MOR X
359-040-066-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST PCL R MOR X
359-040-067-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST PCL R MOR X
359-040-068-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST PCL R MOR X
359-040-069-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST PCL R MOR X
359-040-070-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PCL R MOR X
359-040-071-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PCL R MOR X
359-040-072-000	Local&District - Wide	-	-	-	0.0	0.0	-	Landscaping	LOT A PUBLIC UTILITY/LANDSCAPE EASEMENT
359-040-073-000	Local&District - Wide	-	-	-	0.0	0.0	-	Landscaping	LOT B PUBLIC UTILITY/LANDSCAPE EASEMENT
359-050-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 PROMONTORY POINTE UNIT #2 SUBD 97-
359-050-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 PROMONTORY POINTE UNIT #2 SUBD 97-
359-050-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 PROMONTORY POINTE UNIT #2 SUBD 97-
359-050-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 PROMONTORY POINTE UNIT #2 SUBD 97-
359-050-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 PROMONTORY POINTE UNIT #2 SUBD 97-
359-050-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 PROMONTORY POINTE UNIT #2 SUBD 97-
359-050-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 PROMONTORY POINTE UNIT #2 SUBD 97-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
359-050-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 PROMONTORY POINTE UNIT #2 SUBD 97-
359-050-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 PROMONTORY POINTE UNIT #2 SUBD 97-
359-050-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 PROMONTORY POINTE UNIT #2 SUBD 97
359-050-021-000	Local&District - Wide	-	-	-	0.0	0.0	-	Public ROW	P LOT A OPEN SPACE PROMONTORY POINTE UT
359-050-022-000	Local&District - Wide	-	-	-	0.0	0.0	-	Public ROW	LOT C OPEN SPACE PROMONTORY POINTE UT #2
359-060-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 PROMONTORY POINTE UNIT #2 SUBD 97

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
359-060-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 PROMONTORY POINTE UNIT #2 SUBD 97
359-060-037-000	Local&District - Wide	-	-	-	0.0	0.0	-	Public ROW	P LOT A OPEN SPACE PROMONTORY POINTE UT
359-060-038-000	Local&District - Wide	-	-	-	0.0	0.0	-	Public ROW	LOT B OPEN SPACE PROMONTORY POINTE UT #2
360-010-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR I MOR V
360-010-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR I MOR V
360-010-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR I MOR V
360-010-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR I MOR V
360-010-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR I MOR V
360-010-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR I MOR V
360-010-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR I MOR V
360-010-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR I MOR V
360-010-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR I MOR V
360-010-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR I MOR V
360-010-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR I MOR V
360-010-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR I MOR V
360-010-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR I MOR V
360-010-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR I MOR V
360-010-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR I MOR V
360-010-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR I MOR V
360-010-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR I MOR V
360-010-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR I MOR V
360-010-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR I MOR V
360-010-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR I MOR V
360-010-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR I MOR V
360-010-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR I MOR V
360-010-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR I MOR V
360-010-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR I MOR V
360-010-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR I MOR V
360-010-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR I MOR V
360-010-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR I MOR V
360-010-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR I MOR V
360-010-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PAR I MOR V
360-010-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PAR I MOR V
360-010-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PAR I MOR V
360-010-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PAR I MOR V
360-010-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PAR I MOR V
360-010-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PAR I MOR V
360-010-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST PAR I MOR V

City of Roseville
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City of Roseville
North Central Roseville Specific Plan Landscaping and Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
360-030-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR D PH 2 M
360-030-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR D PH 2 M
360-030-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR D PH 2 M
360-030-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR D PH 2 M
360-030-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR D PH 2 M
360-030-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR D PH 2
360-030-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR D PH 2
360-030-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR D PH 2
360-030-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR D PH 2
360-030-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR D PH 2
360-030-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR D PH 2
360-030-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR D PH 2
360-030-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR D PH 2
360-030-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR D PH 2
360-030-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR D PH 2
360-030-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR D PH 2
360-030-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR D PH 2
360-030-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR D PH 2
360-030-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR D PH 2
360-030-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR D PH 2
360-030-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR D PH 2
360-030-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR D PH 2
360-030-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR D PH 2
360-030-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR D PH 2
360-030-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR D PH 2
360-030-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR D PH 2
360-030-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR D PH 2
360-030-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR D PH 2
360-030-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR D PH 2
360-030-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR D PH 2
360-030-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR D PH 2
360-030-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR D PH 2
360-030-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR D PH 2
360-030-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR D PH 2
360-030-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR D PH 2
360-030-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR D PH 2
360-030-041-000	Local&District - Wide	-	-	-	0.0	0.0	-	Open Space	LOT A OPEN SPACE MOR W-50
360-040-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR E PH 2
360-040-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR E PH 2
360-040-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR E PH 2
360-040-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR E PH 2
360-040-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR E PH 2
360-040-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR E PH 2
360-040-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR E PH 2

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
360-051-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PCLS F G&H X
360-051-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PCLS F G&H X
360-051-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PCLS F G&H
360-051-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PCLS F G&H
360-051-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PCLS F G&H
360-051-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PCLS F G&H
360-051-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PCLS F G&H
360-051-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PCLS F G&H
360-051-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PCLS F G&H
360-051-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PCLS F G&H
360-051-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PCLS F G&H
360-051-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PCLS F G&H
360-051-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PCLS F G&H
360-051-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PCLS F G&H
360-051-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PCLS F G&H
360-051-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PCLS F G&H
360-051-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PCLS F G&H
360-051-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PCLS F G&H
360-051-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PCLS F G&H
360-051-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PCLS F G&H
360-051-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PCLS F G&H
360-051-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PCLS F G&H
360-051-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PCLS F G&H
360-051-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PCLS F G&H
360-051-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PCLS F G&H
360-051-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PCLS F G&H
360-051-036-000	Local&District - Wide	-	-	-	0.0	0.0	-	Drainage Easement	LOT A DRAINAGE EASEMENT X-62
360-051-037-000	Local&District - Wide	-	-	-	0.0	0.0	-	Open Space	LOT B OPEN SPACE X-62
360-051-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 & P 31 HIGHLAND RESV WEST PCLS F
360-051-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 31 HIGHLAND RESV WEST PCLS F G &
360-052-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PCLS F G&H
360-052-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PCLS F G&H
360-052-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PCLS F G&H
360-052-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PCLS F G&H
360-052-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PCLS F G&H
360-052-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PCLS F G&H
360-052-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PCLS F G&H
360-052-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PCLS F G&H
360-052-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PCLS F G&H
360-052-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PCLS F G&H
360-052-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PCLS F G&H
360-052-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PCLS F G&H
360-052-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PCLS F G&H
360-052-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PCLS F G&H

City of Roseville
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
360-052-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PCLS F G&H
360-052-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PCLS F G&H
360-052-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PCLS F G&H
360-052-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PCLS F G&H
360-052-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 42 HIGHLAND RESV WEST PCLS F G &
360-052-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 & P 42 HIGHLAND RESV WEST PCLS F
360-053-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PCLS F G&H
360-053-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST PCLS F G&H
360-053-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE WEST PCLS F G&H
360-053-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST PCLS F G&H
360-053-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST PCLS F G&H
360-053-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST PCLS F G&H
360-053-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST PCLS F G&H
360-053-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST PCLS F G&H
360-053-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PCLS F G&H
360-053-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PCLS F G&H
360-053-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE WEST PCLS F G&H
360-053-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE WEST PCLS F G&H
360-053-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE WEST PCLS F G&H
360-053-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE WEST PCLS F G&H
360-053-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 76 HIGHLAND RESERVE WEST PCLS F G&H
360-053-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 77 HIGHLAND RESERVE WEST PCLS F G&H
360-053-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE WEST PCLS F G&H
360-053-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 79 HIGHLAND RESERVE WEST PCLS F G&H
360-053-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 80 HIGHLAND RESERVE WEST PCLS F G&H
360-053-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 81 HIGHLAND RESERVE WEST PCLS F G&H
360-053-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 82 HIGHLAND RESERVE WEST PCLS F G&H
360-053-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 83 HIGHLAND RESERVE WEST PCLS F G&H
360-054-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 84 HIGHLAND RESERVE WEST PCLS F G&H
360-054-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 85 HIGHLAND RESERVE WEST PCLS F G&H
360-054-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 86 HIGHLAND RESERVE WEST PCLS F G&H
360-054-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 89 HIGHLAND RESERVE WEST PCLS F G&H
360-054-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 90 HIGHLAND RESERVE WEST PCLS F G&H
360-054-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 91 HIGHLAND RESERVE WEST PCLS F G&H
360-054-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 92 HIGHLAND RESERVE WEST PCLS F G&H
360-054-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 87 HIGHLAND RESERVE WEST PARS F
360-054-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 88&P 87 HIGHLAND RESERVE WEST PARS F
360-055-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 101 HIGHLAND RESERVE WEST PCLS F G&H
360-055-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 102 HIGHLAND RESERVE WEST PCLS F G&H
360-055-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 103 HIGHLAND RESERVE WEST PCLS F G&H
360-055-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 104 HIGHLAND RESERVE WEST PCLS F G&H
360-055-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 105 HIGHLAND RESERVE WEST PCLS F G&H
360-055-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 106 HIGHLAND RESERVE WEST PCLS F G&H
360-055-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 107 HIGHLAND RESERVE WEST PCLS F G&H

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
360-055-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 108 HIGHLAND RESERVE WEST PCLS F G&H
360-055-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 109 HIGHLAND RESERVE WEST PCLS F G&H
360-055-010-000	Local&District - Wide	-	-	-	0.0	0.0	-	Open Space	POR LOT C OPEN SPACE X-62
360-060-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PCLS F G&H
360-060-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PCLS F G&H
360-060-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PCLS F G&H
360-060-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PCLS F G&H
360-060-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PCLS F G&H
360-060-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PCLS F G&H
360-060-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 93 HIGHLAND RESERVE WEST PCLS F G&H
360-060-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 94 HIGHLAND RESERVE WEST PCLS F G&H
360-060-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 95 HIGHLAND RESERVE WEST PCLS F G&H
360-060-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 96 HIGHLAND RESERVE WEST PCLS F G&H
360-060-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 97 HIGHLAND RESERVE WEST PCLS F G&H
360-060-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 98 HIGHLAND RESERVE WEST PCLS F G&H
360-060-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 99 HIGHLAND RESERVE WEST PCLS F G&H
360-060-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 100 HIGHLAND RESERVE WEST PCLS F G&H
360-060-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 110 HIGHLAND RESERVE WEST PCLS F G&H
360-060-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 111 HIGHLAND RESERVE WEST PCLS F G&H
360-060-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 112 HIGHLAND RESERVE WEST PCLS F G&H
360-060-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 113 HIGHLAND RESERVE WEST PCLS F G&H
360-060-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 114 HIGHLAND RESERVE WEST PCLS F G&H
360-060-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 115 HIGHLAND RESERVE WEST PCLS F G&H
360-060-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 116 HIGHLAND RESERVE WEST PCLS F G&H
360-060-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 117 HIGHLAND RESERVE WEST PCLS F G&H
360-060-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 118 HIGHLAND RESERVE WEST PCLS F G&H
360-060-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 119 HIGHLAND RESERVE WEST PCLS F G&H
360-060-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 120 HIGHLAND RESERVE WEST PCLS F G&H
360-060-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 121 HIGHLAND RESERVE WEST PCLS F G&H
360-060-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 122 HIGHLAND RESERVE WEST PCLS F G&H
360-060-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 123 HIGHLAND RESERVE WEST PCLS F G&H
360-060-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 124 HIGHLAND RESERVE WEST PCLS F G&H
360-060-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 125 HIGHLAND RESERVE WEST PCLS F G&H
360-060-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 126 HIGHLAND RESERVE WEST PCLS F G&H
360-060-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 127 HIGHLAND RESERVE WEST PCLS F G&H
360-060-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 128 HIGHLAND RESERVE WEST PCLS F G&H
360-060-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 129 HIGHLAND RESERVE WEST PCLS F G&H
360-060-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 130 HIGHLAND RESERVE WEST PCLS F G&H
360-060-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 131 HIGHLAND RESERVE WEST PCLS F G&H
360-060-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 132 HIGHLAND RESERVE WEST PCLS F G&H
360-060-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 133 HIGHLAND RESERVE WEST PCLS F G&H
360-060-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 134 HIGHLAND RESERVE WEST PCLS F G&H
360-060-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 135 HIGHLAND RESERVE WEST PCLS F G&H
360-060-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 136 HIGHLAND RESERVE WEST PCLS F G&H

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
360-060-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 137 HIGHLAND RESERVE WEST PCLS F G&H
360-060-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 138 HIGHLAND RESERVE WEST PCLS F G&H
360-060-044-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 139 HIGHLAND RESERVE WEST PCLS F G&H
360-060-045-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 140 HIGHLAND RESERVE WEST PCLS F G&H
360-060-046-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 141 HIGHLAND RESERVE WEST PCLS F G&H
360-060-047-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 142 HIGHLAND RESERVE WEST PCLS F G&H
360-060-048-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 143 HIGHLAND RESERVE WEST PCLS F G&H
360-060-049-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 144 HIGHLAND RESERVE WEST PCLS F G&H
360-060-050-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 145 HIGHLAND RESERVE WEST PCLS F G&H
360-060-051-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 146 HIGHLAND RESERVE WEST PCLS F G&H
360-060-052-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 147 HIGHLAND RESERVE WEST PCLS F G&H
360-060-053-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 148 HIGHLAND RESERVE WEST PCLS F G&H
360-060-054-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 149 HIGHLAND RESERVE WEST PCLS F G&H
360-060-055-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 150 HIGHLAND RESERVE WEST PCLS F G&H
360-060-056-000	Local&District - Wide	-	-	-	0.0	0.0	-	Open Space	POR LOT C OPEN SPACE X-62
360-060-057-000	Local&District - Wide	-	-	-	0.0	0.0	-	Open Space	LOT D OPEN SPACE X-62
360-060-058-000	Local&District - Wide	-	-	-	0.0	0.0	-	Open Space	LOT E OPEN SPACE X-62
361-010-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1111THE RESERVES@GALLERIA PH3 CONDO 03
361-010-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1112 THE RESERVES@GALLERIA PH3 CONDO 0
361-010-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1113THE RESERVES@GALLERIA PH3 CONDO 03
361-010-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1114THE RESERVES@GALLERIA PH3 CONDO 03
361-010-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1121THE RESERVES@GALLERIA PH3 CONDO 03
361-010-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1122THE RESERVES@GALLERIA PH3 CONDO 03
361-010-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1123THE RESERVES@GALLERIA PH3 CONDO 03
361-010-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1124THE RESERVES@GALLERIA PH3 CONDO 03
361-010-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1211THE RESERVES@GALLERIA PH3 CONDO 03
361-010-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1212 THE RESERVES@GALLERIA PH3 CONDO 0
361-010-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1213THE RESERVES@GALLERIA PH3 CONDO 03
361-010-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1214THE RESERVES@GALLERIA PH3 CONDO 03
361-010-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1221THE RESERVES@GALLERIA PH3 CONDO 03
361-010-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1222THE RESERVES@GALLERIA PH3 CONDO 03
361-010-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1223THE RESERVES@GALLERIA PH3 CONDO 03
361-010-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1224THE RESERVES@GALLERIA PH3 CONDO 03
361-010-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1311THE RESERVES@GALLERIA PH3 CONDO 03
361-010-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1312THE RESERVES@GALLERIA PH3 CONDO 03
361-010-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1313 HE RESERVES@GALLERIA PH3 CONDO 03
361-010-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1314THE RESERVES@GALLERIA PH3 CONDO 03
361-010-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1321THE RESERVES@GALLERIA PH3 CONDO 03
361-010-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L1322 THE RESERVES@GALLERIA PH3 CONDO 03
361-010-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1323THE RESERVES@GALLERIA PH3 CONDO 03
361-010-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1324THE RESERVES@GALLERIA PH3 CONDO 03
361-010-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1411THE RESERVES@GALLERIA PH3 CONDO 03
361-010-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1412THE RESERVES@GALLERIA PH3 CONDO 03
361-010-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1413THE RESERVES@GALLERIA PH3 CONDO 03

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-010-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1414THE RESERVES@GALLERIA PH3 CONDO 03
361-010-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1421THE RESERVES@GALLERIA PH3 CONDO 03
361-010-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1422THE RESERVES@GALLERIA PH3 CONDO 03
361-010-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1423THE RESERVES@GALLERIA PH3 CONDO 03
361-010-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1424THE RESERVES@GALLERIA PH3 CONDO
361-010-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1511THE RESERVES@GALLERIA PH3 CONDO
361-010-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1512THE RESERVES@GALLERIA PH3 CONDO
361-010-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1513THE RESERVES@GALLERIA PH3 CONDO
361-010-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1514THE RESERVES@GALLERIA PH3 CONDO
361-010-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1521THE RESERVES@GALLERIA PH3 CONDO
361-010-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1522THE RESERVES@GALLERIA PH3 CONDO
361-010-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1523THE RESERVES@GALLERIA PH3 CONDO
361-010-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1524THE RESERVES@GALLERIA PH3 CONDO
361-010-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1611THE RESERVES@GALLERIA PH3 CONDO
361-010-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1612THE RESERVES@GALLERIA PH3 CONDO
361-010-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1613THE RESERVES@GALLERIA PH3 CONDO
361-010-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1614THE RESERVES@GALLERIA PH3 CONDO
361-010-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1621THE RESERVES@GALLERIA PH3 CONDO
361-010-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1622THE RESERVES@GALLERIA PH3 CONDO
361-010-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1623THE RESERVES@GALLERIA PH3 CONDO
361-010-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1624 THE RESEVES@GALLERIA PH3 CONDO
361-010-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1711THE RESERVES@GALLERIA PH3 CONDO
361-010-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1712THE RESERVES@GALLERIA PH3 CONDO
361-010-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1713THE RESERVES@GALLERIA PH3 CONDO
361-010-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1714THE RESERVES@GALLERIA PH3 CONDO
361-010-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1721THE RESERVES@GALLERIA PH3 CONDO
361-010-054-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1722THE RESERVES@GALLERIA PH3 CONDO
361-010-055-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1723THE RESERVES@GALLERIA PH3 CONDO
361-010-056-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1724THE RESERVES@GALLERIA PH3 CONDO
361-010-057-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1811THE RESERVES@GALLERIA PH3 CONDO
361-010-058-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1812THE RESERVES@GALLERIA PH3 CONDO
361-010-059-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1813THE RESERVES@GALLERIA PH3 CONDO
361-010-060-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1814THE RESERVES@GALLERIA PH3 CONDO
361-010-061-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1821THE RESERVES@GALLERIA PH3 CONDO
361-010-062-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1822THE RESERVES@GALLERIA PH3 CONDO
361-010-063-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1823 HE RESERVES@GALLERIA PH3 CONDO
361-010-064-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LOT 1824THE RESERVES@GALLERIA PH3 CONDO
361-010-065-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	1.0 AC LOT 6 COMMON AREA THE RESERVES@GA
361-010-066-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	LOT 8 COMMON AREA THE RESERVES@GALLERIA
361-010-067-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	LOT 9 COMMON AREA THE RESERVES@GALLERIA
361-020-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 811 THE RESERVES @ GALLERIA PH2 CONDO
361-020-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 812 THE RESERVES @ GALLERIA PH2 CONDO
361-020-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 813 THE RESERVES @ GALLERIA PH2 CONDO
361-020-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 814 THE RESERVES @ GALLERIA PH2 CONDO

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-020-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 821 THE RESERVES @ GALLERIA PH2 CONDO
361-020-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 822 THE RESERVES @ GALLERIA PH2 CONDO
361-020-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 823 THE RESERVES @ GALLERIA PH2 CONDO
361-020-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 824 THE RESERVES @ GALLERIA PH2 CONDO
361-020-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 911 THE RESERVES @ GALLERIA PH2 CONDO
361-020-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 913 THE RESERVES @ GALLERIA PH2 CONDO
361-020-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1011 THE RESERVES@ GALLERIA PH2 CONDO
361-020-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1012 THE RESERVES@ GALLERIA PH2 CONDO
361-020-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1013 THE RESERVES@ GALLERIA PH2 CONDO
361-020-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1014 THE RESERVES@ GALLERIA PH2 CONDO
361-020-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1021 THE RESERVES@ GALLERIA PH2 CONDO
361-020-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1022 THE RESERVES@ GALLERIA PH2 CONDO
361-020-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1023 THE RESERVES@ GALLERIA PH2 CONDO
361-020-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1024 THE RESERVES@ GALLERIA PH2 CONDO
361-020-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1911 THE RESERVES@ GALLERIA PH2 CONDO
361-020-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1912 THE RESERVES@ GALLERIA PH2 CONDO
361-020-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1913 THE RESERVES@ GALLERIA PH2 CONDO
361-020-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1914 THE RESERVES@ GALLERIA PH2 CONDO
361-020-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1921 THE RESERVES@ GALLERIA PH2 CONDO
361-020-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1922 THE RESERVES@ GALLERIA PH2 CONDO
361-020-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1923 THE RESERVES@ GALLERIA PH2 CONDO
361-020-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 1924 THE RESERVES@ GALLERIA PH2 CONDO
361-020-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2011 THE RESERVES@ GALLERIA PH2 CONDO
361-020-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2012 THE RESERVES@ GALLERIA PH2 CONDO
361-020-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2013 THE RESERVES@ GALLERIA PH2 CONDO
361-020-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2014 THE RESERVES@ GALLERIA PH2 CONDO
361-020-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2021 THE RESERVES@ GALLERIA PH2 CONDO
361-020-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2022 THE RESERVES@ GALLERIA PH2 CONDO
361-020-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2023 THE RESERVES@ GALLERIA PH2 CONDO
361-020-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2024 THE RESERVES@ GALLERIA PH2 CONDO
361-020-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2111 THE RESERVES@ GALLERIA PH2 CONDO
361-020-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2112 THE RESERVES@ GALLERIA PH2 CONDO
361-020-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2113 THE RESERVES@ GALLERIA PH2 CONDO
361-020-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2114 THE RESERVES@ GALLERIA PH2 CONDO
361-020-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2121 THE RESERVES@ GALLERIA PH2 CONDO
361-020-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2122 THE RESERVES@ GALLERIA PH2 CONDO
361-020-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2123 THE RESERVES@ GALLERIA PH2 CONDO
361-020-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2124 THE RESERVES@ GALLERIA PH2 CONDO
361-020-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2211 THE RESERVES@ GALLERIA PH2 CONDO
361-020-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2212 THE RESERVES@ GALLERIA PH2 CONDO
361-020-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2213 THE RESERVES@ GALLERIA PH2 CONDO
361-020-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2214 THE RESERVES@ GALLERIA PH2 CONDO
361-020-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2221 THE RESERVES@ GALLERIA PH2 CONDO
361-020-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2222 THE RESERVES@ GALLERIA PH2 CONDO

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-020-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2223 THE RESERVES@ GALLERIA PH2 CONDO
361-020-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2224 THE RESERVES@ GALLERIA PH2 CONDO
361-020-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2311 THE RESERVES@ GALLERIA PH2 CONDO
361-020-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2312 THE RESERVES@ GALLERIA PH2 CONDO
361-020-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2313 THE RESERVES@ GALLERIA PH2 CONDO
361-020-054-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2314 THE RESERVES@ GALLERIA PH2 CONDO
361-020-055-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2321 THE RESERVES@ GALLERIA PH2 CONDO
361-020-056-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2322 THE RESERVES@ GALLERIA PH2 CONDO
361-020-057-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2323 THE RESERVES@ GALLERIA PH2 CONDO
361-020-058-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2324 THE RESERVES@ GALLERIA PH2 CONDO
361-020-059-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	LOT 5 COMMON AREA THE RESERVES @ GALLERI
361-020-060-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	LOT 7 COMMON AREA THE RESERVES @ GALLERI
361-020-061-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	1.1 AC LT 10 COMMON AREA THE RESERVES@GA
361-030-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 211 THE RESERVES@GALLERIA PH 1B CONDO
361-030-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 212 THE RESERVES@GALLERIA PH 1B CONDO
361-030-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 213 THE RESERVES@GALLERIA PH 1B CONDO
361-030-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 214 THE RESERVES@GALLERIA PH 1B CONDO
361-030-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 221 THE RESERVES@GALLERIA PH 1B CONDO
361-030-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 222 THE RESERVES@GALLERIA PH 1B CONDO
361-030-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 223 THE RESERVES@GALLERIA PH 1B CONDO
361-030-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 224 THE RESERVES@GALLERIA PH 1B CONDO
361-030-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 311 THE RESERVES@GALLERIA PH 1B CONDO
361-030-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 312 THE RESERVES@GALLERIA PH 1B CONDO
361-030-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 313 THE RESERVES@GALLERIA PH 1B CONDO
361-030-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 314 THE RESERVES@GALLERIA PH 1B CONDO
361-030-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 321 THE RESERVES@GALLERIA PH 1B CONDO
361-030-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 322 THE RESERVES@GALLERIA PH 1B CONDO
361-030-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 323 THE RESERVES@GALLERIA PH 1B CONDO
361-030-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 324 THE RESERVES@GALLERIA PH 1B CONDO
361-030-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 411 THE RESERVES@GALLERIA PH 1B CONDO
361-030-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 412 THE RESERVES@GALLERIA PH 1B CONDO
361-030-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 413 THE RESERVES@GALLERIA PH 1B CONDO
361-030-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 414 THE RESERVES@GALLERIA PH 1B CONDO
361-030-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 421 THE RESERVES@GALLERIA PH 1B CONDO
361-030-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 422 THE RESERVES@GALLERIA PH 1B CONDO
361-030-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 423 THE RESERVES@GALLERIA PH 1B CONDO
361-030-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 424 THE RESERVES@GALLERIA PH 1B CONDO
361-030-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 511 THE RESERVES@GALLERIA PH 1B CONDO
361-030-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 512 THE RESERVES@GALLERIA PH 1B CONDO
361-030-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 513 THE RESERVES@GALLERIA PH 1B CONDO
361-030-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 514 THE RESERVES@GALLERIA PH 1B CONDO
361-030-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 521 THE RESERVES@GALLERIA PH 1B CONDO
361-030-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 522 THE RESERVES@GALLERIA PH 1B CONDO
361-030-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 523 THE RESERVES@GALLERIA PH 1B CONDO

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-030-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 524 THE RESERVES@GALLERIA PH 1B CONDO
361-030-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 611 THE RESERVES@GALLERIA PH 1B CONDO
361-030-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 612 THE RESERVES@GALLERIA PH 1B CONDO
361-030-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 613 THE RESERVES@GALLERIA PH 1B CONDO
361-030-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 614 THE RESERVES@GALLERIA PH 1B CONDO
361-030-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 621 THE RESERVES@GALLERIA PH 1B CONDO
361-030-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 622 THE RESERVES@GALLERIA PH 1B CONDO
361-030-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 623 THE RESERVES@GALLERIA PH 1B CONDO
361-030-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 624 THE RESERVES@GALLERIA PH 1B CONDO
361-030-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 711 THE RESERVES@GALLERIA PH 1B CONDO
361-030-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 712 THE RESERVES@GALLERIA PH 1B CONDO
361-030-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 713 THE RESERVES@GALLERIA PH 1B CONDO
361-030-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 714 THE RESERVES@GALLERIA PH 1B CONDO
361-030-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 721 THE RESERVES@GALLERIA PH 1B CONDO
361-030-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 722 THE RESERVES@GALLERIA PH 1B CONDO
361-030-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 723 THE RESERVES@GALLERIA PH 1B CONDO
361-030-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 724 THE RESERVES@GALLERIA PH 1B CONDO
361-030-049-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	1.1 AC L 2 COMMON AREA THE RESERVES@GALL
361-030-050-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	1.4 AC L 3 COMMON AREA THE RESERVES@GALL
361-040-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2411 THE RESERVES@GALLERIA PH1A CONDO
361-040-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2412 THE RESERVES@GALLERIA PH1A CONDO
361-040-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2413 THE RESERVES@GALLERIA PH1A CONDO
361-040-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2414 THE RESERVES@GALLERIA PH1A CONDO
361-040-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2421 THE RESERVES@GALLERIA PH1A CONDO
361-040-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2422 THE RESERVES@GALLERIA PH1A CONDO
361-040-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2423 THE RESERVES@GALLERIA PH1A CONDO
361-040-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2424 THE RESERVES@GALLERIA PH1A CONDO
361-040-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2511 THE RESERVES@GALLERIA PH1A CONDO
361-040-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2512 THE RESERVES@GALLERIA PH1A CONDO
361-040-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2513 THE RESERVES@GALLERIA PH1A CONDO
361-040-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2514 THE RESERVES@GALLERIA PH1A CONDO
361-040-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2521 THE RESERVES@GALLERIA PH1A CONDO
361-040-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2522 THE RESERVES@GALLERIA PH1A CONDO
361-040-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2523 THE RESERVES@GALLERIA PH1A CONDO
361-040-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2524 THE RESERVES@GALLERIA PH1A CONDO
361-040-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2611 THE RESERVES@GALLERIA PH1A CONDO
361-040-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2612 THE RESERVES@GALLERIA PH1A CONDO
361-040-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2613 THE RESERVES@GALLERIA PH1A CONDO
361-040-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2614 THE RESERVES@GALLERIA PH1A CONDO
361-040-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2621 THE RESERVES@GALLERIA PH1A CONDO
361-040-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2622 THE RESERVES@GALLERIA PH1A CONDO
361-040-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2623 THE RESERVES@GALLERIA PH1A CONDO
361-040-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2624 THE RESERVES@GALLERIA PH1A CONDO
361-040-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2711 THE RESERVES@GALLERIA PH1A CONDO

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-040-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2712 THE RESERVES@GALLERIA PH1A CONDO
361-040-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2713 THE RESERVES@GALLERIA PH1A CONDO
361-040-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2714 THE RESERVES@GALLERIA PH1A CONDO
361-040-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2721 THE RESERVES@GALLERIA PH1A CONDO
361-040-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2722 THE RESERVES@GALLERIA PH1A CONDO
361-040-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2723 THE RESERVES@GALLERIA PH1A CONDO
361-040-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	L 2724 THE RESERVES@GALLERIA PH1A CONDO
361-040-033-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	1.1 AC LT 1 COMMON AREA THE RESERVES@GAL
361-040-034-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	L 3 COMMON AREA THE RESERVES @ GALLERIA
361-050-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 211 VILLAGE OF THE GALLERIA CONDO 20
361-050-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 212 VILLAGE OF THE GALLERIA CONDO 20
361-050-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 213 VILLAGE OF THE GALLERIA CONDO 20
361-050-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 214 VILLAGE OF THE GALLERIA CONDO 20
361-050-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 215 VILLAGE OF THE GALLERIA CONDO 20
361-050-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 216 VILLAGE OF THE GALLERIA CONDO 20
361-050-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 217 VILLAGE OF THE GALLERIA CONDO 20
361-050-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 218 VILLAGE OF THE GALLERIA CONDO 20
361-050-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 221 VILLAGE OF THE GALLERIA CONDO 20
361-050-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 222 VILLAGE OF THE GALLERIA CONDO 20
361-050-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 223 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 224 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 225 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 226VLG OFTHE GALLERIA CONDO PLN 05-0
361-050-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 227 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 228 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 233 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 234 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 235 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 236 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 411 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 412 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 413 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 414 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 415 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 416 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 417 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 418 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 421 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 422 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 423 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 424 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 425 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 426 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 427 VLG OFTHE GALLERIA CONDO PLN 05-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-050-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 428 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 433 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 434VLG OFTHE GALLERIA CONDO PLN 05-0
361-050-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 435 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 436 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 611 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 612 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 613 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 614 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 615 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 616 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 617 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 618 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 621 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 622 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 623 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 624 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 625 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-054-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 626 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-055-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 627 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-056-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 628 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-057-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 633 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-058-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 634 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-059-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 635 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-060-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 636 VLG OFTHE GALLERIA CONDO PLN 05-
361-050-061-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA2 COM AREA VLG OFTHE GALRIA CONDO PLN
361-050-062-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA4 COM AREA VLG OFTHE GALRIA CONDO PLN
361-050-063-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA6 COM AREA VLG OFTHE GALRIA CONDO PLN
361-050-064-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-B COM AREA VLGOF GALRIA CONDO PLN
361-060-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 511 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 512 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 513 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 514 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 515 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 516 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 517 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 518 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 521 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 522 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 523 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 524 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 525 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 526 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 527 VLG OFTHE GALLERIA CONDO PLN 05-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-060-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 528 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 533 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 534 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 535 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 536 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 711 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 712 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 713 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 714 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 715 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 716 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 717 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 718 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 721 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 722 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 723 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 724 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 725 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 726 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 727 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 728 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 733 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 734 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 735 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 736 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 911 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 912 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 913 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 914 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 915 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 916 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 917 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 918 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 921 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 922 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 923 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 924 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 925 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-054-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 926 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-055-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 927 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-056-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 928 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-057-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 933 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-058-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 934 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-059-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 935 VLG OFTHE GALLERIA CONDO PLN 05-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-060-060-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 936 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-061-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 811 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-062-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 812 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-063-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 813 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-064-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 814 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-065-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 815 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-066-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 816 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-067-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 817 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-068-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 818 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-069-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 821 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-070-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 822 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-071-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 823 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-072-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 824 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-073-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 825 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-074-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 826 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-075-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 827 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-076-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 828 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-077-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 833 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-078-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 834 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-079-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 835 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-080-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 836 VLG OFTHE GALLERIA CONDO PLN 05-
361-060-081-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA5 COM AREA VLG OFTHE GALRIA CONDO PLN
361-060-082-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA7 COM AREA VLG OFTHE GALRIA CONDO PLN
361-060-083-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA8 COM AREA VLG OFTHE GALRIA CONDO PLN
361-060-084-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA9 COM AREA VLG OFTHE GALRIA CONDO PLN
361-060-085-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	ACAE COM AREA VLG OFTHE GALRIA CONDO PLN
361-070-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1011 VLG OFTHE GALLERIA CONDO PLN 05
361-070-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1012 VLG OFTHE GALLERIA CONDO PLN 05
361-070-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1013 VLG OFTHE GALLERIA CONDO PLN 05
361-070-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1014 VLG OFTHE GALLERIA CONDO PLN 05
361-070-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1015 VLG OFTHE GALLERIA CONDO PLN 05
361-070-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1016 VLG OFTHE GALLERIA CONDO PLN 05
361-070-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1017 VLG OFTHE GALLERIA CONDO PLN 05
361-070-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1018 VLG OFTHE GALLERIA CONDO PLN 05
361-070-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1021 VLG OFTHE GALLERIA CONDO PLN 05
361-070-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1022 VLG OFTHE GALLERIA CONDO PLN 05
361-070-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1023 VLG OFTHE GALLERIA CONDO PLN 05
361-070-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1024 VLG OFTHE GALLERIA CONDO PLN 05
361-070-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1025 VLG OFTHE GALLERIA CONDO PLN 05
361-070-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1026 VLG OFTHE GALLERIA CONDO PLN 05
361-070-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1027 VLG OFTHE GALLERIA CONDO PLN 05
361-070-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1028 VLG OFTHE GALLERIA CONDO PLN 05
361-070-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1033 VLG OFTHE GALLERIA CONDO PLN 05
361-070-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1034 VLG OFTHE GALLERIA CONDO PLN 05

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-070-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1035 VLG OFTHE GALLERIA CONDO PLN 05
361-070-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1036 VLG OFTHE GALLERIA CONDO PLN 05
361-070-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1111 VLG OFTHE GALLERIA CONDO PLN 05
361-070-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1112 VLG OFTHE GALLERIA CONDO PLN 05
361-070-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1113 VLG OFTHE GALLERIA CONDO PLN 05
361-070-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1114 VLG OFTHE GALLERIA CONDO PLN 05
361-070-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1115 VLG OFTHE GALLERIA CONDO PLN 05
361-070-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1116 VLG OFTHE GALLERIA CONDO PLN 05
361-070-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1117 VLG OFTHE GALLERIA CONDO PLN 05
361-070-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1118 VLG OFTHE GALLERIA CONDO PLN 05
361-070-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1121 VLG OFTHE GALLERIA CONDO PLN 05
361-070-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1122 VLG OFTHE GALLERIA CONDO PLN 05
361-070-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1123 VLG OFTHE GALLERIA CONDO PLN 05
361-070-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1124 VLG OFTHE GALLERIA CONDO PLN 05
361-070-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1125 VLG OFTHE GALLERIA CONDO PLN 05
361-070-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1126 VLG OFTHE GALLERIA CONDO PLN 05
361-070-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1127 VLG OFTHE GALLERIA CONDO PLN 05
361-070-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1128 VLG OFTHE GALLERIA CONDO PLN 05
361-070-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1133 VLG OFTHE GALLERIA CONDO PLN 05
361-070-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1134 VLG OFTHE GALLERIA CONDO PLN 05
361-070-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1135 VLG OFTHE GALLERIA CONDO PLN 05
361-070-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1136 VLG OFTHE GALLERIA CONDO PLN 05
361-070-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1211 VLG OFTHE GALLERIA CONDO PLN 05
361-070-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1212 VLG OFTHE GALLERIA CONDO PLN 05
361-070-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1213 VLG OFTHE GALLERIA CONDO PLN 05
361-070-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1214 VLG OFTHE GALLERIA CONDO PLN 05
361-070-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1215 VLG OFTHE GALLERIA CONDO PLN 05
361-070-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1216 VLG OFTHE GALLERIA CONDO PLN 05
361-070-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1217 VLG OFTHE GALLERIA CONDO PLN 05
361-070-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1218 VLG OFTHE GALLERIA CONDO PLN 05
361-070-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1221 VLG OFTHE GALLERIA CONDO PLN 05
361-070-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1222 VLG OFTHE GALLERIA CONDO PLN 05
361-070-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1223 VLG OFTHE GALLERIA CONDO PLN 05
361-070-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1224 VLG OFTHE GALLERIA CONDO PLN 05
361-070-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1225 VLG OFTHE GALLERIA CONDO PLN 05
361-070-054-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1226 VLG OFTHE GALLERIA CONDO PLN 05
361-070-055-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1227 VLG OFTHE GALLERIA CONDO PLN 05
361-070-056-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1228 VLG OFTHE GALLERIA CONDO PLN 05
361-070-057-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1233 VLG OFTHE GALLERIA CONDO PLN 05
361-070-058-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1234 VLG OFTHE GALLERIA CONDO PLN 05
361-070-059-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1235 VLG OFTHE GALLERIA CONDO PLN 05
361-070-060-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1236 VLG OFTHE GALLERIA CONDO PLN 05
361-070-061-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-10 COM AREA VLG OFTHE GALRIA CONO PL
361-070-062-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-11 COM AREA VLG OFTHE GALRIA CONO PL

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-070-063-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-12 COM AREA VLG OFTHE GALRIA CONO PL
361-070-064-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-B COM AREA VLGOF GALRIA CONDO PLN
361-080-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1311 VLG OFTHE GALLERIA CONDO PLN 05
361-080-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1312 VLG OFTHE GALLERIA CONDO PLN 05
361-080-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1313 VLG OFTHE GALLERIA CONDO PLN 05
361-080-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1314 VLG OFTHE GALLERIA CONDO PLN 05
361-080-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1315 VLG OFTHE GALLERIA CONDO PLN 05
361-080-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1316 VLG OFTHE GALLERIA CONDO PLN 05
361-080-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1317 VLG OFTHE GALLERIA CONDO PLN 05
361-080-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1318 VLG OFTHE GALLERIA CONDO PLN 05
361-080-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1321 VLG OFTHE GALLERIA CONDO PLN 05
361-080-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1322 VLG OFTHE GALLERIA CONDO PLN 05
361-080-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1323 VLG OFTHE GALLERIA CONDO PLN 05
361-080-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1324 VLG OFTHE GALLERIA CONDO PLN 05
361-080-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1325 VLG OFTHE GALLERIA CONDO PLN 05
361-080-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1326 VLG OFTHE GALLERIA CONDO PLN 05
361-080-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1327 VLG OFTHE GALLERIA CONDO PLN 05
361-080-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1328 VLG OFTHE GALLERIA CONDO PLN 05
361-080-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1333 VLG OFTHE GALLERIA CONDO PLN 05
361-080-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1334 VLG OFTHE GALLERIA CONDO PLN 05
361-080-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1335 VLG OFTHE GALLERIA CONDO PLN 05
361-080-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1336 VLG OFTHE GALLERIA CONDO PLN 05
361-080-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1511 VLG OFTHE GALLERIA CONDO PLN 05
361-080-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1512 VLG OFTHE GALLERIA CONDO PLN 05
361-080-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1513 VLG OFTHE GALLERIA CONDO PLN 05
361-080-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1514 VLG OFTHE GALLERIA CONDO PLN 05
361-080-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1515 VLG OFTHE GALLERIA CONDO PLN 05
361-080-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1516 VLG OFTHE GALLERIA CONDO PLN 05
361-080-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1517 VLG OFTHE GALLERIA CONDO PLN 05
361-080-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1518 VLG OFTHE GALLERIA CONDO PLN 05
361-080-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1521 VLG OFTHE GALLERIA CONDO PLN 05
361-080-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1522 VLG OFTHE GALLERIA CONDO PLN 05
361-080-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1523 VLG OFTHE GALLERIA CONDO PLN 05
361-080-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1524 VLG OFTHE GALLERIA CONDO PLN 05
361-080-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1525 VLG OFTHE GALLERIA CONDO PLN 05
361-080-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1526 VLG OFTHE GALLERIA CONDO PLN 05
361-080-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1527 VLG OFTHE GALLERIA CONDO PLN 05
361-080-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1528 VLG OFTHE GALLERIA CONDO PLN 05
361-080-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1533 VLG OFTHE GALLERIA CONDO PLN 05
361-080-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1534 VLG OFTHE GALLERIA CONDO PLN 05
361-080-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1535 VLG OFTHE GALLERIA CONDO PLN 05
361-080-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1536 VLG OFTHE GALLERIA CONDO PLN 05
361-080-041-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-13 COM AREA VLG OFTHE GALRIA CONO PL
361-080-042-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-15 COM AREA VLG OFTHE GALRIA CONO PL

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-080-043-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-A COM AREA VLGOF GALRIA CONDO PLN
361-080-044-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-B COM AREA VLGOF GALRIA CONDO PLN
361-090-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1411 VLG OFTHE GALLERIA CONDO PLN 05
361-090-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1412 VLG OFTHE GALLERIA CONDO PLN 05
361-090-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1413 VLG OFTHE GALLERIA CONDO PLN 05
361-090-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1414 VLG OFTHE GALLERIA CONDO PLN 05
361-090-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1415 VLG OFTHE GALLERIA CONDO PLN 05
361-090-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1416 VLG OFTHE GALLERIA CONDO PLN 05
361-090-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1417 VLG OFTHE GALLERIA CONDO PLN 05
361-090-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1418 VLG OFTHE GALLERIA CONDO PLN 05
361-090-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1421 VLG OFTHE GALLERIA CONDO PLN 05
361-090-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1422 VLG OFTHE GALLERIA CONDO PLN 05
361-090-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1423 VLG OFTHE GALLERIA CONDO PLN 05
361-090-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1424 VLG OFTHE GALLERIA CONDO PLN 05
361-090-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1425 VLG OFTHE GALLERIA CONDO PLN 05
361-090-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1426 VLG OFTHE GALLERIA CONDO PLN 05
361-090-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1427 VLG OFTHE GALLERIA CONDO PLN 05
361-090-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1428 VLG OFTHE GALLERIA CONDO PLN 05
361-090-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1433 VLG OFTHE GALLERIA CONDO PLN 05
361-090-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1434 VLG OFTHE GALLERIA CONDO PLN 05
361-090-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1435 VLG OFTHE GALLERIA CONDO PLN 05
361-090-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1436 VLG OFTHE GALLERIA CONDO PLN 05
361-090-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1611 VLG OFTHE GALLERIA CONDO PLN 05
361-090-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1612 VLG OFTHE GALLERIA CONDO PLN 05
361-090-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1613 VLG OFTHE GALLERIA CONDO PLN 05
361-090-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1614 VLG OFTHE GALLERIA CONDO PLN 05
361-090-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1615 VLG OFTHE GALLERIA CONDO PLN 05
361-090-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1616 VLG OFTHE GALLERIA CONDO PLN 05
361-090-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1617 VLG OFTHE GALLERIA CONDO PLN 05
361-090-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1618 VLG OFTHE GALLERIA CONDO PLN 05
361-090-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1621 VLG OFTHE GALLERIA CONDO PLN 05
361-090-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1622 VLG OFTHE GALLERIA CONDO PLN 05
361-090-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1623 VLG OFTHE GALLERIA CONDO PLN 05
361-090-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1624 VLG OFTHE GALLERIA CONDO PLN 05
361-090-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1625 VLG OFTHE GALLERIA CONDO PLN 05
361-090-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1626 VLG OFTHE GALLERIA CONDO PLN 05
361-090-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1627 VLG OFTHE GALLERIA CONDO PLN 05
361-090-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1628 VLG OFTHE GALLERIA CONDO PLN 05
361-090-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1633 VLG OFTHE GALLERIA CONDO PLN 05
361-090-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1634 VLG OFTHE GALLERIA CONDO PLN 05
361-090-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1635 VLG OFTHE GALLERIA CONDO PLN 05
361-090-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1636 VLG OFTHE GALLERIA CONDO PLN 05
361-090-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1711 VLG OFTHE GALLERIA CONDO PLN 05
361-090-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1712 VLG OFTHE GALLERIA CONDO PLN 05

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-090-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1713 VLG OFTHE GALLERIA CONDO PLN 05
361-090-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1714 VLG OFTHE GALLERIA CONDO PLN 05
361-090-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1715 VLG OFTHE GALLERIA CONDO PLN 05
361-090-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1716 VLG OFTHE GALLERIA CONDO PLN 05
361-090-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1717 VLG OFTHE GALLERIA CONDO PLN 05
361-090-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1718 VLG OFTHE GALLERIA CONDO PLN 05
361-090-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1721 VLG OFTHE GALLERIA CONDO PLN 05
361-090-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1722 VLG OFTHE GALLERIA CONDO PLN 05
361-090-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1723 VLG OFTHE GALLERIA CONDO PLN 05
361-090-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1724 VLG OFTHE GALLERIA CONDO PLN 05
361-090-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1725 VLG OFTHE GALLERIA CONDO PLN 05
361-090-054-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1726 VLG OFTHE GALLERIA CONDO PLN 05
361-090-055-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1727 VLG OFTHE GALLERIA CONDO PLN 05
361-090-056-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1728 VLG OFTHE GALLERIA CONDO PLN 05
361-090-057-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1733 VLG OFTHE GALLERIA CONDO PLN 05
361-090-058-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1734 VLG OFTHE GALLERIA CONDO PLN 05
361-090-059-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1735 VLG OFTHE GALLERIA CONDO PLN 05
361-090-060-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1736 VLG OFTHE GALLERIA CONDO PLN 05
361-090-061-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-14 COM AREA VLG OFTHE GALRIA CONO PL
361-090-062-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-16 COM AREA VLG OFTHE GALRIA CONO PL
361-090-063-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-17 COM AREA VLG OFTHE GALRIA CONO PL
361-090-064-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-A COM AREA VLGOF GALRIA CONDO PLN
361-090-065-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-D COM AREA VLGOF GALRIA CONDO PLN
361-100-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 311 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 312 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 313 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 314 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 315 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 316 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 317 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 318 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 321 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 322 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 323 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 324 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 325 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 326 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 327 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 328 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 333 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 334 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 335 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 336 VLG OFTHE GALLERIA CONDO PLN 05-
361-100-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1811 VLG OFTHE GALLERIA CONDO PLN 05

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-100-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1812 VLG OFTHE GALLERIA CONDO PLN 05
361-100-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1813 VLG OFTHE GALLERIA CONDO PLN 05
361-100-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1814 VLG OFTHE GALLERIA CONDO PLN 05
361-100-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1815 VLG OFTHE GALLERIA CONDO PLN 05
361-100-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1816 VLG OFTHE GALLERIA CONDO PLN 05
361-100-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1817VLG OFTHE GALLERIA CONDO PLN 05-
361-100-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1818 VLG OFTHE GALLERIA CONDO PLN 05
361-100-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1821 VLG OFTHE GALLERIA CONDO PLN 05
361-100-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1822 VLG OFTHE GALLERIA CONDO PLN 05
361-100-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1823 VLG OFTHE GALLERIA CONDO PLN 05
361-100-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1824 VLG OFTHE GALLERIA CONDO PLN 05
361-100-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1825 VLG OFTHE GALLERIA CONDO PLN 05
361-100-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1826 VLG OFTHE GALLERIA CONDO PLN 05
361-100-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1827 VLG OFTHE GALLERIA CONDO PLN 05
361-100-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1828 VLG OFTHE GALLERIA CONDO PLN 05
361-100-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1833 VLG OFTHE GALLERIA CONDO PLN 05
361-100-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1834 VLG OFTHE GALLERIA CONDO PLN 05
361-100-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1835 VLG OFTHE GALLERIA CONDO PLN 05
361-100-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1836 VLG OFTHE GALLERIA CONDO PLN 05
361-100-041-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-3 COM AREA VLG OFTHE GALRIA CONO PLN
361-100-042-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-18 COM AREA VLG OFTHE GALRIA CONO PL
361-100-043-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-D COM AREA VLGOF GALRIA CONDO PLN
361-100-044-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-D COM AREA VLGOF GALRIA CONDO PLN
361-100-045-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	ACA-F COM AREA VLG OFTHE GALRIA CONO PLN
361-110-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1911 VLG OFTHE GALLERIA CONDO PLN 05
361-110-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1912 VLG OFTHE GALLERIA CONDO PLN 05
361-110-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1913 VLG OFTHE GALLERIA CONDO PLN 05
361-110-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1914 VLG OFTHE GALLERIA CONDO PLN 05
361-110-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1915 VLG OFTHE GALLERIA CONDO PLN 05
361-110-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1916 VLG OFTHE GALLERIA CONDO PLN 05
361-110-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1917 VLG OFTHE GALLERIA CONDO PLN 05
361-110-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1918 VLG OFTHE GALLERIA CONDO PLN 05
361-110-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1921 VLG OFTHE GALLERIA CONDO PLN 05
361-110-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1922 VLG OFTHE GALLERIA CONDO PLN 05
361-110-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1923 VLG OFTHE GALLERIA CONDO PLN 05
361-110-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1924 VLG OFTHE GALLERIA CONDO PLN 05
361-110-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1925 VLG OFTHE GALLERIA CONDO PLN 05
361-110-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1926 VLG OFTHE GALLERIA CONDO PLN 05
361-110-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1927 VLG OFTHE GALLERIA CONDO PLN 05
361-110-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1928 VLG OFTHE GALLERIA CONDO PLN 05
361-110-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1933 VLG OFTHE GALLERIA CONDO PLN 05
361-110-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1934 VLG OFTHE GALLERIA CONDO PLN 05
361-110-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1935 VLG OFTHE GALLERIA CONDO PLN 05
361-110-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 1936 VLG OFTHE GALLERIA CONDO PLN 05

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-110-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2011 VLG OFTHE GALLERIA CONDO PLN 05
361-110-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2012 VLG OFTHE GALLERIA CONDO PLN 05
361-110-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2013 VLG OFTHE GALLERIA CONDO PLN 05
361-110-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2014 VLG OFTHE GALLERIA CONDO PLN 05
361-110-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2015 VLG OFTHE GALLERIA CONDO PLN 05
361-110-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2016 VLG OFTHE GALLERIA CONDO PLN 05
361-110-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2017 VLG OFTHE GALLERIA CONDO PLN 05
361-110-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2018 VLG OFTHE GALLERIA CONDO PLN 05
361-110-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2021 VLG OFTHE GALLERIA CONDO PLN 05
361-110-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2022 VLG OFTHE GALLERIA CONDO PLN 05
361-110-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2023 VLG OFTHE GALLERIA CONDO PLN 05
361-110-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2024 VLG OFTHE GALLERIA CONDO PLN 05
361-110-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2025 VLG OFTHE GALLERIA CONDO PLN 05
361-110-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2026 VLG OFTHE GALLERIA CONDO PLN 05
361-110-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2027 VLG OFTHE GALLERIA CONDO PLN 05
361-110-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2028 VLG OFTHE GALLERIA CONDO PLN 05
361-110-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2033 VLG OFTHE GALLERIA CONDO PLN 05
361-110-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2034 VLG OFTHE GALLERIA CONDO PLN 05
361-110-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2035 VLG OFTHE GALLERIA CONDO PLN 05
361-110-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2036 VLG OFTHE GALLERIA CONDO PLN 05
361-110-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2111 VLG OFTHE GALLERIA CONDO PLN 05
361-110-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2112 VLG OFTHE GALLERIA CONDO PLN 05
361-110-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2113 VLG OFTHE GALLERIA CONDO PLN 05
361-110-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2114 VLG OFTHE GALLERIA CONDO PLN 05
361-110-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2115 VLG OFTHE GALLERIA CONDO PLN 05
361-110-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2116 VLG OFTHE GALLERIA CONDO PLN 05
361-110-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2117 VLG OFTHE GALLERIA CONDO PLN 05
361-110-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2117 VLG OFTHE GALLERIA CONDO PLN 05
361-110-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2121 VLG OFTHE GALLERIA CONDO PLN 05
361-110-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2122 VLG OFTHE GALLERIA CONDO PLN 05
361-110-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2123 VLG OFTHE GALLERIA CONDO PLN 05
361-110-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2124 VLG OFTHE GALLERIA CONDO PLN 05
361-110-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2125 VLG OFTHE GALLERIA CONDO PLN 05
361-110-054-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2126 VLG OFTHE GALLERIA CONDO PLN 05
361-110-055-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2127 VLG OFTHE GALLERIA CONDO PLN 05
361-110-056-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2128 VLG OFTHE GALLERIA CONDO PLN 05
361-110-057-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2133 VLG OFTHE GALLERIA CONDO PLN 05
361-110-058-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2134 VLG OFTHE GALLERIA CONDO PLN 05
361-110-059-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2135 VLG OFTHE GALLERIA CONDO PLN 05
361-110-060-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNT 2136 VLG OFTHE GALLERIA CONDO PLN 05
361-110-061-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-19 COM AREA VLG OFTHE GALRIA CONO PL
361-110-062-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-20 COM AREA VLG OFTHE GALRIA CONO PL
361-110-063-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-21 COM AREA VLG OFTHE GALRIA CONO PL
361-110-064-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-A COM AREA VLG OF GALRIA CONDO PLN

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361-110-065-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	PORACA-C COM AREA VLGOF GALRIA CONDO PLN
361-120-001-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BCA-10 COM AREA VLG OFTHE GALRIA CONO PL
361-130-001-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-140-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT211 CONDO PLAN VENU@GALLERIA, DOC#2006
361-140-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT212 CONDO PLAN VENU@GALLERIA, DOC#2006
361-140-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT213 CONDO PLAN VENU@GALLERIA, DOC#2006
361-140-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT214 CONDO PLAN VENU@GALLERIA, DOC#2006
361-140-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT215 CONDO PLAN VENU@GALLERIA, DOC#2006
361-140-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT216 CONDO PLAN VENU@GALLERIA, DOC#2006
361-140-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT221, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT222, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT223, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT224, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT311, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT312, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT313, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT314, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT315, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT316, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT321, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT322, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT323, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT324, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT411, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT412, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT413, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT414, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT415, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT416, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT421, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT422, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT423, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT424, CONDO PLAN VENU@GALLERIA, DOC#200
361-140-031-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-140-032-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-140-033-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-150-001-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	LT1, CONDO PLAN VENU@GALLERIA, DOC#2006-
361-150-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT521, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT522, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT621, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT622, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT711, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT712, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT713, CONDO PLAN VENU@GALLERIA, DOC#200

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361-150-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT714, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT715, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT716, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT717, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT718, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT721, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT722, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT723, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT724, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT725, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT726, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT727, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT728, CONDO PLAN VENU@GALLERIA, DOC#200
361-150-022-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-150-023-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-150-024-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-150-025-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-160-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT811, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT812, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT813, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT814, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT815, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT816, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT817, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT818, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT821, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT822, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT823, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT824, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT825, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT826, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT827, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT828, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT911, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT912, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT913, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT914, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT915, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT916, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT917, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT918, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT921, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT922, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT923, CONDO PLAN VENU@GALLERIA, DOC#200

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-160-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT924, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT925, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT926, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT927, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT928, CONDO PLAN VENU@GALLERIA, DOC#200
361-160-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1111, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1112, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1113, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1114, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1115, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1116, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1117, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1118, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1121, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1122, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1123, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1124, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1125, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1126, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1127, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1128, CONDO PLAN VENU@GALLERIA, DOC#20
361-160-049-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-160-050-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-160-051-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-170-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1011, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1012, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1013, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1014, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1015, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1016, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1017, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1018, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1021, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1022, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1023, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1024, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1025, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1026, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1027, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1028, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1421, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1422, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1521, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1522, CONDO PLAN VENU@GALLERIA, DOC#20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-170-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1711, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1712, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1713, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1714, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1715, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1716, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1717, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1718, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1721, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1722, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1723, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1724, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1725, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1726, CONDO PLAN VENU@GALLERIA, DOC#20
361-170-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1727 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1728 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2611 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2612 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2613 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2614 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2615 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2616 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2617 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2618 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2621 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2622 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2623 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2624 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2625 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2626 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2627 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2628 CONDO PLAN VENU@GALLERIA, DOC#200
361-170-053-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-170-054-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-170-055-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-170-056-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-170-057-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-180-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1211 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1212 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1213 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1214 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1215 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1216 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1217 CONDO PLAN VENU@GALLERIA, DOC#200

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-180-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1218 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1221 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1222 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1223 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1224 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1225 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1226 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1227 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1228 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1311 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1312 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1313 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1314 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1321 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1322 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1323 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1324 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1611 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1612 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1613 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1614 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1615 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1616 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1621 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1622 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1623 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1624 CONDO PLAN VENU@GALLERIA, DOC#200
361-180-035-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-180-036-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-180-037-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-190-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1811 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1812 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1813 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1814 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1815 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1816 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1821 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1822 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1823 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1824 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2421 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2422 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2111 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2112 CONDO PLAN VENU@GALLERIA, DOC#200

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
361-190-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2113 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2114 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2115 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2116 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2121 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2122 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2123 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2124 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2125 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2126 CONDO PLAN VENU@GALLERIA, DOC#200
361-190-025-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-190-026-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-190-027-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-200-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1911 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1912 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1913 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1914 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1915 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1916 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1921 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1922 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1923 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT1924 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2011 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2012 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2013 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2014 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2015 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2016 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2021 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2022 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2023 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2024 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2211 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2212 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2213 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2214 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2215 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2216 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2221 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2222 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2223 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2224 CONDO PLAN VENU@GALLERIA, DOC#200
361-200-031-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20

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361-200-032-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-200-033-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-210-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2311 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2312 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2313 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2314 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2315 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2316 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2321 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2322 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2323 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2324 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2511 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2512 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2513 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2514 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2515 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2516 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2521 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2522 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2523 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	LT2524 CONDO PLAN VENU@GALLERIA, DOC#200
361-210-021-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-210-022-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	CMN AREA VENU@GALLERIA CONDO PLAN,DOC#20
361-220-001-000	District - Wide	66.40	66.41	1.1410	0.0	0.0	0.1630	Non Residential	L100 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-002-000	District - Wide	89.00	89.02	1.5295	0.0	0.0	0.2185	Non Residential	L110 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-003-000	District - Wide	43.64	43.63	0.7497	0.0	0.0	0.1071	Non Residential	L120 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-004-000	District - Wide	59.56	59.56	1.0234	0.0	0.0	0.1462	Non Residential	L130 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-005-000	District - Wide	48.08	48.07	0.8260	0.0	0.0	0.1180	Non Residential	L140 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-006-000	District - Wide	47.86	47.87	0.8225	0.0	0.0	0.1175	Non Residential	L150 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-007-000	District - Wide	40.78	40.78	0.7007	0.0	0.0	0.1001	Non Residential	L160 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-008-000	District - Wide	50.20	50.19	0.8624	0.0	0.0	0.1232	Non Residential	L170 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-009-000	District - Wide	79.36	79.36	1.3636	0.0	0.0	0.1948	Non Residential	L190 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-010-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BLDG CMN AREA SHEA CTR RSVL OFC CNDO PRJ
361-220-011-000	District - Wide	66.40	66.41	1.1410	0.0	0.0	0.1630	Non Residential	L200 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-012-000	District - Wide	37.12	37.11	0.6377	0.0	0.0	0.0911	Non Residential	L205 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-013-000	District - Wide	38.90	38.91	0.6685	0.0	0.0	0.0955	Non Residential	L210 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-014-000	District - Wide	44.90	44.90	0.7714	0.0	0.0	0.1102	Non Residential	L220 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-015-000	District - Wide	66.24	66.24	1.1382	0.0	0.0	0.1626	Non Residential	L230 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-016-000	District - Wide	55.32	55.32	0.9506	0.0	0.0	0.1358	Non Residential	L240 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-017-000	District - Wide	43.18	43.18	0.7420	0.0	0.0	0.1060	Non Residential	L250 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-018-000	District - Wide	53.16	53.17	0.9135	0.0	0.0	0.1305	Non Residential	L260 CNDO PLAN SHEA CTR RSVL OFC CNDO PR
361-220-021-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	BLDG CMN AREA SHEA CTR RSVL OFC CNDO PRJ
361-220-022-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	2.6A/L2 CMNAREA SHEA CTR RSV OFC CNDO PR

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361-220-023-000	District - Wide	67.96	67.98	1.1680	0.0	0.0	0.1669	Non Residential	L270 &POR L290CNDO PLAN SHEA CTR RSVL OF
361-220-024-000	District - Wide	66.94	66.95	1.1504	0.0	0.0	0.1643	Non Residential	POR L290 CNDO PLAN SHEA CTR RSVL OFC CDO
361-230-001-000	District - Wide	977.74	977.75	16.8000	0.0	0.0	2.4000	Non Residential	2.4 AC PAR 1 PMOR 34-93
361-230-002-000	District - Wide	1,222.18	1,222.19	21.0000	0.0	0.0	3.0000	Non Residential	3.0 AC PAR 2 PMOR 34-93
361-230-003-000	District - Wide	498.52	498.53	8.5659	0.0	0.0	1.2237	Non Residential	PAR 3 PMOR 34-93
361-230-004-000	District - Wide	500.88	500.89	8.6065	0.0	0.0	1.2295	Non Residential	PAR 4 PMOR 34-93
361-230-005-000	District - Wide	518.36	518.37	8.9068	0.0	0.0	1.2724	Non Residential	PAR 5 PMOR 34-93
361-230-006-000	District - Wide	607.30	607.31	10.4349	0.0	0.0	1.4907	Non Residential	PAR 6 PMOR 34-93
361-230-007-000	District - Wide	579.92	579.93	9.9645	0.0	0.0	1.4235	Non Residential	PAR 7 PMOR 34-93
361-230-008-000	District - Wide	310.96	310.97	5.3431	0.0	0.0	0.7633	Non Residential	PAR 8 PMOR 34-93
361-230-009-000	District - Wide	955.94	955.96	16.4255	0.0	0.0	2.3465	Non Residential	PAR 9 PMOR 34-93
361-230-010-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	7.1 AC PAR 10 COMMON AREA PMOR 34-93
361-230-011-000	District - Wide	27.30	27.30	0.4690	0.0	0.0	0.0670	Non Residential	POR PAR 40C PMOR 32-89
362-010-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 76 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 77 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 79 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 80 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 81 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 82 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 83 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-010-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 84 HIGHLAND RESERVE 18 UNIT NO 2 MOR

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362-020-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-020-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-030-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE 18 UNIT NO 2 MOR
362-040-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 1 CONDO PLAN FOR VILLEMONT, DOC 200
362-040-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 2 CONDO PLAN FOR VILLEMONT, DOC 200
362-040-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 3 CONDO PLAN FOR VILLEMONT, DOC 200
362-040-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 4 CONDO PLAN FOR VILLEMONT, DOC 200
362-040-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 5 CONDO PLAN FOR VILLEMONT, DOC 200
362-040-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 6 CONDO PLAN FOR VILLEMONT, DOC 200
362-040-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 7 CONDO PLAN FOR VILLEMONT, DOC 200
362-040-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 8 CONDO PLAN FOR VILLEMONT, DOC 200
362-040-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 9 CONDO PLAN FOR VILLEMONT, DOC 200
362-040-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 10 CONDO PLAN FOR VILLEMONT, DOC 20
362-040-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 11 CONDO PLAN FOR VILLEMONT, DOC 20
362-040-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 12 CONDO PLAN FOR VILLEMONT, DOC 20
362-040-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 13 CONDO PLAN FOR VILLEMONT, DOC 20
362-040-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 14 CONDO PLAN FOR VILLEMONT, DOC 20
362-040-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 15 CONDO PLAN FOR VILLEMONT, DOC 20
362-040-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 16 CONDO PLAN FOR VILLEMONT, DOC 20
362-040-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 17 CONDO PLAN FOR VILLEMONT, DOC 20
362-040-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 18 CONDO PLAN FOR VILLEMONT, DOC 20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
362-050-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 91 CONDO PLAN FOR VILLEMONT, DOC 20
362-050-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 92 CONDO PLAN FOR VILLEMONT, DOC 20
362-050-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 93 CONDO PLAN FOR VILLEMONT, DOC 20
362-050-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 94 CONDO PLAN FOR VILLEMONT, DOC 20
362-050-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 95 CONDO PLAN FOR VILLEMONT, DOC 20
362-050-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 96 CONDO PLAN FOR VILLEMONT, DOC 20
362-050-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 97 CONDO PLAN FOR VILLEMONT, DOC 20
362-050-021-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 98 CONDO PLAN FOR VILLEMONT, DOC 20
362-050-022-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 99 CONDO PLAN FOR VILLEMONT, DOC 20
362-050-023-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 100 CONDO PLAN FOR VILLEMONT DOC 20
362-050-024-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 101 CONDO PLAN FOR VILLEMONT DOC 20
362-050-025-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 102 CONDO PLAN FOR VILLEMONT DOC 20
362-050-026-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 103 CONDO PLAN FOR VILLEMONT DOC 20
362-050-027-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 104 CONDO PLAN FOR VILLEMONT DOC 20
362-050-028-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 105 CONDO PLAN FOR VILLEMONT DOC 20
362-050-029-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 106 CONDO PLAN FOR VILLEMONT DOC 20
362-050-030-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 107 CONDO PLAN FOR VILLEMONT DOC 20
362-050-031-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 108 CONDO PLAN FOR VILLEMONT DOC 20
362-050-032-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 109 CONDO PLAN FOR VILLEMONT DOC 20
362-050-033-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 110 CONDO PLAN FOR VILLEMONT DOC 20
362-050-034-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 111 CONDO PLAN FOR VILLEMONT DOC 20
362-050-035-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 112 CONDO PLAN FOR VILLEMONT DOC 20
362-050-036-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 113 CONDO PLAN FOR VILLEMONT DOC 20
362-050-037-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 114 CONDO PLAN FOR VILLEMONT DOC 20
362-050-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 115 CONDO PLAN FOR VILLEMONT DOC 20
362-050-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 116 CONDO PLAN FOR VILLEMONT DOC 20
362-050-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 150 CONDO PLAN FOR VILLEMONT DOC 20
362-050-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 151 CONDO PLAN FOR VILLEMONT DOC 20
362-050-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 152 CONDO PLAN FOR VILLEMONT DOC 20
362-050-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 153 CONDO PLAN FOR VILLEMONT DOC 20
362-050-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 154 CONDO PLAN FOR VILLEMONT DOC 20
362-050-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 155 CONDO PLAN FOR VILLEMONT DOC 20
362-050-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 196 CONDO PLAN FOR VILLEMONT DOC 20
362-050-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 197 CONDO PLAN FOR VILLEMONT DOC 20
362-050-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 198 CONDO PLAN FOR VILLEMONT DOC 20
362-050-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 199 CONDO PLAN FOR VILLEMONT DOC 20
362-050-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 200 CONDO PLAN FOR VILLEMONT DOC 20
362-050-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 201 CONDO PLAN FOR VILLEMONT DOC 20
362-050-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 202 CONDO PLAN FOR VILLEMONT DOC 20
362-050-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 203 CONDO PLAN FOR VILLEMONT DOC 20
362-050-054-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 204 CONDO PLAN FOR VILLEMONT DOC 20
362-050-055-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 205 CONDO PLAN FOR VILLEMONT DOC 20
362-050-056-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 206 CONDO PLAN FOR VILLEMONT DOC 20
362-050-057-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 207 CONDO PLAN FOR VILLEMONT DOC 20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
362-060-038-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 180 CONDO PLAN FOR VILLEMONT DOC 20
362-060-039-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 181 CONDO PLAN FOR VILLEMONT DOC 20
362-060-040-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 182 CONDO PLAN FOR VILLEMONT DOC 20
362-060-041-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 183 CONDO PLAN FOR VILLEMONT DOC 20
362-060-042-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 184 CONDO PLAN FOR VILLEMONT DOC 20
362-060-043-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 185 CONDO PLAN FOR VILLEMONT DOC 20
362-060-044-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 186 CONDO PLAN FOR VILLEMONT DOC 20
362-060-045-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 187 CONDO PLAN FOR VILLEMONT DOC 20
362-060-046-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 188 CONDO PLAN FOR VILLEMONT DOC 20
362-060-047-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 189 CONDO PLAN FOR VILLEMONT DOC 20
362-060-048-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 190 CONDO PLAN FOR VILLEMONT DOC 20
362-060-049-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 191 CONDO PLAN FOR VILLEMONT DOC 20
362-060-050-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 192 CONDO PLAN FOR VILLEMONT DOC 20
362-060-051-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 193 CONDO PLAN FOR VILLEMONT DOC 20
362-060-052-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 194 CONDO PLAN FOR VILLEMONT DOC 20
362-060-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 195 CONDO PLAN FOR VILLEMONT DOC 20
362-070-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 156 CONDO PLAN FOR VILLEMONT DOC 20
362-070-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 157 CONDO PLAN FOR VILLEMONT DOC 20
362-070-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 158 CONDO PLAN FOR VILLEMONT DOC 20
362-070-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 159 CONDO PLAN FOR VILLEMONT DOC 20
362-070-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 160 CONDO PLAN FOR VILLEMONT DOC 20
362-070-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 161 CONDO PLAN FOR VILLEMONT DOC 20
362-070-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 162 CONDO PLAN FOR VILLEMONT DOC 20
362-070-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 163 CONDO PLAN FOR VILLEMONT DOC 20
362-070-009-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 164 CONDO PLAN FOR VILLEMONT DOC 20
362-070-010-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 165 CONDO PLAN FOR VILLEMONT DOC 20
362-070-011-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 166 CONDO PLAN FOR VILLEMONT DOC 20
362-070-012-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 167 CONDO PLAN FOR VILLEMONT DOC 20
362-070-013-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 168 CONDO PLAN FOR VILLEMONT DOC 20
362-070-014-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 169 CONDO PLAN FOR VILLEMONT DOC 20
362-070-015-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 170 CONDO PLAN FOR VILLEMONT DOC 20
362-070-016-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 171 CONDO PLAN FOR VILLEMONT DOC 20
362-070-017-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 172 CONDO PLAN FOR VILLEMONT DOC 20
362-070-018-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 173 CONDO PLAN FOR VILLEMONT DOC 20
362-070-019-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 174 CONDO PLAN FOR VILLEMONT DOC 20
362-070-020-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 175 CONDO PLAN FOR VILLEMONT DOC 20
362-080-001-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 56 CONDO PLAN FOR VILLEMONT DOC 200
362-080-002-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 57 CONDO PLAN FOR VILLEMONT DOC 200
362-080-003-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 58 CONDO PLAN FOR VILLEMONT DOC 200
362-080-004-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 59 CONDO PLAN FOR VILLEMONT DOC 200
362-080-005-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 60 CONDO PLAN FOR VILLEMONT DOC 200
362-080-006-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 61 CONDO PLAN FOR VILLEMONT DOC 200
362-080-007-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 62 CONDO PLAN FOR VILLEMONT DOC 200
362-080-008-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 63 CONDO PLAN FOR VILLEMONT DOC 200

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
362-080-053-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 239 CONDO PLAN FOR VILLEMONT DOC 20
362-080-054-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 240 CONDO PLAN FOR VILLEMONT DOC 20
362-080-055-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 241 CONDO PLAN FOR VILLEMONT DOC 20
362-080-056-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 242 CONDO PLAN FOR VILLEMONT DOC 20
362-080-057-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 243 CONDO PLAN FOR VILLEMONT DOC 20
362-080-058-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 244 CONDO PLAN FOR VILLEMONT DOC 20
362-080-059-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 245 CONDO PLAN FOR VILLEMONT DOC 20
362-080-060-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 246 CONDO PLAN FOR VILLEMONT DOC 20
362-080-061-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 247 CONDO PLAN FOR VILLEMONT DOC 20
362-080-062-000	District - Wide	34.92	34.92	0.6000	0.0	1.0	-	MF Residential	UNIT 248 CONDO PLAN FOR VILLEMONT DOC 20
363-011-001-000	District - Wide	11,329.70	11,329.70	194.6700	0.0	273.0	4.4100	Mixed Use	14.9 AC P LOTS42&42BHIGHLAND RESR PHVII
363-011-002-000	District - Wide	1,228.90	1,228.91	21.1155	0.0	0.0	3.0165	Non Residential	3.0 AC PAR 1 PMOR 32-12
363-011-003-000	District - Wide	2,048.18	2,048.19	35.1925	0.0	0.0	5.0275	Non Residential	5.0 AC PAR 2 PMOR 32-12
363-011-004-000	District - Wide	1,228.90	1,228.91	21.1155	0.0	0.0	3.0165	Non Residential	3.0 AC PAR 3 PMOR 32-12
363-011-005-000	District - Wide	1,351.78	1,351.78	23.2267	0.0	0.0	3.3181	Non Residential	3.3 AC PAR 4 PMOR 32-12
363-011-006-000	District - Wide	1,187.92	1,187.93	20.4113	0.0	0.0	2.9159	Non Residential	2.9 AC PAR 5 PMOR 32-12
363-011-007-000	District - Wide	2,130.10	2,130.11	36.6002	0.0	0.0	5.2286	Non Residential	5.2 AC PAR 6 PMOR 32-12
363-011-008-000	District - Wide	1,351.78	1,351.78	23.2267	0.0	0.0	3.3181	Non Residential	3.3 AC PAR 8 PMOR 32-12
363-011-009-000	District - Wide	1,474.68	1,474.69	25.3386	0.0	0.0	3.6198	Non Residential	3.6 AC PAR 9 PMOR 32-12
363-011-010-000	District - Wide	1,310.82	1,310.84	22.5232	0.0	0.0	3.2176	Non Residential	3.2 AC PAR 1 PMOR 33-10
363-011-011-000	District - Wide	532.50	532.51	9.1497	0.0	0.0	1.3071	Non Residential	1.3 AC PAR 11 PMOR 32-12
363-011-013-000	District - Wide	3,220.62	3,220.63	55.3378	0.0	0.0	7.9054	Non Residential	7.9AC PAR 40B PMOR 32-89
363-011-014-000	District - Wide	2,731.42	2,731.43	46.9322	0.0	0.0	6.7046	Non Residential	6.7AC PAR 40D PMOR 32-89
363-011-016-000	District - Wide	926.08	926.10	15.9125	0.0	0.0	2.2732	Non Residential	1.8 AC PAR A THE GALLERIA AT RSVL REGNL
363-011-017-000	District - Wide	823.18	823.20	14.1444	0.0	0.0	2.0206	Non Residential	1.6 AC PAR B-1 PMOR 30-73
363-011-018-000	District - Wide	411.58	411.60	7.0722	0.0	0.0	1.0103	Non Residential	PAR B-2 PMOR 30-73
363-011-019-000	District - Wide	823.18	823.20	14.1444	0.0	0.0	2.0206	Non Residential	1.6 AC PAR C THE GALLERIA AT RSVL REGNL
363-011-022-000	District - Wide	-	-	-	0.0	0.0	-	Landscaping	6.0 PAR F THE GALLERIA AT RSVL REGNL MAL
363-011-031-000	District - Wide	720.30	720.30	12.3764	0.0	0.0	1.7681	Non Residential	1.4 AC PAR O THE GALLERIA AT RSVL REGNL
363-011-032-000	District - Wide	-	-	-	0.0	0.0	-	Landscaping	2.3 AC PAR P THE GALLERIA AT RSVL REGNL
363-011-034-000	District - Wide	205.78	205.80	3.5361	0.0	0.0	0.5052	Non Residential	PAR 14 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-035-000	District - Wide	4,013.08	4,013.09	68.9540	0.0	0.0	9.8506	Non Residential	7.8 AC PAR 13 PMOR 35-11 GALLERIA AT ROS
363-011-036-000	District - Wide	1,234.78	1,234.80	21.2166	0.0	0.0	3.0309	Non Residential	2.4 AC PAR T THE GALLERIA AT RSVL REGNL
363-011-037-000	District - Wide	-	-	-	0.0	0.0	-	Landscaping & Future Parking	4.3 AC PAR U THE GALLERIA AT RSVL REGNL
363-011-040-000	District - Wide	8,590.24	8,590.25	147.6000	0.0	246.0	-	MF Residential	12.1 AC PAR 1 PMOR 30-75
363-011-043-000	District - Wide	-	-	-	0.0	0.0	-	Park	1.5 AC POR LOT 54B COMMON AREA - PARKLAN
363-011-044-000	District - Wide	-	-	-	0.0	0.0	-	Park	POR LOT 54A COMMON AREA - PARKLAND
363-011-045-000	District - Wide	-	-	-	0.0	0.0	-	Public ROW	LOT A OPEN SPACE MOR Z-24 THE RESERVES A
363-011-046-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	LOT 12 THE RESERVES AT GALLERIA
363-011-047-000	District - Wide	8,380.72	8,380.73	144.0000	0.0	240.0	-	MF Residential	20.4AC L44 REGIONAL 65 CENTRE
363-011-049-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	LOT 11 THE RESERVES AT GALLERIA
363-011-050-000	District - Wide	-	-	-	0.0	0.0	-	Public ROW	LOT B OPEN SPACE MOR Z-24 THE RESERVES A
363-011-054-000	District - Wide	570.34	570.36	9.8000	0.0	0.0	1.4000	Non Residential	1.4 AC POR L39B REGIONAL 65 CENTER
363-011-057-000	District - Wide	9,117.44	9,117.45	156.6586	0.0	0.0	22.3798	Non Residential	19.5AC POR L39A & POR ROW REGIONAL 65 CE

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363-011-058-000	District - Wide	529.60	529.62	9.1000	0.0	0.0	1.3000	Non Residential	1.3AC POR L39B & POR ROW REGIONAL 65 CEN
363-011-064-000	District - Wide	999.54	999.55	17.1745	0.0	0.0	2.4535	Non Residential	2.1 AC PAR 3 PMOR 35-11 GALLERIA AT ROSE
363-011-071-000	District - Wide	198.60	198.61	3.4125	0.0	0.0	0.4875	Non Residential	PAR 7 PMOR 35-11 GALLERIA AT ROSEVILLE
363-011-077-000	District - Wide	469.52	469.52	8.0675	0.0	0.0	1.1525	Non Residential	PAR 11 PMOR 35-11 GALLERIA @ ROSEVILLE
363-011-078-000	District - Wide	1,270.46	1,270.47	21.8295	0.0	0.0	3.1185	Non Residential	2.7 AC PAR 12 PMOR 35-11 GALLERIA AT ROS
363-011-079-000	District - Wide	7,376.32	7,376.32	126.7420	0.0	0.0	18.1060	Non Residential	15.8 AC PAR 1 PMOR 35-11 GALLERIA AT ROS
363-011-080-000	District - Wide	3,593.56	3,593.56	61.7456	0.0	0.0	8.8208	Non Residential	7.7 AC PAR 2 PMOR 35-11 GALLERIA AT ROSE
363-011-081-000	District - Wide	2,281.42	2,281.42	39.2000	0.0	0.0	5.6000	Non Residential	5.6 AC PAR 5 PMOR 35-11 GALLERIA AT ROSE
363-011-082-000	District - Wide	4,667.82	4,667.83	80.2039	0.0	0.0	11.4577	Non Residential	10.0 AC PAR 6 GALLERIA AT ROSEVILLE
363-011-083-000	District - Wide	3,082.72	3,082.73	52.9683	0.0	0.0	7.5669	Non Residential	6.6 AC PAR 8 PMOR 35-11 GALLERIA AT ROSE
363-011-084-000	District - Wide	1,214.40	1,214.41	20.8663	0.0	0.0	2.9809	Non Residential	2.6 AC PAR 10 PMOR 35-11 GALLERIA AT ROS
363-011-085-000	District - Wide	3,055.46	3,055.47	52.5000	0.0	0.0	7.5000	Non Residential	7.5 AC PAR 1 PMOR 35-55
363-011-086-000	District - Wide	4,481.36	4,481.36	77.0000	0.0	0.0	11.0000	Non Residential	11.0 AC PAR 2 PMOR 35-5532 89
363-011-087-000	District - Wide	130.36	130.37	2.2400	0.0	0.0	0.3200	Non Residential	PAR 1 PMOR 35-69
363-011-088-000	District - Wide	11,761.54	11,761.54	202.0900	0.0	0.0	28.8700	Non Residential	28.9 AC PAR 2 PMOR 35-69
363-020-018-000	District - Wide	18,931.32	18,931.31	325.2830	0.0	0.0	46.4690	Non Residential	46.5 AC LOT 49A HIGHLAND RESERVE PH NO 1
363-020-043-000	District - Wide	9,020.56	9,020.57	154.9940	0.0	0.0	22.1420	Non Residential	27.6 AC PAR A PMOR 31-118
363-020-044-000	District - Wide	6,536.62	6,536.64	112.3143	0.0	0.0	16.0449	Non Residential	20.0 AC PAR B PMOR 31-118
363-020-045-000	District - Wide	326.84	326.85	5.6161	0.0	0.0	0.8023	Non Residential	1.0 AC PAR C PMOR 31-118
363-020-050-000	District - Wide	487.88	487.90	8.3832	0.0	0.0	1.1976	Non Residential	1.1 AC PAR 1 PMOR 31-146
363-020-052-000	District - Wide	2,838.60	2,838.62	48.7739	0.0	0.0	6.9677	Non Residential	6.4 AC PAR 3 PMOR 31-146
363-020-053-000	District - Wide	3,237.82	3,237.82	55.6332	0.0	0.0	7.9476	Non Residential	7.3 AC PAR 4 PMOR 31-146
363-020-054-000	District - Wide	1,330.58	1,330.60	22.8627	0.0	0.0	3.2661	Non Residential	3.0 AC PAR 5 PMOR 31-146
363-020-055-000	District - Wide	575.96	575.98	9.8966	0.0	0.0	1.4138	Non Residential	1.8 AC PAR E - PMOR 32-50
363-020-056-000	District - Wide	639.80	639.82	10.9935	0.0	0.0	1.5705	Non Residential	2.0 AC PAR F - PMOR 32-50
363-020-057-000	District - Wide	383.88	383.89	6.5961	0.0	0.0	0.9423	Non Residential	1.2 AC PAR G - PMOR 32-50
363-020-058-000	District - Wide	415.78	415.79	7.1442	0.0	0.0	1.0206	Non Residential	1.3 AC PAR H - PMOR 32-50
363-020-059-000	District - Wide	351.98	351.99	6.0480	0.0	0.0	0.8640	Non Residential	1.1 AC PAR I - PMOR 32-50
363-020-060-000	District - Wide	672.04	672.04	11.5472	0.0	0.0	1.6496	Non Residential	2.1 AC PAR J - PMOR 32-50
363-020-064-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	14.3A COMM AREA CONDO PLN FOR VILLEMONT
363-020-065-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	11.7A COMM AREA CONDO PLN FOR VILLEMONT
363-020-067-000	District - Wide	128.64	128.66	2.2106	0.0	0.0	0.3158	Non Residential	POR PAR 3 PMOR 33-122
363-020-072-000	District - Wide	385.96	385.97	6.6318	0.0	0.0	0.9474	Non Residential	PAR 4 PMOR 33-94
363-020-074-000	District - Wide	943.44	943.45	16.2106	0.0	0.0	2.3158	Non Residential	2.2 AC PAR2 PMOR 33-122
363-020-075-000	District - Wide	857.68	857.69	14.7371	0.0	0.0	2.1053	Non Residential	2.0 AC POR PAR 3 PMOR 33-122
363-020-077-000	District - Wide	3,104.76	3,104.77	53.3470	0.0	0.0	7.6210	Non Residential	7.0 AC POR PAR 2 PMOR 31-146
363-020-079-000	District - Wide	428.82	428.83	7.3682	0.0	0.0	1.0526	Non Residential	POR PAR 3 PMOR 33-94
363-020-081-000	District - Wide	428.82	428.83	7.3682	0.0	0.0	1.0526	Non Residential	POR PAR 1 PMOR 33-122
363-020-083-000	District - Wide	471.72	471.72	8.1053	0.0	0.0	1.1579	Non Residential	1.1 AC POR PAR 2 PMOR 33-94
363-020-085-000	District - Wide	428.82	428.83	7.3682	0.0	0.0	1.0526	Non Residential	1.0 AC POR PAR 4 PMOR 33-122
363-030-064-000	District - Wide	4,493.78	4,493.79	77.2135	0.0	0.0	11.0305	Non Residential	11.7 AC POR LOT 32 & 42 REGIONAL 65 CENT
363-030-070-000	District - Wide	2,612.70	2,612.72	44.8924	0.0	0.0	6.4132	Non Residential	POR PAR 1 PMOR 31-31
363-030-071-000	District - Wide	1,033.14	1,033.16	17.7520	0.0	0.0	2.5360	Non Residential	POR PAR 4 PMOR 31-31
363-030-073-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	5.0 AC POR PAR 1 PMOR 31-31

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363-030-074-000	District - Wide	375.40	375.42	6.4505	0.0	0.0	0.9215	Non Residential	PAR 2 PMOR 31-31
363-030-075-000	District - Wide	673.46	673.47	11.5717	0.0	0.0	1.6531	Non Residential	1.6 AC PAR 3 PMOR 31-31
363-030-076-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	1.8 AC POR PAR 4 PMOR 31-31
363-030-077-000	District - Wide	-	-	-	0.0	0.0	-	Common Area	POR PAR 4 PMOR 31-31
363-030-078-000	District - Wide	371.30	371.30	6.3798	0.0	0.0	0.9114	Non Residential	PAR 5 PMOR 31-31
363-030-079-000	District - Wide	260.76	260.77	4.4807	0.0	0.0	0.6401	Non Residential	PAR 6 PMOR 31-31
363-030-080-000	District - Wide	358.86	358.88	6.1663	0.0	0.0	0.8809	Non Residential	PAR 7 PMOR 31-31
363-030-081-000	District - Wide	6,425.22	6,425.22	110.4000	0.0	184.0	-	MF Residential	8.5 AC P LOT 21B HIGHLAND RESERVE PH VII
363-030-082-000	District - Wide	444.22	444.23	7.6328	0.0	0.0	1.0904	Non Residential	1.0 AC POR LOT 47 REGIONAL 65 CENTRE
363-030-089-000	District - Wide	666.62	666.63	11.4543	0.0	0.0	1.6363	Non Residential	1.6 AC PAR 1 PMOR 34-132
363-030-090-000	District - Wide	749.96	749.96	12.8861	0.0	0.0	1.8409	Non Residential	1.8 AC PAR 2 PMOR 34-132
363-040-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL N S-4
363-040-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL N S-4
363-040-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL N S-4
363-040-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL N S-4
363-040-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL N S-4
363-040-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL N S-4
363-040-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL N S-4
363-040-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL N S-4
363-040-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL N S-4
363-040-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL N S-
363-040-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL N S-
363-040-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL N S-
363-040-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL N S-
363-040-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PARCEL N S-
363-040-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PARCEL N S-
363-040-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PARCEL N S-
363-040-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PARCEL N S-
363-040-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PARCEL N S-
363-040-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PARCEL N S-
363-040-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PARCEL N S-
363-040-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PARCEL N S-
363-040-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PARCEL N S-
363-040-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PARCEL N S-
363-040-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL N S-
363-040-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL N S-
363-040-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL N S-
363-040-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PARCEL N S-
363-040-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PARCEL N S-
363-040-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PARCEL N S-
363-040-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PARCEL N S-
363-040-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE WEST PARCEL N S-
363-040-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL N PH
363-040-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL N PH

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363-040-084-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE WEST PARCEL N PH
363-050-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 DIAMOND OAKS EAST S-44
363-050-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 DIAMOND OAKS EAST S-44
363-050-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 DIAMOND OAKS EAST S-44
363-050-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 DIAMOND OAKS EAST S-44
363-050-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 DIAMOND OAKS EAST S-44
363-050-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 DIAMOND OAKS EAST S-44
363-050-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 DIAMOND OAKS EAST S-44
363-050-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 DIAMOND OAKS EAST S-44
363-050-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 DIAMOND OAKS EAST S-44
363-050-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 DIAMOND OAKS EAST S-44
363-050-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 DIAMOND OAKS EAST S-44
363-050-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 DIAMOND OAKS EAST S-44
363-050-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 DIAMOND OAKS EAST S-44
363-050-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 DIAMOND OAKS EAST S-44
363-050-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 DIAMOND OAKS EAST S-44
363-050-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 DIAMOND OAKS EAST S-44
363-050-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 DIAMOND OAKS EAST S-44
363-050-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 DIAMOND OAKS EAST S-44
363-050-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 DIAMOND OAKS EAST S-44
363-050-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 DIAMOND OAKS EAST S-44
363-050-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 DIAMOND OAKS EAST S-44
363-050-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 DIAMOND OAKS EAST S-44
363-050-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 DIAMOND OAKS EAST S-44
363-050-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 DIAMOND OAKS EAST S-44
363-050-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 DIAMOND OAKS EAST S-44
363-050-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 DIAMOND OAKS EAST S-44
363-050-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 DIAMOND OAKS EAST S-44
363-050-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 DIAMOND OAKS EAST S-44
363-050-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 DIAMOND OAKS EAST S-44
363-050-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 DIAMOND OAKS EAST S-44
363-050-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 DIAMOND OAKS EAST S-44
363-050-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 DIAMOND OAKS EAST S-44
363-050-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 DIAMOND OAKS EAST S-44
363-050-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 DIAMOND OAKS EAST S-44
363-050-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 DIAMOND OAKS EAST S-44
363-050-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 DIAMOND OAKS EAST S-44
363-050-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 DIAMOND OAKS EAST S-44
363-050-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 DIAMOND OAKS EAST S-44
363-050-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 DIAMOND OAKS EAST S-44
363-050-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 DIAMOND OAKS EAST S-44
363-050-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 DIAMOND OAKS EAST S-44
363-050-044-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 DIAMOND OAKS EAST S-44
363-050-045-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 DIAMOND OAKS EAST S-44

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-050-046-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 DIAMOND OAKS EAST S-44
363-050-047-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 64 DIAMOND OAKS EAST S-44
363-050-048-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 65 DIAMOND OAKS EAST S-44
363-050-049-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 66 DIAMOND OAKS EAST S-44
363-050-050-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 67 DIAMOND OAKS EAST S-44
363-050-051-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 68 DIAMOND OAKS EAST S-44
363-050-052-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 69 DIAMOND OAKS EAST S-44
363-050-053-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 70 DIAMOND OAKS EAST S-44
363-050-054-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 DIAMOND OAKS EAST S-44
363-050-055-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 72 DIAMOND OAKS EAST S-44
363-050-056-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 73 DIAMOND OAKS EAST S-44
363-050-057-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 74 DIAMOND OAKS EAST S-44
363-050-058-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 75 DIAMOND OAKS EAST S-44
363-050-059-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 76 DIAMOND OAKS EAST S-44
363-050-060-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 77 DIAMOND OAKS EAST S-44
363-050-061-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 78 DIAMOND OAKS EAST S-44
363-050-062-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 79 DIAMOND OAKS EAST S-44
363-050-063-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 80 DIAMOND OAKS EAST S-44
363-050-067-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 84 DIAMOND OAKS EAST S-44
363-050-068-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 85 DIAMOND OAKS EAST S-44
363-050-069-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 86 DIAMOND OAKS EAST S-44
363-050-070-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 87 DIAMOND OAKS EAST S-44
363-050-071-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 88 DIAMOND OAKS EAST S-44
363-050-074-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 DIAMOND OAKS EAST S-44
363-050-076-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 & POR LOT 50 DIAMOND OAKS EAST S-
363-050-077-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 83 DIAMOND OAKS EAST S-44
363-050-080-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 81 DIAMOND OAKS EAST S-44
363-050-082-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 82 DIAMOND OAKS EAST S-44
363-050-084-000	Local&District - Wide	241.62	241.64	2.0000	2.0	0.0	-	SF Residential-Duplex	1.3 AC L 89 P LOTS 81 82&83 S-44 & LOTS
363-060-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 DIAMOND OAKS EAST S-44
363-060-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS EAST S-44
363-060-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS EAST S-44
363-060-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS EAST S-44
363-060-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS EAST S-44
363-060-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS EAST S-44
363-060-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS EAST S-44
363-060-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 DIAMOND OAKS EAST S-44
363-060-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 DIAMOND OAKS EAST S-44
363-060-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 DIAMOND OAKS EAST S-44
363-060-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 DIAMOND OAKS EAST S-44
363-060-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 DIAMOND OAKS EAST S-44
363-060-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 DIAMOND OAKS EAST S-44
363-060-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 DIAMOND OAKS EAST S-44
363-060-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 DIAMOND OAKS EAST S-44

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-060-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 DIAMOND OAKS EAST S-44
363-060-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 DIAMOND OAKS EAST S-44
363-070-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST S-78
363-070-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST S-78
363-070-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST S-78
363-070-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST S-78
363-070-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST S-78
363-070-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST S-78
363-070-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST S-78
363-070-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST S-78
363-070-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST S-78
363-070-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST S-78
363-070-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST S-78
363-070-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST S-78
363-070-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST S-78
363-070-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST S-78
363-070-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST S-78
363-070-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST S-78
363-070-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST S-78
363-070-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST S-78
363-070-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST S-78
363-070-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST S-78
363-070-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST S-78
363-070-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST S-78
363-070-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST S-78
363-070-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST S-78
363-070-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST S-78
363-070-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST S-78
363-070-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST S-78
363-070-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST S-78
363-070-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST S-78
363-070-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST S-78
363-070-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST S-78
363-070-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST S-78
363-070-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST S-78
363-070-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST S-78
363-070-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST S-78
363-070-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST S-78
363-070-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST S-78
363-070-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST S-78
363-070-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST S-78
363-070-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST S-78
363-070-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST S-78
363-070-046-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST S-78

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363-070-047-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RESERVE WEST S-78
363-070-048-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST S-78
363-070-049-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST S-78
363-070-050-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST S-78
363-070-051-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST S-78
363-070-052-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST S-78
363-070-053-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST S-78
363-070-054-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST S-78
363-070-055-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE WEST S-78
363-070-056-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE WEST S-78
363-070-057-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE WEST S-78
363-070-058-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE WEST S-78
363-070-061-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE WEST S-78
363-070-062-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 79 HIGHLAND RESERVE WEST S-78
363-070-063-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 80 HIGHLAND RESERVE WEST S-78
363-070-064-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 81 HIGHLAND RESERVE WEST S-78
363-070-065-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 82 HIGHLAND RESERVE WEST S-78
363-070-066-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 83 HIGHLAND RESERVE WEST S-78
363-070-067-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 84 HIGHLAND RESERVE WEST S-78
363-070-068-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 85 HIGHLAND RESERVE WEST S-78
363-070-070-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOTS 1 & 2 HIGHLAND RESERVE WEST S-78
363-070-071-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOTS 61 & 62 HIGHLAND RESERVE WEST S-78
363-070-072-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOTS 76 & 77 HIGHLAND RESERVE WEST S-78
363-080-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST S-78
363-080-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST S-78
363-080-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST S-78
363-080-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST S-78
363-080-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST S-78
363-080-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST S-78
363-080-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST S-78
363-080-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST S-78
363-080-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST S-78
363-080-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST S-78
363-080-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST S-78
363-080-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST S-78
363-080-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST S-78
363-080-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST S-78
363-080-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST S-78
363-080-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 86 HIGHLAND RESERVE WEST S-78
363-080-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 87 HIGHLAND RESERVE WEST S-78
363-080-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 88 HIGHLAND RESERVE WEST S-78
363-080-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 89 HIGHLAND RESERVE WEST S-78
363-080-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 90 HIGHLAND RESERVE WEST S-78
363-080-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 91 HIGHLAND RESERVE WEST S-78

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-080-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 92 HIGHLAND RESERVE WEST S-78
363-080-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 93 HIGHLAND RESERVE WEST S-78
363-080-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 94 HIGHLAND RESERVE WEST S-78
363-080-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOTS 37 & 38 HIGHLAND RESERVE WEST S-78
363-090-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST T-12
363-090-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST T-12
363-090-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST T-12
363-090-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST T-12
363-090-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST T-12
363-090-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST T-12
363-090-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST T-12
363-090-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST T-12
363-090-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST T-12
363-090-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST T-12
363-090-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST T-12
363-090-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST T-12
363-090-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST T-12
363-090-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST T-12
363-090-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST T-12
363-090-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST T-12
363-090-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST T-12
363-090-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST T-12
363-090-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST T-12
363-090-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST T-12
363-090-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST T-12
363-090-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST T-12
363-090-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST T-12
363-090-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST T-12
363-090-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST T-12
363-090-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST T-12
363-090-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST T-12
363-090-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST T-12
363-090-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST T-12
363-090-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST T-12
363-090-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST T-12
363-090-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST T-12
363-090-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST T-12
363-090-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST T-12
363-090-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST T-12
363-090-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST T-12
363-090-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST T-12
363-090-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST T-12
363-090-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST T-12
363-090-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST T-12

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-100-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL P T-
363-100-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL P T-
363-100-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL P T-
363-100-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL P T-
363-100-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL P T-
363-100-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL P T-
363-100-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL P T-
363-100-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PARCEL P T-
363-100-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PARCEL P T-
363-100-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PARCEL P T-
363-100-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PARCEL P T-
363-100-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PARCEL P T-
363-100-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PARCEL P T-
363-110-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL P T-
363-110-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL P T-
363-110-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL P T-
363-110-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PARCEL P T-
363-110-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PARCEL P T-
363-110-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PARCEL P T-
363-110-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PARCEL P T-
363-110-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PARCEL P T-
363-110-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PARCEL P T-
363-110-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PARCEL P T-
363-110-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PARCEL P T-
363-110-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PARCEL P T-
363-110-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PARCEL P T-
363-110-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL P T-
363-110-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL P T-
363-110-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL P T-
363-110-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PARCEL P T-
363-110-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PARCEL P T-
363-110-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PARCEL P T-
363-110-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PARCEL P T-
363-110-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PARCEL P T-
363-120-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 DIAMOND OAKS UNIT NO 12 PH 1 T-33

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-120-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-020-000	Local&District - Wide	-	-	-	0.0	0.0	-	Exempt	LOT 1 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-120-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 59 DIAMOND OAKS UN 12 PH 1 T-33
363-120-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 60 DIAMOND OAKS UN 12 PH 1 T-33
363-130-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 64 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 65 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 66 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 67 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-130-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 68 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 DIAMOND OAKS UNIT NO 12 PH 1 T-33
363-140-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 DIAMOND OAKS UNIT NO 12 PH 1 T-33

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-160-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PARCEL L T-
363-160-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PARCEL L T-
363-160-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PARCEL L T-
363-160-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PARCEL L T-
363-160-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL L T-
363-160-044-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL L T-
363-160-045-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL L T-
363-160-046-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PARCEL L T-
363-160-047-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PARCEL L T-
363-160-048-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PARCEL L T-
363-160-049-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PARCEL L T-
363-160-050-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PARCEL L T-
363-160-051-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PARCEL L T-
363-160-052-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PARCEL L T-
363-160-053-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PARCEL L T-
363-160-054-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PARCEL L T-
363-160-061-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PARCEL L T-
363-160-064-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 59 HIGHLAND RESERVE WEST PAR L T
363-160-066-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 58 HIGHLAND RESERVE WEST PAR L T
363-160-068-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 60 HIGHLAND RESERVE WEST PAR L T
363-160-070-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 & POR LOT 60 HIGHLAND RES WEST PA
363-160-071-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 & POR LOT 59 HIGHLAND RES WEST PA
363-160-072-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 & POR LOT 58 HIGHLAND RES WEST PA
363-170-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR B T-48
363-170-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR B T-48
363-170-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR B T-48
363-170-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR B T-48
363-170-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR B T-48
363-170-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR B T-48
363-170-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR B T-48
363-170-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR B T-48
363-170-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR B T-48
363-170-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR B T-48
363-170-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR B T-48
363-170-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR B T-48
363-170-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PAR B T-48
363-170-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PAR B T-48
363-170-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PAR B T-48
363-170-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PAR B T-48
363-170-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PAR B T-48
363-170-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PAR B T-48
363-170-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PAR B T-48
363-170-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PAR B T-48
363-170-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PAR B T-48

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363-170-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOTS 16 & 17 HIGHLAND RESERVE WEST PAR B
363-170-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOTS 21 & 22 HIGHLAND RESERVE WEST PAR B
363-170-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOTS 23 & 24 HIGHLAND RESERVE WEST PAR B
363-170-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOTS 63 & 64 HIGHLAND RESERVE WEST PAR B
363-180-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR B T-48
363-180-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR B T-48
363-180-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR B T-48
363-180-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR B T-48
363-180-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR B T-48
363-180-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR B T-48
363-180-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PAR B T-48
363-180-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PAR B T-48
363-180-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PAR B T-48
363-180-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RESERVE WEST PAR B T-48
363-180-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR B T-48
363-180-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR B T-48
363-180-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR B T-48
363-180-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR B T-48
363-180-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR B T-48
363-180-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR B T-48
363-180-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR B T-48
363-180-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR B T-48
363-180-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR B T-48
363-180-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR B T-48
363-180-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR B T-48
363-180-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR B T-48
363-180-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR B T-48
363-180-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR B T-48
363-180-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR B T-48
363-180-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR B T-48
363-180-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR B T-48
363-180-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR B T-48
363-180-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR B T-48
363-180-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR B T-48
363-180-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR B T-48
363-180-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PAR B T-48
363-180-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PAR B T-48
363-180-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RESERVE WEST PAR B T-48
363-180-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RESERVE WEST PAR B T-48
363-180-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RESERVE WEST PAR B T-48
363-180-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RESERVE WEST PAR B T-48
363-180-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RESERVE WEST PAR B T-48
363-180-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE WEST PAR B T-48
363-180-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PAR B T-48

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363-190-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PARCEL M MO
363-190-044-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PARCEL M MO
363-190-045-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PARCEL M MO
363-200-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 64 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 65 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 66 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 67 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 68 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 69 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 70 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 72 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 73 BRIARCLIFF UNIT NO 1 MOR U-15

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-200-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 74 BRIARCLIFF UNIT NO 1 MOR U-15
363-200-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 75 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 BRIARCLIFF UNIT NO 1 MOR U-15
363-210-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 BRIARCLIFF UNIT NO 1 MOR U-15
363-220-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 4 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-220-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 5 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-220-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 6 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-220-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 7 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-220-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 8 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-220-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 9 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-220-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 10 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-220-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 11 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-220-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 12 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-220-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 13 HIGHLAND RESERVE PAR 17A UNIT NO 1

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-230-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 55 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-230-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 56 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-230-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 57 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-230-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 58 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-230-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LT 59 HIGHLAND RESERVE PAR 17A UNIT NO 1
363-240-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 76 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 77 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 78 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 79 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 80 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 81 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 82 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 92 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 93 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 94 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 95 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 96 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 97 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 104 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 105 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 119 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 120 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 121 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 122 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 123 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 124 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 125 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 129 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 130 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 131 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 132 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 133 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 134 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 135 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 136 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 137 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 138 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 139 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 140 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 141 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 142 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 143 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 144 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 145 BRIARCLIFF UNIT NO 2 MOR U-27

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-240-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 146 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 147 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 148 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 149 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-044-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 150 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-045-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 151 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-046-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 152 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-047-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 153 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-048-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 154 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-049-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 155 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-050-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 156 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-051-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 157 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-052-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 158 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-053-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 159 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-054-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 160 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-055-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 161 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-056-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 162 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-057-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 163 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-058-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 164 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-059-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 165 BRIARCLIFF UNIT NO 2 MOR U-27
363-240-060-000	Local&District - Wide	-	-	-	0.0	0.0	-	Open Space	POR LOT A OPEN SPACE U-27
363-240-061-000	Local&District - Wide	-	-	-	0.0	0.0	-	Open Space	POR LOT E OPEN SPACE U-27
363-240-062-000	Local&District - Wide	-	-	-	0.0	0.0	-	Open Space	POR LOT F OPEN SPACE U-27
363-250-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 83 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 84 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 85 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 86 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 87 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 88 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 89 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 90 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 91 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 98 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 99 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 100 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 101 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 102 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 103 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 106 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 107 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 108 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 109 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 110 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 111 BRIARCLIFF UNIT NO 2 MOR U-27

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-250-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 112 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 113 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 114 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 115 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 116 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 117 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 118 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 126 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 127 BRIARCLIFF UNIT NO 2 MOR U-27
363-250-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 128 BRIARCLIFF UNIT NO 2 MOR U-27
363-260-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PARCEL Q MOR
363-260-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PARCEL Q MOR
363-260-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PARCEL Q MOR
363-260-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PARCEL Q MOR
363-260-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PARCEL Q MOR
363-260-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PARCEL Q MOR
363-260-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PARCEL Q MOR
363-260-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PARCEL Q MOR
363-260-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PARCEL Q MOR
363-260-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST PARCEL Q MO
363-260-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST PARCEL Q MO

City of Roseville

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-300-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RESERVE WEST PAR A MOR U
363-300-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RESERVE WEST PAR A MOR U
363-300-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RESERVE WEST PAR A MOR U
363-300-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RESERVE WEST PAR A MOR U
363-300-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RESERVE WEST PAR A MOR U
363-300-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RESERVE WEST PAR A MOR U
363-300-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RESERVE WEST PAR A MOR U
363-300-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RESERVE WEST PAR A MOR U
363-300-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RESERVE WEST PAR A MOR U
363-300-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RESERVE WEST PAR A MOR U
363-300-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RESERVE WEST PAR A MOR U
363-300-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RESERVE WEST PAR A MOR U
363-300-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RESERVE WEST PAR A MOR U
363-300-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR A MOR U
363-310-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RES PAR 17B UN 1 U-48
363-310-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RES PAR 17B UN 1 U-48
363-310-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RES PAR 17B UN 1 U-48
363-310-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RES PAR 17B UN 1 U-48
363-310-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RES PAR 17B UN 1 U-48
363-310-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RES PAR 17B UN 1 U-48
363-310-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RES PAR 17B UN 1 U-48
363-310-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RES PAR 17B UN 1 U-48
363-310-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RES PAR 17B UN 1 U-48
363-310-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RES PAR 17B UN 1 U-48
363-310-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RES PAR 17B UN 1 U-48
363-310-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RES PAR 17B UN 1 U-48
363-310-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RES PAR 17B UN 1 U-48
363-310-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RES PAR 17B UN 1 U-48
363-310-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RES PAR 17B UN 1 U-48
363-310-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RES PAR 17B UN 1 U-48
363-310-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RES PAR 17B UN 1 U-48
363-320-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RES PAR 17B UN 1 U-48
363-320-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RES PAR 17B UN 1 U-48
363-320-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RES PAR 17B UN 1 U-48
363-320-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RES PAR 17B UN 1 U-48
363-320-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RES PAR 17B UN 1 U-48
363-320-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RES PAR 17B UN 1 U-48
363-320-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RES PAR 17B UN 1 U-48
363-320-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RES PAR 17B UN 1 U-48
363-320-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RES PAR 17B UN 1 U-48
363-320-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RES PAR 17B UN 1 U-48
363-320-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RES PAR 17B UN 1 U-48
363-320-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RES PAR 17B UN 1 U-48
363-320-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 39 HIGHLAND RES PAR 17B UN 1 U-48

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-320-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 40 HIGHLAND RES PAR 17B UN 1 U-48
363-320-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 41 HIGHLAND RES PAR 17B UN 1 U-48
363-320-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 42 HIGHLAND RES PAR 17B UN 1 U-48
363-320-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 43 HIGHLAND RES PAR 17B UN 1 U-48
363-320-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 44 HIGHLAND RES PAR 17B UN 1 U-48
363-320-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 45 HIGHLAND RES PAR 17B UN 1 U-48
363-320-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 46 HIGHLAND RES PAR 17B UN 1 U-48
363-320-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 47 HIGHLAND RES PAR 17B UN 1 U-48
363-320-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 48 HIGHLAND RES PAR 17B UN 1 U-48
363-320-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RES PAR 17B UN 1 U-48
363-320-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RES PAR 17B UN 1 U-48
363-320-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RES PAR 17B UN 1 U-48
363-320-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RES PAR 17B UN 1 U-48
363-320-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RES PAR 17B UN 1 U-48
363-320-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RES PAR 17B UN 1 U-48
363-320-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RES PAR 17B UN 1 U-48
363-320-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RES PAR 17B UN 1 U-48
363-320-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RES PAR 17B UN 1 U-48
363-320-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RES PAR 17B UN 1 U-48
363-330-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RES PAR 17B UN 1 U-48
363-330-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RES PAR 17B UN 1 U-48
363-330-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RES PAR 17B UN 1 U-48
363-330-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RES PAR 17B UN 1 U-48
363-330-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RES PAR 17B UN 1 U-48
363-330-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 35 HIGHLAND RES PAR 17B UN 1 U-48
363-330-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 36 HIGHLAND RES PAR 17B UN 1 U-48
363-330-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 37 HIGHLAND RES PAR 17B UN 1 U-48
363-330-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 38 HIGHLAND RES PAR 17B UN 1 U-48
363-330-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RES PAR 17B UN 1 U-48
363-330-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RES PAR 17B UN 1 U-48
363-330-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RES PAR 17B UN 1 U-48
363-330-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RES PAR 17B UN 1 U-48
363-330-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RES PAR 17B UN 1 U-48
363-330-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 64 HIGHLAND RES PAR 17B UN 1 U-48
363-330-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 65 HIGHLAND RES PAR 17B UN 1 U-48
363-330-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 66 HIGHLAND RES PAR 17B UN 1 U-48
363-330-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 67 HIGHLAND RES PAR 17B UN 1 U-48
363-330-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 68 HIGHLAND RES PAR 17B UN 1 U-48
363-330-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 69 HIGHLAND RES PAR 17B UN 1 U-48
363-340-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 81 DIAMOND OAKS UNIT 12 PH II MOR U-
363-340-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 82 DIAMOND OAKS UNIT 12 PH II MOR U-
363-340-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 83 DIAMOND OAKS UNIT 12 PH II MOR U-
363-340-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 84 DIAMOND OAKS UNIT 12 PH II MOR U-
363-340-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 85 DIAMOND OAKS UNIT 12 PH II MOR U-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-380-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 88 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 89 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 90 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 91 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 92 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 93 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 94 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-036-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 95 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-037-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 96 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-038-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 97 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-039-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 98 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-040-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 99 HIGHLAND RESERVE PARCEL 17A UN. 2
363-380-041-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 100 HIGHLAND RESERVE PARCEL 17A UN.
363-380-042-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 101 HIGHLAND RESERVE PARCEL 17A UN.
363-380-043-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 102 HIGHLAND RESERVE PARCEL 17A UN.
363-380-044-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 103 HIGHLAND RESERVE PARCEL 17A UN.
363-380-045-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 104 HIGHLAND RESERVE PARCEL 17A UN.
363-380-046-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 105 HIGHLAND RESERVE PARCEL 17A UN.
363-380-047-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 106 HIGHLAND RESERVE PARCEL 17A UN.
363-380-048-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 107 HIGHLAND RESERVE PARCEL 17A UN.
363-380-049-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 108 HIGHLAND RESERVE PARCEL 17A UN.
363-380-050-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 109 HIGHLAND RESERVE PARCEL 17A UN.
363-380-051-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 110 HIGHLAND RESERVE PARCEL 17A UN.
363-380-052-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 111 HIGHLAND RESERVE PARCEL 17A UN.
363-380-053-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 112 HIGHLAND RESERVE PARCEL 17A UN.
363-380-054-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 113 HIGHLAND RESERVE PARCEL 17A UN.
363-390-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 PROMONTORY POINTE U-77
363-390-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 PROMONTORY POINTE U-77
363-390-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 PROMONTORY POINTE U-77
363-390-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 PROMONTORY POINTE U-77
363-390-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 PROMONTORY POINTE U-77
363-390-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 PROMONTORY POINTE U-77
363-390-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 PROMONTORY POINTE U-77
363-390-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 PROMONTORY POINTE U-77
363-390-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 PROMONTORY POINTE U-77
363-390-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 PROMONTORY POINTE U-77
363-390-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 PROMONTORY POINTE U-77
363-390-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 PROMONTORY POINTE U-77
363-390-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 PROMONTORY POINTE U-77
363-390-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 PROMONTORY POINTE U-77
363-390-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 PROMONTORY POINTE U-77
363-390-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 PROMONTORY POINTE U-77
363-390-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 PROMONTORY POINTE U-77
363-390-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 PROMONTORY POINTE U-77

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-390-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 PROMONTORY POINTE U-77
363-390-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 PROMONTORY POINTE U-77
363-390-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 PROMONTORY POINTE U-77
363-390-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 PROMONTORY POINTE U-77
363-390-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 PROMONTORY POINTE U-77
363-390-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 PROMONTORY POINTE U-77
363-390-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 PROMONTORY POINTE U-77
363-390-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 PROMONTORY POINTE U-77
363-390-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 PROMONTORY POINTE U-77
363-390-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 PROMONTORY POINTE U-77
363-390-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 PROMONTORY POINTE U-77
363-390-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 PROMONTORY POINTE U-77
363-390-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 PROMONTORY POINTE U-77
363-390-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 PROMONTORY POINTE U-77
363-400-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 70 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 74 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 75 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 76 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 77 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 78 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 79 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 80 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 81 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 82 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 83 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 84 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 85 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 86 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 87 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 88 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 89 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 90 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 91 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 92 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 93 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 94 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 95 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 96 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 97 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 98 HIGHLAND RESERVE LOT 17B UNIT 2 V
363-400-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 99 HIGHLAND RESERVE LOT 17B UNIT 2 V

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363-400-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 100 HIGHLAND RESERVE LOT 17B UNIT 2
363-400-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 101 HIGHLAND RESERVE LOT 17B UNIT 2
363-400-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 102 HIGHLAND RESERVE LOT 17B UNIT 2
363-400-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 103 HIGHLAND RESERVE LOT 17B UNIT 2
363-400-035-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 104 HIGHLAND RESERVE LOT 17B UNIT 2
363-410-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR O V-6
363-410-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR O V-6
363-410-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR O V-6
363-410-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR O V-6
363-410-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR O V-6
363-410-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR O V-6
363-410-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR O V-6
363-410-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR O V-6
363-410-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR O V-6
363-410-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR O V-6
363-410-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR O V-6
363-410-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST PAR O V-6
363-410-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR O V-6
363-410-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR O V-6
363-410-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR O V-6
363-410-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR O V-6
363-410-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR O V-6
363-410-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR O V-6
363-410-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR O V-6
363-410-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR O V-6
363-410-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR O V-6
363-410-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR O V-6
363-410-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR O V-6
363-410-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR O V-6
363-420-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST-PARS MORV-24
363-420-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 12 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST-PARS MORV-2

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-420-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 27 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 28 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 29 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-030-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 30 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 31 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 32 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-033-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 33 HIGHLAND RESERVE WEST-PARS MORV-2
363-420-034-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 34 HIGHLAND RESERVE WEST-PARS MORV-2
363-430-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 DIAMOND OAKS UNIT 13, MOR V-33
363-430-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 DIAMOND OAKS UNIT 13, MOR V-33
363-430-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 DIAMOND OAKS UNIT 13, MOR V-33
363-430-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 DIAMOND OAKS UNIT 13, MOR V-33
363-430-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 DIAMOND OAKS UNIT 13, MOR V-33
363-430-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 DIAMOND OAKS UNIT 13, MOR V-33
363-430-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 DIAMOND OAKS UNIT 13, MOR V-33
363-430-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT8 DIAMOND OAKS UNIT 13, MOR V-33
363-430-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT9 DIAMOND OAKS UNIT 13, MOR V-33
363-430-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT10 DIAMOND OAKS UNIT 13, MOR V-33
363-430-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT11 DIAMOND OAKS UNIT 13, MOR V-33
363-430-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT12 DIAMOND OAKS UNIT 13, MOR V-33
363-430-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT13 DIAMOND OAKS UNIT 13, MOR V-33
363-430-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT14 DIAMOND OAKS UNIT 13, MOR V-33
363-430-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT15 DIAMOND OAKS UNIT 13, MOR V-33
363-430-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT16 DIAMOND OAKS UNIT 13, MOR V-33
363-430-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT17 DIAMOND OAKS UNIT 13, MOR V-33
363-430-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT18 DIAMOND OAKS UNIT 13, MOR V-33
363-430-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT19 DIAMOND OAKS UNIT 13, MOR V-33
363-430-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT20 DIAMOND OAKS UNIT 13, MOR V-33
363-430-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT21 DIAMOND OAKS UNIT 13, MOR V-33
363-440-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR V MOR V-
363-440-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR V MOR V-
363-440-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR V MOR V
363-440-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 11 HIGHLAND RESERVE WEST PAR V MOR V

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
363-460-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 49 HIGHLAND RESERVE WEST PAR D PH 1
363-460-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 50 HIGHLAND RESERVE WEST PAR D PH 1
363-460-011-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 51 HIGHLAND RESERVE WEST PAR D PH 1
363-460-012-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 52 HIGHLAND RESERVE WEST PAR D PH 1
363-460-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 53 HIGHLAND RESERVE WEST PAR D PH 1
363-460-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 54 HIGHLAND RESERVE WEST PAR D PH 1
363-460-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 55 HIGHLAND RESERVE WEST PAR D PH 1
363-460-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 56 HIGHLAND RESERVE WEST PAR D PH 1
363-460-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 57 HIGHLAND RESERVE WEST PAR D PH 1
363-460-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 58 HIGHLAND RESERVE WEST PAR D PH 1
363-460-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 59 HIGHLAND RESERVE WEST PAR D PH 1
363-460-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 60 HIGHLAND RESERVE WEST PAR D PH 1
363-460-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 61 HIGHLAND RESERVE WEST PAR D PH 1
363-460-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 62 HIGHLAND RESERVE WEST PAR D PH 1
363-460-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 63 HIGHLAND RESERVE WEST PAR D PH 1
363-470-001-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 1 HIGHLAND RESERVE WEST PAR E PH 1 M
363-470-002-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 2 HIGHLAND RESERVE WEST PAR E PH 1 M
363-470-003-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 3 HIGHLAND RESERVE WEST PAR E PH 1 M
363-470-004-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 4 HIGHLAND RESERVE WEST PAR E PH 1 M
363-470-005-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 5 HIGHLAND RESERVE WEST PAR E PH 1 M
363-470-006-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 6 HIGHLAND RESERVE WEST PAR E PH 1 M
363-470-007-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 7 HIGHLAND RESERVE WEST PAR E PH 1 M
363-470-008-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 8 HIGHLAND RESERVE WEST PAR E PH 1 M
363-470-009-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 9 HIGHLAND RESERVE WEST PAR E PH 1 M
363-470-010-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 10 HIGHLAND RESERVE WEST PAR E PH 1
363-470-013-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 13 HIGHLAND RESERVE WEST PAR E PH 1
363-470-014-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 14 HIGHLAND RESERVE WEST PAR E PH 1
363-470-015-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 15 HIGHLAND RESERVE WEST PAR E PH 1
363-470-016-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 16 HIGHLAND RESERVE WEST PAR E PH 1
363-470-017-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 17 HIGHLAND RESERVE WEST PAR E PH 1
363-470-018-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 18 HIGHLAND RESERVE WEST PAR E PH 1
363-470-019-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 19 HIGHLAND RESERVE WEST PAR E PH 1
363-470-020-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 20 HIGHLAND RESERVE WEST PAR E PH 1
363-470-021-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 21 HIGHLAND RESERVE WEST PAR E PH 1
363-470-022-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 22 HIGHLAND RESERVE WEST PAR E PH 1
363-470-023-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 23 HIGHLAND RESERVE WEST PAR E PH 1
363-470-024-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 24 HIGHLAND RESERVE WEST PAR E PH 1
363-470-025-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 25 HIGHLAND RESERVE WEST PAR E PH 1
363-470-026-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 26 HIGHLAND RESERVE WEST PAR E PH 1
363-470-027-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 71 HIGHLAND RESERVE WEST PAR E PH 1
363-470-028-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 72 HIGHLAND RESERVE WEST PAR E PH 1
363-470-029-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	LOT 73 HIGHLAND RESERVE WEST PAR E PH 1
363-470-031-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	POR LOT 12 HIGHLAND RESERVE WEST PAR E P
363-470-032-000	Local&District - Wide	120.80	120.82	1.0000	1.0	0.0	-	SF Residential	L 11 & P LOT12 HIGHLAND RESERVE WEST PAR

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAX ASMT	TOTAL EDUS	SF UNITS	MF UNITS	NON RES ACRES	LAND USE	LEGAL DESC
493-010-002-000	District - Wide	11,733.02	11,733.02	201.6000	0.0	336.0	-	MF Residential	17.8 AC LOT A PMOR 35-20 THE PRESERVE AT

Summary Fields	Value
ACTIVE PARCELS	3,609
LEVIED PARCELS	3,481
CHARGE	608,717.04
MAX ASMT	620,214.84
DISTRICT-WIDE EDUS	7,382.86
LOCAL EDUS	2,113.00
TOTAL EDUS	7,500.86
SF UNITS	2,231
MF UNITS	2,387
NON RES ACRES	548.24

RESOLUTION NO. 16-258

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer's Annual Levy Report (hereinafter referred to as the "Report") that describes the assessments against parcels of land within the North Central Roseville Specific Plan Landscaping and Lighting District (hereinafter referred to as the "District") for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the "Act") to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the City Council and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIII C and XIII D of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District; and,

- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the maintenance and operation of and the furnishing of services, materials or improvements for certain landscaped areas including open space areas, parkways, slopes and medians and other public improvements within the street right of way areas, including, but not limited to trees, shrubs, turf and other ornamental vegetation, drainage and irrigation systems, and other appurtenant facilities. The Engineer's Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the North Central Roseville Specific Plan Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the landscaping, lighting and appurtenant facilities, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 16-258

PASSED, APPROVED, AND ADOPTED THIS 15th DAY OF June, 2016.

Mayor
City of Roseville, California

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-258 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville

RESOLUTION NO. 16-259

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Levy Report (hereafter referred to as the "Report") for said district known and designated as: Northwest Roseville Specific Plan Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 16-259

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-259 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

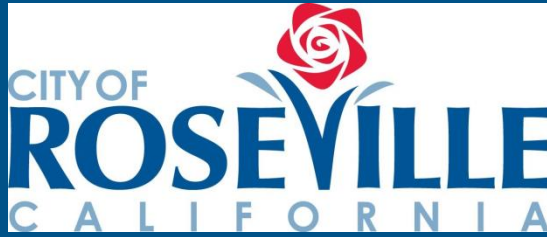
AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville



City of Roseville

Northwest Roseville Specific Plan Landscaping and Lighting District

2016/17 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 18, 2016
Public Hearing: June 15, 2016

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Northwest Roseville Specific Plan Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District and all relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/17 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of APRIL, 2016

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: _____

Mickey Ashley
Senior Project Analyst
District Administration Services

By: _____

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to provide and maintain the improvements within the Northwest Roseville Specific Plan Area, known as Northwest Roseville Specific Plan Landscaping and Lighting District (“District”) within the City. The District was formed and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the “1972 Act” or the “Act”).

This Engineer’s Levy Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2016 through June 30, 2017. The assessments are based on the historical and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The District consists of two (2) benefit zones (“Zones”). The improvements that benefit properties within each Zone and the costs of those improvements are identified and budgeted separately. Each parcel is assessed proportionately for the estimated costs of the parcel’s respective Zone.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number by the Placer County Assessor’s Office. The Placer County Auditor/Controller (“County Auditor/Controller”) uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following consideration of public comments at a public hearing, and a final review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. After final approval of the Report, and confirmation of the assessments, the assessment information will be submitted to the County Auditor/Controller. The County Auditor/Controller will include the assessments on the property tax roll for fiscal year 2016/17.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIID* (Proposition 218). Pursuant to the *California Constitution Article XIID* (“Article XIID”) *Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIID Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments established for the original District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIID Section 5(b)*, the property owners approved these existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessment rates of the original Zones A and B identified in this Report) are exempt from the procedural requirements *Article XIID Section 4*.

The District and all Zones therein have been formed pursuant to the 1972 Act. Pursuant to the 1972 Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments and to review the Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the 1972 Act.

In November 2004, the City initiated and conducted property owner protest ballot proceedings, in accordance with the 1972 Act and Article XIID, to annex into Zone A, and approve the maximum assessment rates. At the conclusion of the Public Hearing, the City determined that a majority protest did not exist. The City then approved the Engineer’s Report, through the adoption of Resolution No. 04-507, which annexed the Dunmore Junction territory to Zone A. Dunmore Junction was first assessed by the District in FY 2005/06.

In April 2005, the City initiated and conducted property owner protest ballot proceedings, in accordance with the 1972 Act and Article XIID, to annex into Zones B, and approve the maximum assessment rates. At the conclusion of the Public Hearing, the City determined that a majority protest did not exist. The City then approved the Engineer’s Report, through the adoption of Resolution No. 05-165, which annexed the Legacy subdivision territory to Zone B. The Legacy subdivision was first assessed by the District in FY 2005/06.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The Northwest Roseville Specific Plan Landscaping and Lighting District lies west of the existing urban area of the City of Roseville. The District is generally bounded by Baseline Road to the north, Fiddymont Road to the west and Washington Boulevard to the east. The City annexed in Dunmore Junction, which is generally located on the east side of Porter Drive, south of Junction Boulevard and north of Lawton Avenue. The City also annexed in Legacy Subdivision, which is generally located on the northwest corner of Washington Boulevard and Junction Boulevard. For general reference purposes, renderings of the District's Boundaries are presented in Appendix A of the Report.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF IMPROVEMENTS AND SERVICES

Zone A

Zone A of the District, by special benefit assessments, is to provide funding for the maintenance of the following improvements: landscaped street medians and landscaped corridors adjacent to property within the District including but not limited to, plantings, sound walls, and project identification signs; the maintenance of the vernal pool preserves identified in the Northwest Roseville Specific Plan; the installation and maintenance of bike trails within the Northwest Roseville Specific Plan Area; and the installation of park improvements and/or the payment of debt service related to the installation of bike trails and/or park improvements within the Northwest Roseville Specific Plan Area.

Zone B

Zone B of the District, by special benefit assessments, is to provide funding for the following:

- The maintenance of the landscaped street buffers or medians, certain natural areas within the subdivision and landscape corridors adjacent to the property within the Zone (including, but not limited to, planting, screen walls, project identification signs, and drainage and wetlands areas within the property).
- The perpetual maintenance of the landscape strips adjacent to the Sierra Crossing subdivision contiguous to Foothills Boulevard and Booth Road, including but not limited to maintenance of the planting, screen walls, and project identification signs.
- The maintenance of the natural border adjoining and contiguous to the westerly border of Sierra Crossing.
- The maintenance of the wetland preserve area.
- The on-going maintenance of the landscape strips adjacent to the Legacy subdivision contiguous to Junction Boulevard, Washington Boulevard and Sawtell Road, including but not limited to maintenance of the planting, screen walls, and project identification signs.
- The maintenance of natural border adjoining and contiguous to the westerly border of the Legacy subdivision.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. DESCRIPTION OF METHOD OF APPORTIONMENT

Pursuant to the Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels in proportion to the estimated special benefits to be received by each such parcel from the improvements. The special benefit formula used for any special benefit assessment should reflect the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated special benefit to each parcel. All assessable parcels in the District receive a direct special benefit from the services and improvements provided by the District.

Each parcel within this District has been assigned an Equivalent Benefit Unit (EBU), which reflects each parcel's estimated special benefit from the improvements as compared to other parcels within each Zone of Northwest Roseville LLD District. The levy amount is spread evenly to each assessable parcel in the District, on a per benefit unit (per parcel) method.

The Levy per Equivalent Benefit Unit (Rate) applied to each parcel is the result of dividing the total Balance to Levy, by the sum of the District's EBU's, for the fiscal year. This Rate is multiplied by each parcel's individual EBU to determine the parcel's levy amount.

The following formulas are used to calculate the assessment for each parcel:

Zone A

Total number of lots based on final filed maps, divided into the total annual estimated costs of Zone A.

Zone B

Total number of lots based on final filed maps, divided into the total annual estimated costs of Zone B.

C. PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments regarding the Dunmore Junction subdivision Legacy subdivision annexations to the District, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall 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. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Each of the proposed improvements, the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. All improvements associated with this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City General Plan and the Northwest Roseville Specific Plan. As such, the improvements for which each property shall be assessed would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from the improvements. Well-maintained landscaping and recreational facilities in close proximity to those properties enhances the desirability of those properties.

The special benefits associated with the landscape improvements and associated appurtenants are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green belts, landscaped areas and recreational facilities.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allow the property to be developed for the enjoyment of the property owners and contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

The improvements are for the special benefit, enhancement and use of properties within the District and the Northwest Roseville Specific Plan Area. Although the improvements include public easements, right-of-ways and other amenities available or visible to the public at large, it has been determined that the additional improvements installed in connection with this development and those installed as part of the overall Northwest Roseville Specific Plan, are only necessary for the development of properties within the specific plan area and were not required nor necessarily desired by any properties or developments outside the Northwest Roseville Specific Plan Area. Therefore this District being part of that plan, receives similar and proportional special benefits from both the improvements installed in connection with developing properties in this District as well as existing and future shared amenities within the Northwest Roseville LLD. Any public access or use of the improvements by others is incidental and there is no measurable general benefit to properties outside the specific plan area or to the public at large.

III. DISTRICT BUDGET

A. 2016/17 BUDGET

DESCRIPTION	Zone A ⁽¹⁾	Zone B ⁽²⁾	TOTAL
<u>DIRECT COSTS</u>			
Contract Maintenance - Landscaping	\$180,900.00	\$11,700.00	\$192,600.00
Repair & Maintenance - Landscaping/Parks	100,000.00	1,900.00	101,900.00
Utilities	104,200.00	3,300.00	107,500.00
Stormwater Management/Drainage	0.00	1,278.00	1,278.00
Rehab Reserve Project - Landscape Rehab	<u>30,000.00</u>	<u>0.00</u>	<u>30,000.00</u>
Total Direct Costs	\$415,100.00	\$18,178.00	\$433,278.00
<u>ADMINISTRATION COSTS</u>			
City Administration	\$18,298.00	\$956.00	\$19,254.00
Contract Administration - Park's Dept	33,000.00	1,500.00	34,500.00
County Auditor Fees	4,622.00	191.36	4,813.36
Consulting & Professional Services	8,436.78	302.70	8,739.48
Public Hearing Publishing Costs	412.00	392.00	804.00
ERP Project Costs	<u>2,788.21</u>	<u>115.44</u>	<u>2,903.65</u>
Total Administrative Costs	\$67,556.99	\$3,457.50	\$71,014.49
Total Direct and Administration Costs	\$482,656.99	\$21,635.50	\$504,292.49
<u>BUDGET ADJUSTMENTS</u>			
Replenishment/(Use) of Operating Reserve	\$9,543.01	(\$2,499.50)	\$7,043.51
Contribution for /(Use of) Rehab Reserve	(30,000.00)	0.00	(30,000.00)
Rounding Adjustment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Adjustments	(\$20,456.99)	(\$2,499.50)	(\$22,956.49)
BALANCE TO LEVY	\$462,200.00	\$19,136.00	\$481,336.00

(1) The Dunmore Junction Subdivision was annexed into Zone A.

(2) The Legacy Subdivision was annexed into Zone B.

B. 2016/17 ASSESSMENT RATES

DESCRIPTION	Zone A	Zone B	TOTAL
<u>FY 2016/17 APPLIED ASSESSMENT RATES</u>			
Total Assessable Units	4,622	130	4,752
Applied Assessment Rates per Unit	\$100.00	\$147.20	
Maximum Assessment Rates per Unit	\$100.00	\$147.20	
Potential Maximum Assessment Per Zone	\$462,200	\$19,136	\$481,336

C. 2016/17 FUND BALANCE INFORMATION

DESCRIPTION	Zone A	Zone B	TOTAL
<u>OPERATING RESERVE</u>			
Beginning Operating Reserve Balance 7-1-2016 (est.)	\$346,707.53	\$11,826.83	\$358,534.36
add: Replenish from FY 16/17 Levy	9,543.01		9,543.01
less: Use for FY 16/17 Expenses		(2,499.50)	(2,499.50)
Transfer from/(to) the Rehab Reserve	(114,922.05)	1,490.42	(113,431.63)
Ending Operating Reserve Balance 6-30-2017 (est.)	\$241,328.50	\$10,817.75	\$252,146.25
<u>REHABILITATION RESERVE</u>			
Beginning Rehab Reserve Balance 7-1-2016 (est.)	\$261,894.02	\$2,379.46	\$264,273.48
add: Collect from FY 16/17 Levy			0.00
less: Use for FY 16/17 Rehab Projects	(30,000.00)	0.00	(30,000.00)
Transfer from/(to) the Operating Reserve	114,922.05	(1,490.42)	113,431.63
Ending Rehab Reserve Balance 6-30-2017 (est.)	\$346,816.07	\$889.04	\$347,705.11

D. DESCRIPTION OF BUDGET ITEMS

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance – Landscaping / Parks - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Stormwater Management / Drainage - This line item includes costs to properly maintain certain drainage and / or wetlands areas within the District. If zero, this line item may not be shown in the budget.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under "FUND BALANCE INFORMATION" in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

Number of Assessable Units - The total number of assessable units within the District for the Current Fiscal Year.

Applied Assessment Rates per Unit - The assessment rates to be applied to each parcel within the District for the current fiscal year.

Maximum Assessment Rates per Unit - The maximum assessment rates for the current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed against all parcels within each Zone for the current fiscal year based upon the expected number of units to be assessed.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2016 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2016 to December 31, 2016, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 16/17 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Expenses – The amount of the Operating Reserve to be used to fund FY 16/17 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2017 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2017. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating

Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2016 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2016. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 16/17 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2017 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2017. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

Zone A - Projections of the Zone's future capital improvement expenditures are: repair, replacement and/or refurbishment of fencing improvements \$15,000 in FY 2016/17, \$150,000 in FY 2017/18 and \$30,000 in FY 2018/19; replacement, repair, renovation and/or refurbishment of plants, landscape & related materials: \$10,000 in FY 2016/17 and \$35,000 each in FY 2018/19 and FY 2019/20; and, grid tree pruning, removal and replacement of declining trees \$5,000 in FY 2016/17 and \$25,000 in each of FYs 2017/18 to 2020/21.

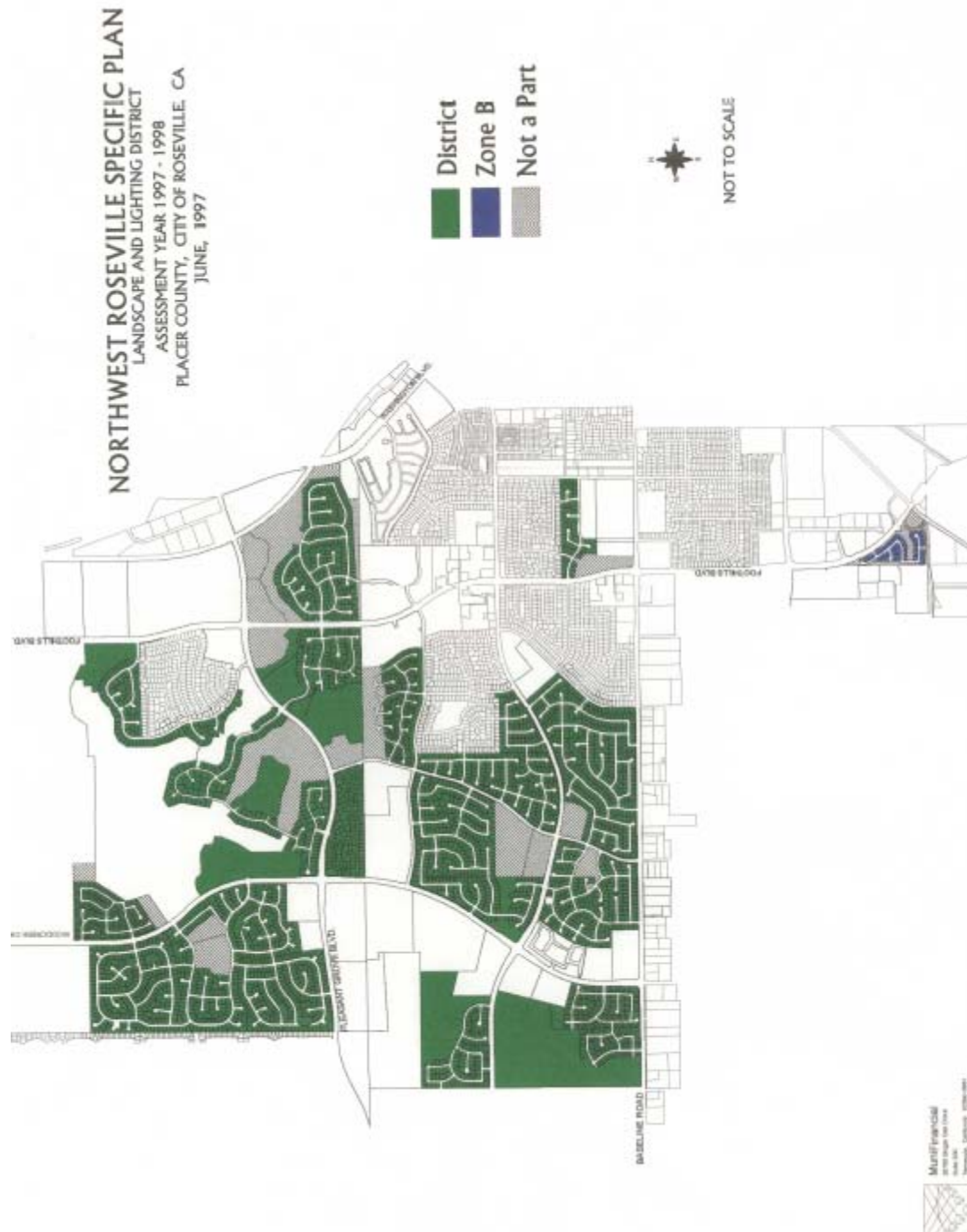
Zone B - Projections of the Zone's future capital improvement expenditures are repair, replacement and/or refurbishment of fencing improvements: \$25,000 in FY 2017/18.

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map of the District and Zones have previously been submitted to the Clerk of the City in the format required under the Act and are, by reference, hereby made part of this Report. The boundary maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is represented herein.

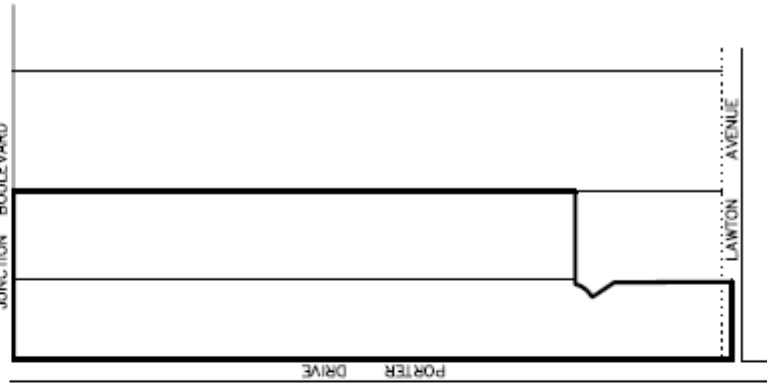


SHEET 1 OF 1

**DUNMORE JUNCTION LANDSCAPING AND LIGHTING DISTRICT
(ZONE A DUNMORE JUNCTION-NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT)**

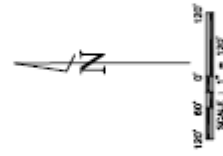
CITY OF ROSEVILLE
COUNTY OF PLACER
STATE OF CALIFORNIA

JUNCTION BOULEVARD

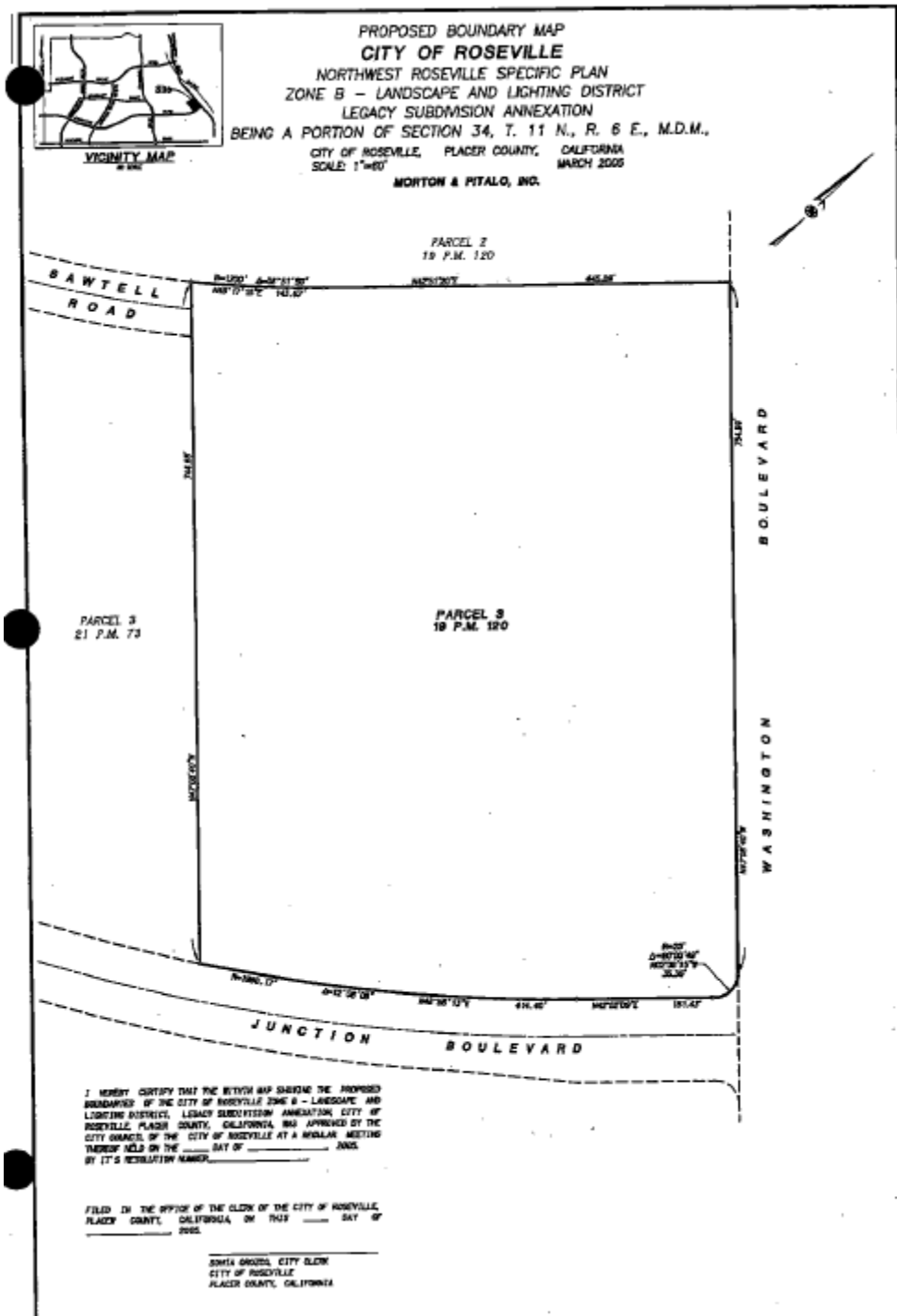


THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS DIAGRAM SHALL BE THE SAME AS SHOWN ON THE PLACER COUNTY AGGREGATE MAPS FOR THOSE PARCELS LISTED.

THE PLACER COUNTY AGGREGATE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL.



(04-111) NOVEMBER 2004



APPENDIX B — 2016/17 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

Due to the size of the Assessment Roll, a listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2016/17. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
011-270-001-000	A	100.00	100.00	1.0	LOT 1 DUNMORE ROSEVILLE PORTER DRIVE MOR
011-270-002-000	A	100.00	100.00	1.0	LOT 2 DUNMORE ROSEVILLE PORTER DRIVE MOR
011-270-003-000	A	100.00	100.00	1.0	LOT 3 DUNMORE ROSEVILLE PORTER DRIVE MOR
011-270-004-000	A	100.00	100.00	1.0	LOT 4 DUNMORE ROSEVILLE PORTER DRIVE MOR
011-270-005-000	A	100.00	100.00	1.0	LOT 5 DUNMORE ROSEVILLE PORTER DRIVE MOR
011-270-006-000	A	100.00	100.00	1.0	LOT 6 DUNMORE ROSEVILLE PORTER DRIVE MOR
011-270-007-000	A	100.00	100.00	1.0	LOT 7 DUNMORE ROSEVILLE PORTER DRIVE MOR
011-270-008-000	A	100.00	100.00	1.0	LOT 8 DUNMORE ROSEVILLE PORTER DRIVE MOR
011-270-009-000	A	100.00	100.00	1.0	LOT 9 DUNMORE ROSEVILLE PORTER DRIVE MOR
011-270-010-000	A	100.00	100.00	1.0	LOT 10 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-011-000	A	100.00	100.00	1.0	LOT 11 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-012-000	A	100.00	100.00	1.0	LOT 12 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-013-000	A	100.00	100.00	1.0	LOT 13 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-014-000	A	100.00	100.00	1.0	LOT 14 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-015-000	A	100.00	100.00	1.0	LOT 15 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-016-000	A	100.00	100.00	1.0	LOT 16 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-017-000	A	100.00	100.00	1.0	LOT 17 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-018-000	A	100.00	100.00	1.0	LOT 18 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-019-000	A	100.00	100.00	1.0	LOT 19 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-020-000	A	100.00	100.00	1.0	LOT 20 DUNMORE ROSEVILLE PORTER DRIVE MO
011-270-021-000	A	-	-	0.0	LOT A PUE DUNMORE ROSEVILLE PORTER DRIVE
011-280-002-000	A	100.00	100.00	1.0	LOT 21 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-003-000	A	100.00	100.00	1.0	LOT 22 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-004-000	A	100.00	100.00	1.0	LOT 23 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-005-000	A	100.00	100.00	1.0	LOT 24 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-006-000	A	100.00	100.00	1.0	LOT 25 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-010-000	A	100.00	100.00	1.0	LOT 29 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-011-000	A	100.00	100.00	1.0	LOT 30 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-012-000	A	100.00	100.00	1.0	LOT 31 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-014-000	A	100.00	100.00	1.0	LOT 33 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-015-000	A	100.00	100.00	1.0	LOT 34 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-016-000	A	100.00	100.00	1.0	LOT 35 DUNMORE ROSEVILLE PORTER DRIVE MO
011-280-017-000	A	100.00	100.00	1.0	POR LOT 26 DUNMORE ROSEVILLE PORTER DR A
011-280-019-000	A	100.00	100.00	1.0	POR LOT 27 DUNMORE ROSEVILLE PORTER DR A
011-280-024-000	A	100.00	100.00	1.0	POR LOT 28 DUNMORE ROSEVILLE PORTER DRIV
011-280-026-000	A	100.00	100.00	1.0	POR LOT 28 & 32 DUNMORE ROSEVILLE PORTER
015-520-001-000	B	147.20	147.20	1.0	LT 1 LEGACY SUB MOR BK AA PG 71
015-520-002-000	B	147.20	147.20	1.0	LT 2 LEGACY SUB MOR BK AA PG 71
015-520-003-000	B	147.20	147.20	1.0	LT 3 LEGACY SUB MOR BK AA PG 71
015-520-004-000	B	147.20	147.20	1.0	LT 4 LEGACY SUB MOR BK AA PG 71
015-520-005-000	B	147.20	147.20	1.0	LT 5 LEGACY SUB MOR BK AA PG 71
015-520-006-000	B	147.20	147.20	1.0	LT 6 LEGACY SUB MOR BK AA PG 71
015-520-007-000	B	147.20	147.20	1.0	LOT 7 LEGACY SUB MOR BK AA PG 71
015-520-008-000	B	147.20	147.20	1.0	LOT 8 LEGACY SUB MOR BK AA PG 71
015-520-009-000	B	147.20	147.20	1.0	LOT 9 LEGACY SUB MOR BK AA PG 71
015-520-010-000	B	147.20	147.20	1.0	LOT 10 LEGACY SUB MOR BK AA PG 71
015-520-011-000	B	147.20	147.20	1.0	LOT 11 LEGACY SUB MOR BK AA PG 71
015-520-012-000	B	147.20	147.20	1.0	LOT 12 LEGACY SUB MOR BK AA PG 71
015-520-013-000	B	147.20	147.20	1.0	LOT 13 LEGACY SUB MOR BK AA PG 71
015-520-014-000	B	147.20	147.20	1.0	LOT 14 LEGACY SUB MOR BK AA PG 71
015-520-015-000	B	147.20	147.20	1.0	LOT 15 LEGACY SUB MOR BK AA PG 71
015-520-016-000	B	147.20	147.20	1.0	LOT 16 LEGACY SUB MOR BK AA PG 71
015-520-017-000	B	147.20	147.20	1.0	LOT 17 LEGACY SUB MOR BK AA PG 71

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
015-520-018-000	B	147.20	147.20	1.0	LT 18 LEGACY SUB MOR BK AA PG 71
015-520-019-000	B	147.20	147.20	1.0	LT 19 LEGACY SUB MOR BK AA PG 71
015-520-020-000	B	147.20	147.20	1.0	LOT 20 LEGACY SUB MOR BK AA PG 71
015-520-021-000	B	147.20	147.20	1.0	LOT 21 LEGACY SUB MOR BK AA PG 71
015-520-022-000	B	147.20	147.20	1.0	LT 22 LEGACY SUB MOR BK AA PG 71
015-520-023-000	B	147.20	147.20	1.0	LOT 23 LEGACY SUB MOR BK AA PG 71
015-520-024-000	B	147.20	147.20	1.0	LOT 24 LEGACY SUB MOR BK AA PG 71
015-520-025-000	B	147.20	147.20	1.0	LOT 25 LEGACY SUB MOR BK AA PG 71
015-520-026-000	B	147.20	147.20	1.0	LOT 26 LEGACY SUB MOR BK AA PG 71
015-520-027-000	B	147.20	147.20	1.0	LOT 27 LEGACY SUB MOR BK AA PG 71
015-520-028-000	B	147.20	147.20	1.0	LOT 28 LEGACY SUB MOR BK AA PG 71
015-520-029-000	B	147.20	147.20	1.0	LOT 29 LEGACY SUB MOR BK AA PG 71
015-520-030-000	B	147.20	147.20	1.0	LOT 30 LEGACY SUB MOR BK AA PG 71
015-520-031-000	B	147.20	147.20	1.0	LOT 31 LEGACY SUB MOR BK AA PG 71
015-520-032-000	B	147.20	147.20	1.0	LOT 32 LEGACY SUB MOR BK AA PG 71
015-520-033-000	B	147.20	147.20	1.0	LOT 33 LEGACY SUB MOR BK AA PG 71
015-520-034-000	B	147.20	147.20	1.0	LOT 34 LEGACY SUB MOR BK AA PG 71
015-520-035-000	B	147.20	147.20	1.0	LOT 35 LEGACY SUB MOR BK AA PG 71
015-520-036-000	B	147.20	147.20	1.0	LOT 36 LEGACY SUB MOR BK AA PG 71
015-520-037-000	B	147.20	147.20	1.0	LOT 37 LEGACY SUB MOR BK AA PG 71
015-520-038-000	B	147.20	147.20	1.0	LOT 38 LEGACY SUB MOR BK AA PG 71
015-520-039-000	B	147.20	147.20	1.0	LOT 39 LEGACY SUB MOR BK AA PG 71
015-520-040-000	B	147.20	147.20	1.0	LOT 40 LEGACY SUB MOR BK AA PG 71
015-520-041-000	B	147.20	147.20	1.0	LOT 41 LEGACY SUB MOR BK AA PG 71
015-520-042-000	B	147.20	147.20	1.0	LOT 42 LEGACY SUB MOR BK AA PG 71
015-520-043-000	B	147.20	147.20	1.0	LOT 43 LEGACY SUB MOR BK AA PG 71
015-520-044-000	B	147.20	147.20	1.0	LOT 44 LEGACY SUB MOR BK AA PG 71
015-520-045-000	B	147.20	147.20	1.0	LOT 45 LEGACY SUB MOR BK AA PG 71
015-520-046-000	B	147.20	147.20	1.0	LOT 46 LEGACY SUB MOR BK AA PG 71
015-520-047-000	B	147.20	147.20	1.0	LOT 47 LEGACY SUB MOR BK AA PG 71
015-520-048-000	B	147.20	147.20	1.0	LOT 48 LEGACY SUB MOR BK AA PG 71
015-520-049-000	B	147.20	147.20	1.0	LOT 49 LEGACY SUB MOR BK AA PG 71
015-520-050-000	B	147.20	147.20	1.0	LOT 50 LEGACY SUB MOR BK AA PG 71
015-520-051-000	B	147.20	147.20	1.0	LOT 51 LEGACY SUB MOR BK AA PG 71
015-520-052-000	B	147.20	147.20	1.0	LOT 52 LEGACY SUB MOR BK AA PG 71
015-520-053-000	B	147.20	147.20	1.0	LOT 53 LEGACY SUB MOR BK AA PG 71
015-520-054-000	B	147.20	147.20	1.0	LOT 54 LEGACY SUB MOR BK AA PG 71
015-520-055-000	B	147.20	147.20	1.0	LOT 55 LEGACY SUB MOR BK AA PG 71
015-520-056-000	B	147.20	147.20	1.0	LOT 56 LEGACY SUB MOR BK AA PG 71
015-520-057-000	B	147.20	147.20	1.0	LOT 57 LEGACY SUB MOR BK AA PG 71
015-520-058-000	B	147.20	147.20	1.0	LOT 58 LEGACY SUB MOR BK AA PG 71
015-520-059-000	B	147.20	147.20	1.0	LOT 59 LEGACY SUB MOR BK AA PG 71
015-520-060-000	B	147.20	147.20	1.0	LOT 60 LEGACY SUB MOR BK AA PG 71
015-520-061-000	B	147.20	147.20	1.0	LOT 61 LEGACY SUB MOR BK AA PG 71
015-520-062-000	B	147.20	147.20	1.0	LOT 62 LEGACY SUB MOR BK AA PG 71
015-520-063-000	B	147.20	147.20	1.0	LOT 63 LEGACY SUB MOR BK AA PG 71
015-520-064-000	B	147.20	147.20	1.0	LOT 64 LEGACY SUB MOR BK AA PG 71
015-520-065-000	B	147.20	147.20	1.0	LOT 65 LEGACY SUB MOR BK AA PG 71
015-520-066-000	B	147.20	147.20	1.0	LOT 66 LEGACY SUB MOR BK AA PG 71
015-520-067-000	B	147.20	147.20	1.0	LOT 67 LEGACY SUB MOR BK AA PG 71
015-520-068-000	B	147.20	147.20	1.0	LOT 68 LEGACY SUB MOR BK AA PG 71
015-520-069-000	B	147.20	147.20	1.0	LOT 69 LEGACY SUB MOR BK AA PG 71
015-520-070-000	B	147.20	147.20	1.0	LOT 70 LEGACY SUB MOR BK AA PG 71

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
015-520-071-000	B	147.20	147.20	1.0	LOT 71 LEGACY SUB MOR BK AA PG 71
015-520-072-000	B	-	-	0.0	LOT A PUE - LEGACY SUB MOR BK AA PG 71
015-520-073-000	B	-	-	0.0	LOT B PUE - LEGACY SUB MOR BK AA PG 71
015-520-074-000	B	-	-	0.0	LOT C PUE - LEGACY SUB MOR BK AA PG 71
015-520-075-000	B	-	-	0.0	LOT D PUE - LEGACY SUB MOR BK AA PG 71
015-520-076-000	B	-	-	0.0	LOT E PUE - LEGACY SUB MOR BK AA PG 71
015-520-077-000	B	-	-	0.0	LOT F OPEN SPACE - LEGACY SUB MOR BK AA
473-160-001-000	B	147.20	147.20	1.0	LOT 1 SIERRA CROSSINGS T-27
473-160-004-000	B	147.20	147.20	1.0	LOT 58 SIERRA CROSSINGS T-27
473-160-005-000	B	147.20	147.20	1.0	LOT 59 SIERRA CROSSINGS T-27
473-160-007-000	B	147.20	147.20	1.0	POR LOT 56 SIERRA CROSSINGS T-27
473-160-008-000	B	147.20	147.20	1.0	LOT 57 & POR LOT 56 SIERRA CROSSINGS T-2
473-170-001-000	B	147.20	147.20	1.0	LOT 2 SIERRA CROSSINGS T-27
473-170-002-000	B	147.20	147.20	1.0	LOT 3 SIERRA CROSSINGS T-27
473-170-003-000	B	147.20	147.20	1.0	LOT 4 SIERRA CROSSINGS T-27
473-170-004-000	B	147.20	147.20	1.0	LOT 5 SIERRA CROSSINGS T-27
473-170-005-000	B	147.20	147.20	1.0	LOT 6 SIERRA CROSSINGS T-27
473-170-006-000	B	147.20	147.20	1.0	LOT 7 SIERRA CROSSINGS T-27
473-170-007-000	B	147.20	147.20	1.0	LOT 8 SIERRA CROSSINGS T-27
473-170-008-000	B	147.20	147.20	1.0	LOT 9 SIERRA CROSSINGS T-27
473-170-009-000	B	147.20	147.20	1.0	LOT 10 SIERRA CROSSINGS T-27
473-170-010-000	B	147.20	147.20	1.0	LOT 11 SIERRA CROSSINGS T-27
473-170-011-000	B	147.20	147.20	1.0	LOT 12 SIERRA CROSSINGS T-27
473-170-012-000	B	147.20	147.20	1.0	LOT 13 SIERRA CROSSINGS T-27
473-170-013-000	B	147.20	147.20	1.0	LOT 14 SIERRA CROSSINGS T-27
473-170-014-000	B	147.20	147.20	1.0	LOT 15 SIERRA CROSSINGS T-27
473-170-015-000	B	147.20	147.20	1.0	LOT 16 SIERRA CROSSINGS T-27
473-170-016-000	B	147.20	147.20	1.0	LOT 17 SIERRA CROSSINGS T-27
473-170-017-000	B	147.20	147.20	1.0	LOT 28 SIERRA CROSSINGS T-27
473-170-018-000	B	147.20	147.20	1.0	LOT 29 SIERRA CROSSINGS T-27
473-170-019-000	B	147.20	147.20	1.0	LOT 30 SIERRA CROSSINGS T-27
473-170-020-000	B	147.20	147.20	1.0	LOT 31 SIERRA CROSSINGS T-27
473-170-021-000	B	147.20	147.20	1.0	LOT 32 SIERRA CROSSINGS T-27
473-170-022-000	B	147.20	147.20	1.0	LOT 33 SIERRA CROSSINGS T-27
473-170-023-000	B	147.20	147.20	1.0	LOT 34 SIERRA CROSSINGS T-27
473-170-024-000	B	147.20	147.20	1.0	LOT 35 SIERRA CROSSINGS T-27
473-170-025-000	B	147.20	147.20	1.0	LOT 36 SIERRA CROSSINGS T-27
473-170-026-000	B	147.20	147.20	1.0	LOT 37 SIERRA CROSSINGS T-27
473-170-027-000	B	147.20	147.20	1.0	LOT 38 SIERRA CROSSINGS T-27
473-170-028-000	B	147.20	147.20	1.0	LOT 39 SIERRA CROSSINGS T-27
473-170-029-000	B	147.20	147.20	1.0	LOT 40 SIERRA CROSSINGS T-27
473-170-030-000	B	147.20	147.20	1.0	LOT 41 SIERRA CROSSINGS T-27
473-170-031-000	B	147.20	147.20	1.0	LOT 42 SIERRA CROSSINGS T-27
473-170-032-000	B	147.20	147.20	1.0	LOT 43 SIERRA CROSSINGS T-27
473-170-033-000	B	147.20	147.20	1.0	LOT 44 SIERRA CROSSINGS T-27
473-170-034-000	B	147.20	147.20	1.0	LOT 45 SIERRA CROSSINGS T-27
473-170-035-000	B	147.20	147.20	1.0	LOT 46 SIERRA CROSSINGS T-27
473-170-036-000	B	147.20	147.20	1.0	LOT 47 SIERRA CROSSINGS T-27
473-170-037-000	B	147.20	147.20	1.0	LOT 48 SIERRA CROSSINGS T-27
473-170-038-000	B	147.20	147.20	1.0	LOT 49 SIERRA CROSSINGS T-27
473-170-039-000	B	147.20	147.20	1.0	LOT 50 SIERRA CROSSINGS T-27
473-170-040-000	B	147.20	147.20	1.0	LOT 51 SIERRA CROSSINGS T-27
473-170-041-000	B	147.20	147.20	1.0	LOT 52 SIERRA CROSSINGS T-27

City of Roseville
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
473-170-042-000	B	147.20	147.20	1.0	LOT 53 SIERRA CROSSINGS T-27
473-170-043-000	B	147.20	147.20	1.0	LOT 54 SIERRA CROSSINGS T-27
473-170-044-000	B	147.20	147.20	1.0	LOT 55 SIERRA CROSSINGS T-27
473-180-001-000	B	147.20	147.20	1.0	LOT 18 SIERRA CROSSINGS T-27
473-180-002-000	B	147.20	147.20	1.0	LOT 19 SIERRA CROSSINGS T-27
473-180-003-000	B	147.20	147.20	1.0	LOT 20 SIERRA CROSSINGS T-27
473-180-004-000	B	147.20	147.20	1.0	LOT 21 SIERRA CROSSINGS T-27
473-180-005-000	B	147.20	147.20	1.0	LOT 22 SIERRA CROSSINGS T-27
473-180-006-000	B	147.20	147.20	1.0	LOT 23 SIERRA CROSSINGS T-27
473-180-007-000	B	147.20	147.20	1.0	LOT 24 SIERRA CROSSINGS T-27
473-180-008-000	B	147.20	147.20	1.0	LOT 25 SIERRA CROSSINGS T-27
473-180-009-000	B	147.20	147.20	1.0	LOT 26 SIERRA CROSSINGS T-27
473-180-010-000	B	147.20	147.20	1.0	LOT 27 SIERRA CROSSINGS T-27
475-050-001-000	A	100.00	100.00	1.0	L 1 PARKLAND ESTATES Q-88
475-050-002-000	A	100.00	100.00	1.0	L 2 PARKLAND ESTATES Q-88
475-050-003-000	A	100.00	100.00	1.0	L 3 PARKLAND ESTATES Q-88
475-050-004-000	A	100.00	100.00	1.0	L 4 PARKLAND ESTATES Q-88
475-050-005-000	A	100.00	100.00	1.0	L 5 PARKLAND ESTATES Q-88
475-050-006-000	A	100.00	100.00	1.0	L 6 PARKLAND ESTATES Q-88
475-050-007-000	A	100.00	100.00	1.0	L 7 PARKLAND ESTATES Q-88
475-050-008-000	A	100.00	100.00	1.0	L 8 PARKLAND ESTATES Q-88
475-050-009-000	A	100.00	100.00	1.0	L 9 PARKLAND ESTATES Q-88
475-050-010-000	A	100.00	100.00	1.0	L10 PARKLAND ESTATES Q-88
475-050-011-000	A	100.00	100.00	1.0	L11 PARKLAND ESTATES Q-88
475-050-012-000	A	100.00	100.00	1.0	L65 PARKLAND ESTATES Q-88
475-050-013-000	A	100.00	100.00	1.0	L66 PARKLAND ESTATES Q-88
475-050-014-000	A	100.00	100.00	1.0	L67 PARKLAND ESTATES Q-88
475-050-015-000	A	100.00	100.00	1.0	L68 PARKLAND ESTATES Q-88
475-050-016-000	A	100.00	100.00	1.0	L69 PARKLAND ESTATES Q-88
475-050-017-000	A	100.00	100.00	1.0	L70 PARKLAND ESTATES Q-88
475-050-018-000	A	100.00	100.00	1.0	L71 PARKLAND ESTATES Q-88
475-060-001-000	A	100.00	100.00	1.0	L12 PARKLAND ESTATES Q-88
475-060-002-000	A	100.00	100.00	1.0	L13 PARKLAND ESTATES Q-88
475-060-003-000	A	100.00	100.00	1.0	L15 PARKLAND ESTATES Q-88
475-060-004-000	A	100.00	100.00	1.0	L14 PARKLAND ESTATES Q-88
475-060-005-000	A	100.00	100.00	1.0	L16 PARKLAND ESTATES Q-88
475-060-006-000	A	100.00	100.00	1.0	L17 PARKLAND ESTATES Q-88
475-060-007-000	A	100.00	100.00	1.0	L18 PARKLAND ESTATES Q-88
475-060-008-000	A	100.00	100.00	1.0	L19 PARKLAND ESTATES Q-88
475-060-009-000	A	100.00	100.00	1.0	L20 PARKLAND ESTATES Q-88
475-060-010-000	A	100.00	100.00	1.0	L21 PARKLAND ESTATES Q-88
475-060-011-000	A	100.00	100.00	1.0	L22 PARKLAND ESTATES Q-88
475-060-012-000	A	100.00	100.00	1.0	L23 PARKLAND ESTATES Q-88
475-060-013-000	A	100.00	100.00	1.0	L24 PARKLAND ESTATES Q-88
475-060-014-000	A	100.00	100.00	1.0	L25 PARKLAND ESTATES Q-88
475-060-015-000	A	100.00	100.00	1.0	L26 PARKLAND ESTATES Q-88
475-060-016-000	A	100.00	100.00	1.0	L27 PARKLAND ESTATES Q-88
475-060-017-000	A	100.00	100.00	1.0	L28 PARKLAND ESTATES Q-88
475-060-018-000	A	100.00	100.00	1.0	L29 PARKLAND ESTATES Q-88
475-060-019-000	A	100.00	100.00	1.0	L30 PARKLAND ESTATES Q-88
475-060-020-000	A	100.00	100.00	1.0	L31 PARKLAND ESTATES Q-88
475-060-021-000	A	100.00	100.00	1.0	L32 PARKLAND ESTATES Q-88
475-060-022-000	A	100.00	100.00	1.0	L33 PARKLAND ESTATES Q-88

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475-060-023-000	A	100.00	100.00	1.0	L34 PARKLAND ESTATES Q-88
475-060-024-000	A	100.00	100.00	1.0	L35 PARKLAND ESTATES Q-88
475-060-025-000	A	100.00	100.00	1.0	L36 PARKLAND ESTATES Q-88
475-060-026-000	A	100.00	100.00	1.0	L37 PARKLAND ESTATES Q-88
475-060-027-000	A	100.00	100.00	1.0	L38 PARKLAND ESTATES Q-88
475-060-028-000	A	100.00	100.00	1.0	L39 PARKLAND ESTATES Q-88
475-060-029-000	A	100.00	100.00	1.0	L40 PARKLAND ESTATES Q-88
475-060-030-000	A	100.00	100.00	1.0	L41 PARKLAND ESTATES Q-88
475-060-031-000	A	100.00	100.00	1.0	L42 PARKLAND ESTATES Q-88
475-060-032-000	A	100.00	100.00	1.0	L43 PARKLAND ESTATES Q-88
475-060-036-000	A	100.00	100.00	1.0	L47 PARKLAND ESTATES Q-88
475-060-037-000	A	100.00	100.00	1.0	L48 PARKLAND ESTATES Q-88
475-060-038-000	A	100.00	100.00	1.0	L49 PARKLAND ESTATES Q-88
475-060-039-000	A	100.00	100.00	1.0	L50 PARKLAND ESTATES Q-88
475-060-040-000	A	100.00	100.00	1.0	L51 PARKLAND ESTATES Q-88
475-060-041-000	A	100.00	100.00	1.0	L52 PARKLAND ESTATES Q-88
475-060-046-000	A	100.00	100.00	1.0	L57 PARKLAND ESTATES Q-88
475-060-047-000	A	100.00	100.00	1.0	L58 PARKLAND ESTATES Q-88
475-060-048-000	A	100.00	100.00	1.0	L59 PARKLAND ESTATES Q-88
475-060-049-000	A	100.00	100.00	1.0	L60 PARKLAND ESTATES Q-88
475-060-050-000	A	100.00	100.00	1.0	L61 PARKLAND ESTATES Q-88
475-060-051-000	A	100.00	100.00	1.0	L62 PARKLAND ESTATES Q-88
475-060-052-000	A	100.00	100.00	1.0	L63 PARKLAND ESTATES Q-88
475-060-053-000	A	100.00	100.00	1.0	L64 PARKLAND ESTATES Q-88
475-060-054-000	A	100.00	100.00	1.0	POR L44 PARKLAND ESTATES Q-88
475-060-055-000	A	100.00	100.00	1.0	POR L45 PARKLAND ESTATES Q-88
475-060-056-000	A	100.00	100.00	1.0	POR L46 PARKLAND ESTATES Q-88
475-060-057-000	A	100.00	100.00	1.0	L53 & POR 46 PARKLAND EST Q-88
475-060-058-000	A	100.00	100.00	1.0	L54&POR 45&46 PARKLAND EST Q88
475-060-059-000	A	100.00	100.00	1.0	L55 & POR 45 PARKLAND EST Q-88
475-060-060-000	A	100.00	100.00	1.0	L56 &POR44&45 PARKLAND EST Q88
476-100-002-000	A	100.00	100.00	1.0	L 1 AUTUMN GLEN UNIT 1
476-100-003-000	A	100.00	100.00	1.0	L 2 AUTUMN GLEN UNIT 1
476-100-004-000	A	100.00	100.00	1.0	L 3 AUTUMN GLEN UNIT 1
476-100-005-000	A	100.00	100.00	1.0	L 4 AUTUMN GLEN UNIT 1
476-100-006-000	A	100.00	100.00	1.0	L 5 AUTUMN GLEN UNIT 1
476-100-007-000	A	100.00	100.00	1.0	L 6 AUTUMN GLEN UNIT 1
476-100-008-000	A	100.00	100.00	1.0	L 7 AUTUMN GLEN UNIT 1 MOR Q-16
476-100-009-000	A	100.00	100.00	1.0	L 8 AUTUMN GLEN UNIT 1
476-100-010-000	A	100.00	100.00	1.0	L 9 AUTUMN GLEN UNIT 1
476-100-011-000	A	100.00	100.00	1.0	L 10 AUTUMN GLEN UNIT 1
476-100-014-000	A	100.00	100.00	1.0	L 32 AUTUMN GLEN UNIT 2 Q-23
476-100-015-000	A	100.00	100.00	1.0	L 33 AUTUMN GLEN UNIT 2 Q-23
476-100-016-000	A	100.00	100.00	1.0	L 34 AUTUMN GLEN UNIT 2 Q-23
476-100-017-000	A	100.00	100.00	1.0	L 35 AUTUMN GLEN UNIT 2 Q-23
476-100-018-000	A	100.00	100.00	1.0	L 36 AUTUMN GLEN UNIT 2 Q-23
476-100-019-000	A	100.00	100.00	1.0	L 37 AUTUMN GLEN UNIT 2 Q-23
476-100-020-000	A	100.00	100.00	1.0	L 38 AUTUMN GLEN UNIT 2 Q-23
476-100-021-000	A	100.00	100.00	1.0	L 39 AUTUMN GLEN UNIT 2 Q-23
476-100-022-000	A	100.00	100.00	1.0	L 40 AUTUMN GLEN UNIT 2 Q-23
476-100-023-000	A	100.00	100.00	1.0	L 41 AUTUMN GLEN UNIT 2 Q-23
476-100-024-000	A	100.00	100.00	1.0	L 42 AUTUMN GLEN UNIT 2 Q-23
476-100-025-000	A	100.00	100.00	1.0	L 43 AUTUMN GLEN UNIT 2 MOR Q-23

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476-100-026-000	A	100.00	100.00	1.0	L 44 AUTUMN GLEN UNIT 2 Q-23
476-100-027-000	A	100.00	100.00	1.0	L 45 AUTUMN GLEN UNIT 2 Q-23
476-100-028-000	A	100.00	100.00	1.0	L 46 AUTUMN GLEN UNIT 2 Q-23
476-100-029-000	A	100.00	100.00	1.0	L 47 AUTUMN GLEN UNIT 2 MOR Q-23
476-100-030-000	A	100.00	100.00	1.0	L 48 AUTUMN GLEN UNIT 2 Q-23
476-100-031-000	A	100.00	100.00	1.0	L 49 AUTUMN GLEN UNIT 2 Q-23
476-100-032-000	A	100.00	100.00	1.0	L 50 AUTUMN GLEN UNIT 2 Q-23
476-100-033-000	A	100.00	100.00	1.0	L 51 AUTUMN GLEN UNIT 2 Q-23
476-100-034-000	A	100.00	100.00	1.0	L 52 AUTUMN GLEN UNIT 2 Q-23
476-100-035-000	A	100.00	100.00	1.0	L 53 AUTUMN GLEN UNIT 2 Q-23
476-100-036-000	A	100.00	100.00	1.0	L 54 AUTUMN GLEN UNIT 2 Q-23
476-100-037-000	A	100.00	100.00	1.0	L 55 AUTUMN GLEN UNIT 2 Q-23
476-100-038-000	A	100.00	100.00	1.0	L 56 AUTUMN GLEN UNIT 2 Q-23
476-100-039-000	A	100.00	100.00	1.0	L 57 AUTUMN GLEN UNIT 2 Q-23
476-100-040-000	A	100.00	100.00	1.0	L 58 AUTUMN GLEN UNIT 2 Q-23
476-100-041-000	A	100.00	100.00	1.0	L 59 AUTUMN GLEN UNIT 2 Q-23
476-100-042-000	A	100.00	100.00	1.0	L 60 AUTUMN GLEN UNIT 2 Q-23
476-100-043-000	A	100.00	100.00	1.0	L 61 AUTUMN GLEN UNIT 2 Q-23
476-100-044-000	A	100.00	100.00	1.0	L 62 AUTUMN GLEN UNIT 2 Q-23
476-100-045-000	A	100.00	100.00	1.0	L 63 AUTUMN GLEN UNIT 2 Q-23
476-100-046-000	A	100.00	100.00	1.0	L 82 AUTUMN GLEN UNIT 3 Q-24
476-100-047-000	A	100.00	100.00	1.0	L 83 AUTUMN GLEN UNIT 3 Q-24
476-100-048-000	A	100.00	100.00	1.0	L 84 AUTUMN GLEN UNIT 3 Q-24
476-100-049-000	A	100.00	100.00	1.0	L 85 AUTUMN GLEN UNIT 3 Q-24
476-100-050-000	A	100.00	100.00	1.0	L 86 AUTUMN GLEN UNIT 3 Q-24
476-100-051-000	A	100.00	100.00	1.0	L 87 AUTUMN GLEN UNIT 3 Q-24
476-100-052-000	A	100.00	100.00	1.0	L 88 AUTUMN GLEN UNIT 3 Q-24
476-100-053-000	A	100.00	100.00	1.0	L 89 AUTUMN GLEN UNIT 3 Q-24
476-100-054-000	A	100.00	100.00	1.0	L 90 AUTUMN GLEN UNIT 3 Q-24
476-100-055-000	A	100.00	100.00	1.0	L 91 AUTUMN GLEN UNIT 3 Q-24
476-100-056-000	A	100.00	100.00	1.0	L 92 AUTUMN GLEN UNIT 3 Q-24
476-100-057-000	A	100.00	100.00	1.0	L 93 AUTUMN GLEN UNIT 3 Q-24
476-100-058-000	A	100.00	100.00	1.0	L 94 AUTUMN GLEN UNIT 3 Q-24
476-100-059-000	A	100.00	100.00	1.0	L 95 AUTUMN GLEN UNIT 3 Q-24
476-100-060-000	A	100.00	100.00	1.0	L 96 AUTUMN GLEN UNIT 3 Q-24
476-100-061-000	A	100.00	100.00	1.0	L 97 AUTUMN GLEN UNIT 3 Q-24
476-100-062-000	A	100.00	100.00	1.0	L 98 AUTUMN GLEN UNIT 3 Q-24
476-100-063-000	A	100.00	100.00	1.0	L 99 AUTUMN GLEN UNIT 3 Q-24
476-100-064-000	A	100.00	100.00	1.0	L 100 AUTUMN GLEN UNIT 3 Q-24
476-100-065-000	A	100.00	100.00	1.0	L 101 AUTUMN GLEN UNIT 3 Q-24
476-100-066-000	A	100.00	100.00	1.0	L 102 AUTUMN GLEN UNIT 3 Q-24
476-100-067-000	A	100.00	100.00	1.0	L 103 AUTUMN GLEN UNIT 3 Q-24
476-100-068-000	A	100.00	100.00	1.0	L 104 AUTUMN GLEN UNIT 3 Q-24
476-110-002-000	A	100.00	100.00	1.0	L 11 AUTUMN GLEN UNIT 1
476-110-003-000	A	100.00	100.00	1.0	L 12 AUTUMN GLEN UNIT 1
476-110-004-000	A	100.00	100.00	1.0	L 13 AUTUMN GLEN UNIT 1
476-110-005-000	A	100.00	100.00	1.0	L 14 AUTUMN GLEN UNIT 1
476-110-006-000	A	100.00	100.00	1.0	L 15 AUTUMN GLEN UNIT 1
476-110-007-000	A	100.00	100.00	1.0	L 16 AUTUMN GLEN UNIT 1
476-110-008-000	A	100.00	100.00	1.0	L 17 AUTUMN GLEN UNIT 1
476-110-009-000	A	100.00	100.00	1.0	L 18 AUTUMN GLEN UNIT 1
476-110-010-000	A	100.00	100.00	1.0	L 19 AUTUMN GLEN UNIT 1
476-110-011-000	A	100.00	100.00	1.0	L 20 AUTUMN GLEN UNIT 1

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476-110-012-000	A	100.00	100.00	1.0	L 21 AUTUMN GLEN UNIT 1
476-110-013-000	A	100.00	100.00	1.0	L 22 AUTUMN GLEN UNIT 2 Q-23
476-110-014-000	A	100.00	100.00	1.0	L 23 AUTUMN GLEN UNIT 2 Q-23
476-110-015-000	A	100.00	100.00	1.0	L 24 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-016-000	A	100.00	100.00	1.0	L 25 AUTUMN GLEN UNIT 2 Q-23
476-110-017-000	A	100.00	100.00	1.0	L 26 AUTUMN GLEN UNIT 2 Q-23
476-110-018-000	A	100.00	100.00	1.0	L 27 AUTUMN GLEN UNIT 2 Q-23
476-110-019-000	A	100.00	100.00	1.0	L 28 AUTUMN GLEN UNIT 2 Q-23
476-110-020-000	A	100.00	100.00	1.0	L 29 AUTUMN GLEN UNIT 2 Q-23
476-110-021-000	A	100.00	100.00	1.0	L 30 AUTUMN GLEN UNIT 2 Q-23
476-110-022-000	A	100.00	100.00	1.0	L 31 AUTUMN GLEN UNIT 2 Q-23
476-110-023-000	A	100.00	100.00	1.0	L 64 AUTUMN GLEN UNIT 2 Q-23
476-110-024-000	A	100.00	100.00	1.0	L 65 AUTUMN GLEN UNIT 2 Q-23
476-110-025-000	A	100.00	100.00	1.0	L 66 AUTUMN GLEN UNIT 2 Q-23
476-110-026-000	A	100.00	100.00	1.0	L 67 AUTUMN GLEN UNIT 2 Q-23
476-110-027-000	A	100.00	100.00	1.0	L 68 AUTUMN GLEN UNIT 2 Q-23
476-110-028-000	A	100.00	100.00	1.0	L 69 AUTUMN GLEN UNIT 2 Q-23
476-110-029-000	A	100.00	100.00	1.0	L 70 AUTUMN GLEN UNIT 2 Q-23
476-110-030-000	A	100.00	100.00	1.0	L 71 AUTUMN GLEN UNIT 2 Q-23
476-110-031-000	A	100.00	100.00	1.0	L 72 AUTUMN GLEN UNIT 2 Q-23
476-110-032-000	A	100.00	100.00	1.0	L 73 AUTUMN GLEN UNIT 2 MOR Q-23
476-110-033-000	A	100.00	100.00	1.0	L 74 AUTUMN GLEN UNIT 3 Q24
476-110-034-000	A	100.00	100.00	1.0	L 75 AUTUMN GLEN UNIT 3 Q24
476-110-035-000	A	100.00	100.00	1.0	L 76 AUTUMN GLEN UNIT 3 Q24
476-110-036-000	A	100.00	100.00	1.0	L 77 AUTUMN GLEN UNIT 3 Q24
476-110-037-000	A	100.00	100.00	1.0	L 78 AUTUMN GLEN UNIT 3 Q24
476-110-038-000	A	100.00	100.00	1.0	L 79 AUTUMN GLEN UNIT 3 Q24
476-110-039-000	A	100.00	100.00	1.0	L 80 AUTUMN GLEN UNIT 3 Q24
476-110-040-000	A	100.00	100.00	1.0	L 81 AUTUMN GLEN UNIT 3 Q24
476-110-041-000	A	100.00	100.00	1.0	L 105 AUTUMN GLEN UNIT 3 Q-24
476-110-042-000	A	100.00	100.00	1.0	L 106 AUTUMN GLEN UNIT 3 Q-24
476-110-043-000	A	100.00	100.00	1.0	L 107 AUTUMN GLEN UNIT 3 Q-24
476-110-044-000	A	100.00	100.00	1.0	L 108 AUTUMN GLEN UNIT 3 Q-24
476-110-045-000	A	100.00	100.00	1.0	L 109 AUTUMN GLEN UNIT 3 Q-24
476-110-046-000	A	100.00	100.00	1.0	L 110 AUTUMN GLEN UNIT 3 Q-24
476-110-047-000	A	100.00	100.00	1.0	L 111 AUTUMN GLEN UNIT 3 Q-24
476-110-048-000	A	100.00	100.00	1.0	L 112 AUTUMN GLEN UNIT 3 Q-24
476-110-049-000	A	100.00	100.00	1.0	L 113 AUTUMN GLEN UNIT 3 Q-24
476-110-050-000	A	100.00	100.00	1.0	L 114 AUTUMN GLEN UNIT 3 MOR Q-24
476-110-051-000	A	100.00	100.00	1.0	L 115 AUTUMN GLEN UNIT 3 Q-24
476-110-052-000	A	100.00	100.00	1.0	L 116 AUTUMN GLEN UNIT 3 Q-24
476-110-053-000	A	100.00	100.00	1.0	L 117 AUTUMN GLEN UNIT 3 Q-24
476-110-054-000	A	100.00	100.00	1.0	L 118 AUTUMN GLEN UNIT 3 Q-24
476-110-055-000	A	100.00	100.00	1.0	L 119 AUTUMN GLEN UNIT 3 Q-24
476-110-056-000	A	100.00	100.00	1.0	L 120 AUTUMN GLEN UNIT 3 Q-24
476-110-057-000	A	100.00	100.00	1.0	L 121 AUTUMN GLEN UNIT 3 Q-24
476-110-058-000	A	100.00	100.00	1.0	L 122 AUTUMN GLEN UNIT 3 Q-24
476-110-059-000	A	100.00	100.00	1.0	L 123 AUTUMN GLEN UNIT 3 Q-24
476-110-060-000	A	100.00	100.00	1.0	L 124 AUTUMN GLEN UNIT 3 Q-24
476-110-061-000	A	100.00	100.00	1.0	L 125 AUTUMN GLEN UNIT 3 Q-24
476-110-062-000	A	100.00	100.00	1.0	L 126 AUTUMN GLEN UNIT 3 Q-24
476-110-063-000	A	100.00	100.00	1.0	L 127 AUTUMN GLEN UNIT 3 Q-24
476-110-064-000	A	100.00	100.00	1.0	L 128 AUTUMN GLEN UNIT 3 Q-24

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476-110-065-000	A	100.00	100.00	1.0	L 129 AUTUMN GLEN UNIT 3 Q-24
476-110-066-000	A	100.00	100.00	1.0	L 130 AUTUMN GLEN UNIT 3 Q-24
476-110-067-000	A	100.00	100.00	1.0	L 131 AUTUMN GLEN UNIT 3 Q-24
476-120-001-000	A	100.00	100.00	1.0	L 1 SILVERADO OAKS #4 Q-20
476-120-002-000	A	100.00	100.00	1.0	L 2 SILVERADO OAKS #4 Q-20
476-120-003-000	A	100.00	100.00	1.0	L 3 SILVERADO OAKS #4 Q-20
476-120-004-000	A	100.00	100.00	1.0	L 4 SILVERADO OAKS #4 Q-20
476-120-005-000	A	100.00	100.00	1.0	L 5 SILVERADO OAKS #4 Q-20
476-120-006-000	A	100.00	100.00	1.0	L 6 SILVERADO OAKS #4 Q-20
476-120-007-000	A	100.00	100.00	1.0	L 7 SILVERADO OAKS #4 Q-20
476-120-008-000	A	100.00	100.00	1.0	L 8 SILVERADO OAKS #4 Q-20
476-120-009-000	A	100.00	100.00	1.0	L 9 SILVERADO OAKS #4 Q-20
476-120-010-000	A	100.00	100.00	1.0	L 10 SILVERADO OAKS #4 Q-20
476-120-011-000	A	100.00	100.00	1.0	L 11 SILVERADO OAKS #4 Q-20
476-120-012-000	A	100.00	100.00	1.0	L 12 SILVERADO OAKS #4 Q-20
476-120-013-000	A	100.00	100.00	1.0	L 13 SILVERADO OAKS #4 Q-20
476-120-014-000	A	100.00	100.00	1.0	L 14 SILVERADO OAKS #4 Q-20
476-120-015-000	A	100.00	100.00	1.0	L 15 SILVERADO OAKS #4 Q-20
476-120-016-000	A	100.00	100.00	1.0	L 16 SILVERADO OAKS #4 Q-20
476-120-017-000	A	100.00	100.00	1.0	L 17 SILVERADO OAKS #4 Q-20
476-120-018-000	A	100.00	100.00	1.0	L 18 SILVERADO OAKS #4 Q-20
476-120-019-000	A	100.00	100.00	1.0	L 19 SILVERADO OAKS #4 Q-20
476-120-020-000	A	100.00	100.00	1.0	L 20 SILVERADO OAKS #4 Q-20
476-120-021-000	A	100.00	100.00	1.0	L 21 SILVERADO OAKS #4 Q-20
476-120-022-000	A	100.00	100.00	1.0	L 22 SILVERADO OAKS #4 Q-20
476-120-023-000	A	100.00	100.00	1.0	L 23 SILVERADO OAKS #4 Q-20
476-120-024-000	A	100.00	100.00	1.0	L 24 SILVERADO OAKS #4 Q-20
476-120-025-000	A	100.00	100.00	1.0	L 25 SILVERADO OAKS #4 Q-20
476-120-026-000	A	100.00	100.00	1.0	L 26 SILVERADO OAKS #4 Q-20
476-120-027-000	A	100.00	100.00	1.0	L 27 SILVERADO OAKS #4 Q-20
476-120-028-000	A	100.00	100.00	1.0	L 28 SILVERADO OAKS #4 Q-20
476-120-029-000	A	100.00	100.00	1.0	L 29 SILVERADO OAKS #4 Q-20
476-120-030-000	A	100.00	100.00	1.0	L 30 SILVERADO OAKS #4 Q-20
476-120-031-000	A	100.00	100.00	1.0	L 31 SILVERADO OAKS #4 Q-20
476-120-032-000	A	100.00	100.00	1.0	L 32 SILVERADO OAKS #4 Q-20
476-120-033-000	A	100.00	100.00	1.0	L 33 SILVERADO OAKS #4 Q-20
476-120-034-000	A	100.00	100.00	1.0	L 34 SILVERADO OAKS #4 Q-20
476-120-035-000	A	100.00	100.00	1.0	L 35 SILVERADO OAKS #4 Q-20
476-120-036-000	A	100.00	100.00	1.0	L 36 SILVERADO OAKS #4 Q-20
476-120-037-000	A	100.00	100.00	1.0	L 37 SILVERADO OAKS #4 Q-20
476-120-038-000	A	100.00	100.00	1.0	L 38 SILVERADO OAKS #4 Q-20
476-120-039-000	A	100.00	100.00	1.0	L 39 SILVERADO OAKS #4 Q-20
476-120-040-000	A	100.00	100.00	1.0	L 40 SILVERADO OAKS #4 Q-20
476-120-041-000	A	100.00	100.00	1.0	L 41 SILVERADO OAKS #4 Q-20
476-120-042-000	A	100.00	100.00	1.0	L 42 SILVERADO OAKS #4 Q-20
476-120-043-000	A	100.00	100.00	1.0	L 43 SILVERADO OAKS #4 Q-20
476-120-044-000	A	100.00	100.00	1.0	L 44 SILVERADO OAKS #4 Q-20
476-120-045-000	A	100.00	100.00	1.0	L 45 SILVERADO OAKS #4 Q-20
476-120-046-000	A	100.00	100.00	1.0	L 46 SILVERADO OAKS #4 Q-20
476-120-047-000	A	100.00	100.00	1.0	L 47 SILVERADO OAKS #4 Q-20
476-120-048-000	A	100.00	100.00	1.0	L 48 SILVERADO OAKS #4 Q-20
476-120-049-000	A	100.00	100.00	1.0	L 49 SILVERADO OAKS #4 Q-20
476-120-050-000	A	100.00	100.00	1.0	L 50 SILVERADO OAKS #4 Q-20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-120-051-000	A	100.00	100.00	1.0	L 51 SILVERADO OAKS #4 Q-20
476-120-052-000	A	100.00	100.00	1.0	L 52 SILVERADO OAKS #4 Q-20
476-120-053-000	A	100.00	100.00	1.0	L 53 SILVERADO OAKS #4 Q-20
476-120-054-000	A	100.00	100.00	1.0	L 54 SILVERADO OAKS #4 Q-20
476-120-055-000	A	100.00	100.00	1.0	L 55 SILVERADO OAKS #4 Q-20
476-120-056-000	A	100.00	100.00	1.0	L 56 SILVERADO OAKS #4 MOR Q-20
476-120-057-000	A	100.00	100.00	1.0	L 57 SILVERADO OAKS #4 Q-20
476-120-058-000	A	100.00	100.00	1.0	L 58 SILVERADO OAKS #4 Q-20
476-120-059-000	A	100.00	100.00	1.0	L 59 SILVERADO OAKS #4 Q-20
476-120-060-000	A	100.00	100.00	1.0	L 60 SILVERADO OAKS #4 Q-20
476-120-061-000	A	100.00	100.00	1.0	L 61 SILVERADO OAKS #4 MOR Q-20
476-120-062-000	A	100.00	100.00	1.0	L 62 SILVERADO OAKS #4 Q-20
476-120-063-000	A	100.00	100.00	1.0	L 63 SILVERADO OAKS #4 Q-20
476-120-064-000	A	100.00	100.00	1.0	L 64 SILVERADO OAKS #4 Q-20
476-120-065-000	A	100.00	100.00	1.0	L 65 SILVERADO OAKS #4 Q-20
476-120-066-000	A	100.00	100.00	1.0	L 66 SILVERADO OAKS #4 Q-20
476-120-067-000	A	100.00	100.00	1.0	L 67 SILVERADO OAKS #4 Q-20
476-120-068-000	A	100.00	100.00	1.0	L 68 SILVERADO OAKS #4 Q-20
476-120-069-000	A	100.00	100.00	1.0	L 69 SILVERADO OAKS #4 Q-20
476-120-070-000	A	100.00	100.00	1.0	L 70 SILVERADO OAKS #4 Q-20
476-120-071-000	A	100.00	100.00	1.0	L 71 SILVERADO OAKS #4 Q-20
476-120-072-000	A	100.00	100.00	1.0	L 72 SILVERADO OAKS #4 Q-20
476-120-073-000	A	100.00	100.00	1.0	L 73 SILVERADO OAKS #4 Q-20
476-120-074-000	A	100.00	100.00	1.0	L 74 SILVERADO OAKS #4 Q-20
476-130-001-000	A	100.00	100.00	1.0	L 75 SILVERADO OAKS #4 Q-20
476-130-002-000	A	100.00	100.00	1.0	L 76 SILVERADO OAKS #4 Q-20
476-130-003-000	A	100.00	100.00	1.0	L 77 SILVERADO OAKS #4 Q-20
476-130-004-000	A	100.00	100.00	1.0	L 78 SILVERADO OAKS #4 Q-20
476-130-005-000	A	100.00	100.00	1.0	L 79 SILVERADO OAKS #4 Q-20
476-130-006-000	A	100.00	100.00	1.0	L 80 SILVERADO OAKS #4 Q-20
476-130-007-000	A	100.00	100.00	1.0	L 81 SILVERADO OAKS #4 MOR Q-20
476-130-008-000	A	100.00	100.00	1.0	L 82 SILVERADO OAKS #4 Q-20
476-130-009-000	A	100.00	100.00	1.0	L 83 SILVERADO OAKS #4 Q-20
476-130-010-000	A	100.00	100.00	1.0	L 84 SILVERADO OAKS #4 Q-20
476-130-011-000	A	100.00	100.00	1.0	L 85 SILVERADO OAKS #4 Q-20
476-130-012-000	A	100.00	100.00	1.0	L 86 SILVERADO OAKS #4 Q-20
476-130-013-000	A	100.00	100.00	1.0	L 87 SILVERADO OAKS #4 Q-20
476-130-014-000	A	100.00	100.00	1.0	L 88 SILVERADO OAKS #4 Q-20
476-130-015-000	A	100.00	100.00	1.0	L 89 SILVERADO OAKS #4 Q-20
476-130-016-000	A	100.00	100.00	1.0	L 90 SILVERADO OAKS #4 Q-20
476-130-017-000	A	100.00	100.00	1.0	L 91 SILVERADO OAKS #4 Q-20
476-130-018-000	A	100.00	100.00	1.0	L 92 SILVERADO OAKS #4 Q-20
476-130-019-000	A	100.00	100.00	1.0	L 93 SILVERADO OAKS #4 Q-20
476-130-020-000	A	100.00	100.00	1.0	L 94 SILVERADO OAKS #4 Q-20
476-130-021-000	A	100.00	100.00	1.0	L 95 SILVERADO OAKS #4 Q-20
476-130-022-000	A	100.00	100.00	1.0	L 96 SILVERADO OAKS #4 Q-20
476-130-023-000	A	100.00	100.00	1.0	L 97 SILVERADO OAKS #4 Q-20
476-130-024-000	A	100.00	100.00	1.0	L 98 SILVERADO OAKS #4 Q-20
476-130-025-000	A	100.00	100.00	1.0	L 99 SILVERADO OAKS #4 Q-20
476-130-026-000	A	100.00	100.00	1.0	L 100 SILVERADO OAKS #4 Q-20
476-130-027-000	A	100.00	100.00	1.0	L 101 SILVERADO OAKS #4 Q-20
476-130-028-000	A	100.00	100.00	1.0	L 102 SILVERADO OAKS #4 Q-20
476-130-029-000	A	100.00	100.00	1.0	L 103 SILVERADO OAKS #4 Q-20

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-130-030-000	A	100.00	100.00	1.0	L 104 SILVERADO OAKS #4 Q-20
476-130-031-000	A	100.00	100.00	1.0	L 105 SILVERADO OAKS #4 Q-20
476-130-032-000	A	100.00	100.00	1.0	L 106 SILVERADO OAKS #4 Q-20
476-130-033-000	A	100.00	100.00	1.0	L 107 SILVERADO OAKS #4 Q-20
476-130-034-000	A	100.00	100.00	1.0	L 108 SILVERADO OAKS #4 Q-20
476-130-035-000	A	100.00	100.00	1.0	L 109 SILVERADO OAKS #4 MOR Q-20
476-130-036-000	A	100.00	100.00	1.0	L 110 SILVERADO OAKS #4 Q-20
476-130-037-000	A	100.00	100.00	1.0	L 111 SILVERADO OAKS #4 Q-20
476-130-038-000	A	100.00	100.00	1.0	L 112 SILVERADO OAKS #4 Q-20
476-130-039-000	A	100.00	100.00	1.0	L 113 SILVERADO OAKS #4 Q-20
476-130-040-000	A	100.00	100.00	1.0	L 114 SILVERADO OAKS #4 Q-20
476-130-041-000	A	100.00	100.00	1.0	L 115 SILVERADO OAKS #4 Q-20
476-130-042-000	A	100.00	100.00	1.0	L 116 SILVERADO OAKS #4 Q-20
476-130-043-000	A	100.00	100.00	1.0	L 117 SILVERADO OAKS #4 Q-20
476-130-044-000	A	100.00	100.00	1.0	L 118 SILVERADO OAKS #4 Q-20
476-130-045-000	A	100.00	100.00	1.0	L 119 SILVERADO OAKS #4 Q-20
476-130-046-000	A	100.00	100.00	1.0	L 120 SILVERADO OAKS #4 Q-20
476-130-047-000	A	100.00	100.00	1.0	L 121 SILVERADO OAKS #4 Q-20
476-130-048-000	A	100.00	100.00	1.0	L 122 SILVERADO OAKS #4 Q-20
476-130-049-000	A	100.00	100.00	1.0	L 123 SILVERADO OAKS #4 Q-20
476-130-050-000	A	100.00	100.00	1.0	L 124 SILVERADO OAKS #4 Q-20
476-130-051-000	A	100.00	100.00	1.0	L 125 SILVERADO OAKS #4 Q-20
476-130-052-000	A	100.00	100.00	1.0	L 126 SILVERADO OAKS #4 Q-20
476-130-053-000	A	100.00	100.00	1.0	L 127 SILVERADO OAKS #4 Q-20
476-130-054-000	A	100.00	100.00	1.0	L 128 SILVERADO OAKS #4 Q-20
476-130-055-000	A	100.00	100.00	1.0	L 129 SILVERADO OAKS #4 Q-20
476-130-056-000	A	100.00	100.00	1.0	L 130 SILVERADO OAKS #4 Q-20
476-130-057-000	A	100.00	100.00	1.0	L 131 SILVERADO OAKS #4 Q-20
476-130-058-000	A	100.00	100.00	1.0	L 132 SILVERADO OAKS #4 Q-20
476-130-059-000	A	100.00	100.00	1.0	L 133 SILVERADO OAKS #4 Q-20
476-130-060-000	A	100.00	100.00	1.0	L 134 SILVERADO OAKS #4 Q-20
476-130-061-000	A	100.00	100.00	1.0	L 135 SILVERADO OAKS #4 Q-20
476-130-062-000	A	100.00	100.00	1.0	L 136 SILVERADO OAKS #4 Q-20
476-130-063-000	A	100.00	100.00	1.0	L 137 SILVERADO OAKS #4 Q-20
476-130-064-000	A	100.00	100.00	1.0	L 138 SILVERADO OAKS #4 Q-20
476-130-065-000	A	100.00	100.00	1.0	L 139 SILVERADO OAKS #4 Q-20
476-130-066-000	A	100.00	100.00	1.0	L 140 SILVERADO OAKS #4 Q-20
476-130-067-000	A	100.00	100.00	1.0	L 141 SILVERADO OAKS #4 Q-20
476-130-068-000	A	100.00	100.00	1.0	L 142 SILVERADO OAKS #4 Q-20
476-130-069-000	A	100.00	100.00	1.0	L 143 SILVERADO OAKS #4 Q-20
476-130-070-000	A	100.00	100.00	1.0	L 144 SILVERADO OAKS #4 Q-20
476-130-071-000	A	100.00	100.00	1.0	L 145 SILVERADO OAKS #4 Q-20
476-130-072-000	A	100.00	100.00	1.0	L 146 SILVERADO OAKS #4 Q-20
476-130-073-000	A	100.00	100.00	1.0	L 147 SILVERADO OAKS #4 Q-20
476-130-074-000	A	100.00	100.00	1.0	L 148 SILVERADO OAKS #4 Q-20
476-150-001-000	A	100.00	100.00	1.0	L 117 SILVERADO OAKS #5 PH B
476-150-002-000	A	100.00	100.00	1.0	L 118 SILVERADO OAKS #5 PH B
476-150-003-000	A	100.00	100.00	1.0	L 119 SILVERADO OAKS #5 PH B
476-150-004-000	A	100.00	100.00	1.0	L 120 SILVERADO OAKS #5 PH B
476-150-005-000	A	100.00	100.00	1.0	L 121 SILVERADO OAKS #5 PH B
476-150-006-000	A	100.00	100.00	1.0	L 122 SILVERADO OAKS #5 PH B
476-150-007-000	A	100.00	100.00	1.0	L 123 SILVERADO OAKS #5 PH B
476-150-008-000	A	100.00	100.00	1.0	L 124 SILVERADO OAKS #5 PH B

City of Roseville
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-150-009-000	A	100.00	100.00	1.0	L 125 SILVERADO OAKS #5 PH B
476-150-010-000	A	100.00	100.00	1.0	L 126 SILVERADO OAKS #5 PH B
476-150-011-000	A	100.00	100.00	1.0	L 127 SILVERADO OAKS #5 PH B
476-150-012-000	A	100.00	100.00	1.0	L 128 SILVERADO OAKS #5 PH B
476-150-013-000	A	100.00	100.00	1.0	L 129 SILVERADO OAKS #5 PH B
476-150-014-000	A	100.00	100.00	1.0	L 130 SILVERADO OAKS #5 PH B
476-150-015-000	A	100.00	100.00	1.0	L 131 SILVERADO OAKS #5 PH B
476-150-016-000	A	100.00	100.00	1.0	L 132 SILVERADO OAKS #5 PH B
476-150-017-000	A	100.00	100.00	1.0	L 133 SILVERADO OAKS #5 PH B
476-150-018-000	A	100.00	100.00	1.0	L 134 SILVERADO OAKS #5 PH B
476-150-019-000	A	100.00	100.00	1.0	L 135 SILVERADO OAKS #5 PH B
476-150-020-000	A	100.00	100.00	1.0	L 136 SILVERADO OAKS #5 PH B
476-150-021-000	A	100.00	100.00	1.0	L 137 SILVERADO OAKS #5 PH B
476-150-022-000	A	100.00	100.00	1.0	L 138 SILVERADO OAKS #5 PH B
476-150-023-000	A	100.00	100.00	1.0	L 139 SILVERADO OAKS #5 PH B
476-150-024-000	A	100.00	100.00	1.0	L 140 SILVERADO OAKS #5 PH B
476-150-025-000	A	100.00	100.00	1.0	L 141 SILVERADO OAKS #5 PH B
476-150-026-000	A	100.00	100.00	1.0	L 142 SILVERADO OAKS #5 PH B
476-150-027-000	A	100.00	100.00	1.0	L 143 SILVERADO OAKS #5 PH B
476-150-028-000	A	100.00	100.00	1.0	L 144 SILVERADO OAKS #5 PH B
476-150-029-000	A	100.00	100.00	1.0	L 145 SILVERADO OAKS #5 PH B
476-150-030-000	A	100.00	100.00	1.0	L 146 SILVERADO OAKS #5 PH B
476-150-031-000	A	100.00	100.00	1.0	L 147 SILVERADO OAKS #5 PH B
476-150-032-000	A	100.00	100.00	1.0	L 148 SILVERADO OAKS #5 PH B
476-150-033-000	A	100.00	100.00	1.0	L 149 SILVERADO OAKS #5 PH B
476-150-034-000	A	100.00	100.00	1.0	L 150 SILVERADO OAKS #5 PH B
476-150-035-000	A	100.00	100.00	1.0	L 151 SILVERADO OAKS #5 PH B
476-150-036-000	A	100.00	100.00	1.0	L 152 SILVERADO OAKS #5 PH B
476-160-001-000	A	100.00	100.00	1.0	L 109 SILVERADO OAKS #5 PH B
476-160-002-000	A	100.00	100.00	1.0	L 110 SILVERADO OAKS #5 PH B
476-160-003-000	A	100.00	100.00	1.0	L 111 SILVERADO OAKS #5 PH B
476-160-004-000	A	100.00	100.00	1.0	L 112 SILVERADO OAKS #5 PH B
476-160-005-000	A	100.00	100.00	1.0	L 113 SILVERADO OAKS #5 PH B
476-160-006-000	A	100.00	100.00	1.0	L 114 SILVERADO OAKS #5 PH B
476-160-007-000	A	100.00	100.00	1.0	L 115 SILVERADO OAKS #5 PH B
476-160-008-000	A	100.00	100.00	1.0	L 116 SILVERADO OAKS #5 PH B
476-160-009-000	A	100.00	100.00	1.0	L 153 SILVERADO OAKS #5 PH B
476-160-010-000	A	100.00	100.00	1.0	L 154 SILVERADO OAKS #5 PH B
476-160-011-000	A	100.00	100.00	1.0	L 155 SILVERADO OAKS #5 PH B
476-160-012-000	A	100.00	100.00	1.0	L 156 SILVERADO OAKS #5 PH B
476-160-013-000	A	100.00	100.00	1.0	L 157 SILVERADO OAKS #5 PH B
476-160-014-000	A	100.00	100.00	1.0	L 158 SILVERADO OAKS #5 PH B
476-160-015-000	A	100.00	100.00	1.0	L 159 SILVERADO OAKS #5 PH B
476-160-016-000	A	100.00	100.00	1.0	L 160 SILVERADO OAKS #5 PH B
476-160-017-000	A	100.00	100.00	1.0	L 161 SILVERADO OAKS #5 PH B
476-160-018-000	A	100.00	100.00	1.0	L 162 SILVERADO OAKS #5 PH B
476-160-019-000	A	100.00	100.00	1.0	L 163 SILVERADO OAKS #5 PH B
476-160-020-000	A	100.00	100.00	1.0	L 164 SILVERADO OAKS #5 PH B
476-160-021-000	A	100.00	100.00	1.0	L 165 SILVERADO OAKS #5 PH B
476-160-022-000	A	100.00	100.00	1.0	L 166 SILVERADO OAKS #5 PH B
476-160-023-000	A	100.00	100.00	1.0	L 167 SILVERADO OAKS #5 PH B
476-160-024-000	A	100.00	100.00	1.0	L 168 SILVERADO OAKS #5 PH B
476-160-025-000	A	100.00	100.00	1.0	L 169 SILVERADO OAKS #5 PH B

City of Roseville
Northwest Roseville Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-160-026-000	A	100.00	100.00	1.0	L 170 SILVERADO OAKS #5 PH B
476-160-027-000	A	100.00	100.00	1.0	L 171 SILVERADO OAKS #5 PH B
476-160-028-000	A	100.00	100.00	1.0	L 172 SILVERADO OAKS #5 PH B
476-160-029-000	A	100.00	100.00	1.0	L 173 SILVERADO OAKS #5 PH B
476-160-030-000	A	100.00	100.00	1.0	L 174 SILVERADO OAKS #5 PH B
476-160-031-000	A	100.00	100.00	1.0	L 175 SILVERADO OAKS #5 PH B
476-160-032-000	A	100.00	100.00	1.0	L 176 SILVERADO OAKS #5 PH B
476-160-033-000	A	100.00	100.00	1.0	L 177 SILVERADO OAKS #5 PH B
476-160-034-000	A	100.00	100.00	1.0	L 178 SILVERADO OAKS #5 PH B
476-160-035-000	A	100.00	100.00	1.0	L 195 SILVERADO OAKS #5 PH B
476-160-036-000	A	100.00	100.00	1.0	L 196 SILVERADO OAKS #5 PH B
476-160-037-000	A	100.00	100.00	1.0	L 197 SILVERADO OAKS #5 PH B
476-170-001-000	A	100.00	100.00	1.0	L 78 SILVERADO OAKS #5 PH B
476-170-002-000	A	100.00	100.00	1.0	L 79 SILVERADO OAKS #5 PH B
476-170-003-000	A	100.00	100.00	1.0	L 80 SILVERADO OAKS #5 PH B
476-170-004-000	A	100.00	100.00	1.0	L 81 SILVERADO OAKS #5 PH B
476-170-005-000	A	100.00	100.00	1.0	L 82 SILVERADO OAKS #5 PH B
476-170-006-000	A	100.00	100.00	1.0	L 83 SILVERADO OAKS #5 PH B
476-170-007-000	A	100.00	100.00	1.0	L 84 SILVERADO OAKS #5 PH B
476-170-008-000	A	100.00	100.00	1.0	L 85 SILVERADO OAKS #5 PH B
476-170-009-000	A	100.00	100.00	1.0	L 86 SILVERADO OAKS #5 PH B
476-170-010-000	A	100.00	100.00	1.0	L 87 SILVERADO OAKS #5 PH B
476-170-011-000	A	100.00	100.00	1.0	L 88 SILVERADO OAKS #5 PH B
476-170-012-000	A	100.00	100.00	1.0	L 89 SILVERADO OAKS #5 PH B
476-170-013-000	A	100.00	100.00	1.0	L 90 SILVERADO OAKS #5 PH B
476-170-014-000	A	100.00	100.00	1.0	L 91 SILVERADO OAKS #5 PH B
476-170-015-000	A	100.00	100.00	1.0	L 92 SILVERADO OAKS #5 PH B
476-170-016-000	A	100.00	100.00	1.0	L 93 SILVERADO OAKS #5 PH B
476-170-017-000	A	100.00	100.00	1.0	L 94 SILVERADO OAKS #5 PH B
476-170-018-000	A	100.00	100.00	1.0	L 95 SILVERADO OAKS #5 PH B
476-170-019-000	A	100.00	100.00	1.0	L 96 SILVERADO OAKS #5 PH B
476-170-020-000	A	100.00	100.00	1.0	L 97 SILVERADO OAKS #5 PH B
476-170-021-000	A	100.00	100.00	1.0	L 98 SILVERADO OAKS #5 PH B
476-170-022-000	A	100.00	100.00	1.0	L 99 SILVERADO OAKS #5 PH B
476-170-023-000	A	100.00	100.00	1.0	L 100 SILVERADO OAKS #5 PH B
476-170-024-000	A	100.00	100.00	1.0	L 101 SILVERADO OAKS #5 PH B
476-170-025-000	A	100.00	100.00	1.0	L 102 SILVERADO OAKS #5 PH B
476-170-026-000	A	100.00	100.00	1.0	L 103 SILVERADO OAKS #5 PH B
476-170-027-000	A	100.00	100.00	1.0	L 104 SILVERADO OAKS #5 PH B
476-170-028-000	A	100.00	100.00	1.0	L 105 SILVERADO OAKS #5 PH B
476-170-029-000	A	100.00	100.00	1.0	L 106 SILVERADO OAKS #5 PH B
476-170-030-000	A	100.00	100.00	1.0	L 107 SILVERADO OAKS #5 PH B
476-170-031-000	A	100.00	100.00	1.0	L 108 SILVERADO OAKS #5 PH B
476-170-032-000	A	100.00	100.00	1.0	L 179 SILVERADO OAKS #5 PH B
476-170-033-000	A	100.00	100.00	1.0	L 180 SILVERADO OAKS #5 PH B
476-170-034-000	A	100.00	100.00	1.0	L 181 SILVERADO OAKS #5 PH B
476-170-035-000	A	100.00	100.00	1.0	L 182 SILVERADO OAKS #5 PH B
476-170-036-000	A	100.00	100.00	1.0	L 183 SILVERADO OAKS #5 PH B
476-170-037-000	A	100.00	100.00	1.0	L 184 SILVERADO OAKS #5 PH B
476-170-038-000	A	100.00	100.00	1.0	L 185 SILVERADO OAKS #5 PH B
476-170-039-000	A	100.00	100.00	1.0	L 186 SILVERADO OAKS #5 PH B
476-170-040-000	A	100.00	100.00	1.0	L 187 SILVERADO OAKS #5 PH B
476-170-041-000	A	100.00	100.00	1.0	L 188 SILVERADO OAKS #5 PH B

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-170-042-000	A	100.00	100.00	1.0	L 189 SILVERADO OAKS #5 PH B
476-170-043-000	A	100.00	100.00	1.0	L 190 SILVERADO OAKS #5 PH B
476-170-044-000	A	100.00	100.00	1.0	L 191 SILVERADO OAKS #5 PH B
476-170-045-000	A	100.00	100.00	1.0	L 192 SILVERADO OAKS #5 PH B
476-170-046-000	A	100.00	100.00	1.0	L 193 SILVERADO OAKS #5 PH B
476-170-047-000	A	100.00	100.00	1.0	L 194 SILVERADO OAKS #5 PH B
476-170-048-000	A	100.00	100.00	1.0	L 198 SILVERADO OAKS #5 PH B
476-170-049-000	A	100.00	100.00	1.0	L 199 SILVERADO OAKS #5 PH B
476-170-050-000	A	100.00	100.00	1.0	L 200 SILVERADO OAKS #5 PH B
476-170-051-000	A	100.00	100.00	1.0	L 201 SILVERADO OAKS #5 PH B
476-170-052-000	A	100.00	100.00	1.0	L 202 SILVERADO OAKS #5 PH B
476-170-053-000	A	100.00	100.00	1.0	L 203 SILVERADO OAKS #5 PH B
476-170-054-000	A	100.00	100.00	1.0	L 204 SILVERADO OAKS #5 PH B
476-170-055-000	A	100.00	100.00	1.0	L 205 SILVERADO OAKS #5 PH B
476-170-056-000	A	100.00	100.00	1.0	L 206 SILVERADO OAKS #5 PH B
476-170-057-000	A	100.00	100.00	1.0	L 207 SILVERADO OAKS #5 PH B
476-170-058-000	A	100.00	100.00	1.0	L 208 SILVERADO OAKS #5 PH B
476-170-059-000	A	100.00	100.00	1.0	L 209 SILVERADO OAKS #5 PH B
476-170-060-000	A	100.00	100.00	1.0	L 210 SILVERADO OAKS #5 PH B
476-170-061-000	A	100.00	100.00	1.0	L 211 SILVERADO OAKS #5 PH B
476-170-062-000	A	100.00	100.00	1.0	L 212 SILVERADO OAKS #5 PH B
476-170-063-000	A	100.00	100.00	1.0	L 213 SILVERADO OAKS #5 PH B
476-170-064-000	A	100.00	100.00	1.0	L 214 SILVERADO OAKS #5 PH B
476-170-065-000	A	100.00	100.00	1.0	L 215 SILVERADO OAKS #5 PH B
476-170-066-000	A	100.00	100.00	1.0	L 216 SILVERADO OAKS #5 PH B
476-170-067-000	A	100.00	100.00	1.0	L 217 SILVERADO OAKS #5 PH B
476-170-068-000	A	100.00	100.00	1.0	L 218 SILVERADO OAKS #5 PH B
476-170-069-000	A	100.00	100.00	1.0	L 219 SILVERADO OAKS #5 PH B
476-170-070-000	A	100.00	100.00	1.0	L 220 SILVERADO OAKS #5 PH B
476-170-071-000	A	100.00	100.00	1.0	L 221 SILVERADO OAKS #5 PH B
476-170-072-000	A	100.00	100.00	1.0	L 222 SILVERADO OAKS #5 PH B
476-180-001-000	A	100.00	100.00	1.0	L 1 SILVERADO OAKS #5 PH A
476-180-002-000	A	100.00	100.00	1.0	L 2 SILVERADO OAKS #5 PH A
476-180-003-000	A	100.00	100.00	1.0	L 3 SILVERADO OAKS #5 PH A
476-180-004-000	A	100.00	100.00	1.0	L 4 SILVERADO OAKS #5 PH A
476-180-005-000	A	100.00	100.00	1.0	L 5 SILVERADO OAKS #5 PH A
476-180-006-000	A	100.00	100.00	1.0	L 6 SILVERADO OAKS #5 PH A
476-180-007-000	A	100.00	100.00	1.0	L 7 SILVERADO OAKS #5 PH A
476-180-008-000	A	100.00	100.00	1.0	L 8 SILVERADO OAKS #5 PH A
476-180-009-000	A	100.00	100.00	1.0	L 9 SILVERADO OAKS #5 PH A
476-180-010-000	A	100.00	100.00	1.0	L 10 SILVERADO OAKS #5 PH A
476-180-011-000	A	100.00	100.00	1.0	L 11 SILVERADO OAKS #5 PH A
476-180-012-000	A	100.00	100.00	1.0	L 12 SILVERADO OAKS #5 PH A
476-180-013-000	A	100.00	100.00	1.0	L 13 SILVERADO OAKS #5 PH A
476-180-014-000	A	100.00	100.00	1.0	L 14 SILVERADO OAKS #5 PH A
476-180-015-000	A	100.00	100.00	1.0	L 15 SILVERADO OAKS #5 PH A
476-180-016-000	A	100.00	100.00	1.0	L 16 SILVERADO OAKS #5 PH A
476-180-017-000	A	100.00	100.00	1.0	L 17 SILVERADO OAKS #5 PH A
476-180-018-000	A	100.00	100.00	1.0	L 18 SILVERADO OAKS #5 PH A
476-180-019-000	A	100.00	100.00	1.0	L 19 SILVERADO OAKS #5 PH A
476-180-020-000	A	100.00	100.00	1.0	L 20 SILVERADO OAKS #5 PH A
476-180-021-000	A	100.00	100.00	1.0	L 21 SILVERADO OAKS #5 PH A
476-180-022-000	A	100.00	100.00	1.0	L 22 SILVERADO OAKS #5 PH A

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476-180-023-000	A	100.00	100.00	1.0	L 23 SILVERADO OAKS #5 PH A
476-180-024-000	A	100.00	100.00	1.0	L 24 SILVERADO OAKS #5 PH A
476-180-025-000	A	100.00	100.00	1.0	L 25 SILVERADO OAKS #5 PH A
476-180-026-000	A	100.00	100.00	1.0	L 26 SILVERADO OAKS #5 PH A
476-180-027-000	A	100.00	100.00	1.0	L 27 SILVERADO OAKS #5 PH A
476-180-028-000	A	100.00	100.00	1.0	L 28 SILVERADO OAKS #5 PH A
476-180-029-000	A	100.00	100.00	1.0	L 29 SILVERADO OAKS #5 PH A
476-180-030-000	A	100.00	100.00	1.0	L 30 SILVERADO OAKS #5 PH A
476-180-031-000	A	100.00	100.00	1.0	L 31 SILVERADO OAKS #5 PH A
476-180-032-000	A	100.00	100.00	1.0	L 32 SILVERADO OAKS #5 PH A
476-180-033-000	A	100.00	100.00	1.0	L 33 SILVERADO OAKS #5 PH A
476-180-034-000	A	100.00	100.00	1.0	L 34 SILVERADO OAKS #5 PH A
476-180-035-000	A	100.00	100.00	1.0	L 35 SILVERADO OAKS #5 PH A
476-180-036-000	A	100.00	100.00	1.0	L 36 SILVERADO OAKS #5 PH A
476-180-037-000	A	100.00	100.00	1.0	L 37 SILVERADO OAKS #5 PH A
476-180-038-000	A	100.00	100.00	1.0	L 38 SILVERADO OAKS #5 PH A
476-180-039-000	A	100.00	100.00	1.0	L 39 SILVERADO OAKS #5 PH A
476-180-040-000	A	100.00	100.00	1.0	L 40 SILVERADO OAKS #5 PH A
476-180-041-000	A	100.00	100.00	1.0	L 41 SILVERADO OAKS #5 PH A
476-180-042-000	A	100.00	100.00	1.0	L 42 SILVERADO OAKS #5 PH A
476-180-043-000	A	100.00	100.00	1.0	L 43 SILVERADO OAKS #5 PH A
476-180-044-000	A	100.00	100.00	1.0	L 44 SILVERADO OAKS #5 PH A
476-180-045-000	A	100.00	100.00	1.0	L 45 SILVERADO OAKS #5 PH A
476-180-046-000	A	100.00	100.00	1.0	L 46 SILVERADO OAKS #5 PH A
476-180-047-000	A	100.00	100.00	1.0	L 47 SILVERADO OAKS #5 PH A
476-180-048-000	A	100.00	100.00	1.0	L 48 SILVERADO OAKS #5 PH A
476-180-049-000	A	100.00	100.00	1.0	L 49 SILVERADO OAKS #5 PH A
476-180-050-000	A	100.00	100.00	1.0	L 50 SILVERADO OAKS #5 PH A
476-180-051-000	A	100.00	100.00	1.0	L 51 SILVERADO OAKS #5 PH A
476-180-052-000	A	100.00	100.00	1.0	L 52 SILVERADO OAKS #5 PH A
476-180-053-000	A	100.00	100.00	1.0	L 53 SILVERADO OAKS #5 PH A
476-180-054-000	A	100.00	100.00	1.0	L 54 SILVERADO OAKS #5 PH A
476-180-055-000	A	100.00	100.00	1.0	L 55 SILVERADO OAKS #5 PH A
476-180-056-000	A	100.00	100.00	1.0	L 56 SILVERADO OAKS #5 PH A
476-180-057-000	A	100.00	100.00	1.0	L 57 SILVERADO OAKS #5 PH A
476-180-058-000	A	100.00	100.00	1.0	L 58 SILVERADO OAKS #5 PH A
476-180-059-000	A	100.00	100.00	1.0	L 59 SILVERADO OAKS #5 PH A
476-180-060-000	A	100.00	100.00	1.0	L 60 SILVERADO OAKS #5 PH A
476-180-061-000	A	100.00	100.00	1.0	L 61 SILVERADO OAKS #5 PH A
476-180-062-000	A	100.00	100.00	1.0	L 62 SILVERADO OAKS #5 PH A
476-180-063-000	A	100.00	100.00	1.0	L 63 SILVERADO OAKS #5 PH A
476-180-064-000	A	100.00	100.00	1.0	L 64 SILVERADO OAKS #5 PH A
476-180-065-000	A	100.00	100.00	1.0	L 65 SILVERADO OAKS #5 PH A
476-180-066-000	A	100.00	100.00	1.0	L 66 SILVERADO OAKS #5 PH A
476-180-067-000	A	100.00	100.00	1.0	L 67 SILVERADO OAKS #5 PH A
476-180-068-000	A	100.00	100.00	1.0	L 68 SILVERADO OAKS #5 PH A
476-180-069-000	A	100.00	100.00	1.0	L 69 SILVERADO OAKS #5 PH A
476-180-070-000	A	100.00	100.00	1.0	L 70 SILVERADO OAKS #5 PH A
476-180-071-000	A	100.00	100.00	1.0	L 71 SILVERADO OAKS #5 PH A
476-180-072-000	A	100.00	100.00	1.0	L 72 SILVERADO OAKS #5 PH A
476-180-073-000	A	100.00	100.00	1.0	L 73 SILVERADO OAKS #5 PH A
476-180-074-000	A	100.00	100.00	1.0	L 74 SILVERADO OAKS #5 PH A
476-180-075-000	A	100.00	100.00	1.0	L 75 SILVERADO OAKS #5 PH A

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476-180-076-000	A	100.00	100.00	1.0	L 76 SILVERADO OAKS #5 PH A
476-180-077-000	A	100.00	100.00	1.0	L 77 SILVERADO OAKS #5 PH A
476-200-001-000	A	100.00	100.00	1.0	LOT 1 KERRY DOWNS UNIT 1 R-69
476-200-002-000	A	100.00	100.00	1.0	LOT 2 KERRY DOWNS UNIT NO 1 R-69
476-200-003-000	A	100.00	100.00	1.0	LOT 3 KERRY DOWNS UNIT NO 1 R-69
476-200-004-000	A	100.00	100.00	1.0	LOT 4 KERRY DOWNS UNIT NO 1 R-69
476-200-005-000	A	100.00	100.00	1.0	LOT 5 KERRY DOWNS UNIT NO 1 R-69
476-200-006-000	A	100.00	100.00	1.0	LOT 6 KERRY DOWNS UNIT NO 1 R-69
476-200-007-000	A	100.00	100.00	1.0	LOT 7 KERRY DOWNS UNIT NO 1 R-69
476-200-008-000	A	100.00	100.00	1.0	LOT 56 KERRY DOWNS UNIT NO 1 R-69
476-200-009-000	A	100.00	100.00	1.0	LOT 57 KERRY DOWNS UNIT NO 1 R-69
476-200-010-000	A	100.00	100.00	1.0	LOT 58 KERRY DOWNS UNIT NO 1 R-69
476-200-011-000	A	100.00	100.00	1.0	LOT 59 KERRY DOWNS UNIT NO 1 R-69
476-200-012-000	A	100.00	100.00	1.0	LOT 60 KERRY DOWNS UNIT NO 1 R-69
476-200-013-000	A	100.00	100.00	1.0	LOT 61 KERRY DOWNS UNIT NO 1 R-69
476-200-014-000	A	100.00	100.00	1.0	LOT 62 KERRY DOWNS UNIT NO 1 R-69
476-200-015-000	A	100.00	100.00	1.0	LOT 63 KERRY DOWNS UNIT NO 1 R-69
476-200-016-000	A	100.00	100.00	1.0	LOT 64 KERRY DOWNS UNIT NO 1 R-69
476-200-017-000	A	100.00	100.00	1.0	LOT 65 KERRY DOWNS UNIT NO 1 R-69
476-200-018-000	A	100.00	100.00	1.0	LOT 66 KERRY DOWNS UNIT NO 1 R-69
476-200-019-000	A	100.00	100.00	1.0	LOT 67 KERRY DOWNS UNIT NO 1 R-69
476-200-020-000	A	100.00	100.00	1.0	LOT 68 KERRY DOWNS UNIT NO 1 R-69
476-200-021-000	A	100.00	100.00	1.0	LOT 69 KERRY DOWNS UNIT NO 1 R-69
476-200-022-000	A	100.00	100.00	1.0	LOT 70 KERRY DOWNS UNIT NO 1 R-69
476-200-027-000	A	100.00	100.00	1.0	LOT 75 KERRY DOWNS UNIT NO 1 R-69
476-200-031-000	A	100.00	100.00	1.0	POR LOT 76 KERRY DOWNS UNIT NO 1 R-69
476-200-033-000	A	100.00	100.00	1.0	LOT 71 & POR 79 & 80 KERRY DOWNS UNIT 1
476-200-034-000	A	100.00	100.00	1.0	LOT 72 & POR 78 & 79 KERRY DOWNS UNIT 1
476-200-035-000	A	100.00	100.00	1.0	LT 73 & POR 77 & 78 KERRY DOWNS UNIT 1 R
476-200-036-000	A	100.00	100.00	1.0	LOT 74 & POR 76 & 77 KERRY DOWNS UNIT 1
476-210-001-000	A	100.00	100.00	1.0	LOT 8 KERRY DOWNS UNIT NO 1 R-69
476-210-002-000	A	100.00	100.00	1.0	LOT 9 KERRY DOWNS UNIT NO 1 R-69
476-210-003-000	A	100.00	100.00	1.0	LOT 10 KERRY DOWNS UNIT NO 1 R-69
476-210-004-000	A	100.00	100.00	1.0	LOT 11 KERRY DOWNS UNIT NO 1 R-69
476-210-005-000	A	100.00	100.00	1.0	LOT 12 KERRY DOWNS UNIT NO 1 R-69
476-210-006-000	A	100.00	100.00	1.0	LOT 13 KERRY DOWNS UNIT NO 1 R-69
476-210-007-000	A	100.00	100.00	1.0	LOT 14 KERRY DOWNS UNIT NO 1 R-69
476-210-008-000	A	100.00	100.00	1.0	LOT 15 KERRY DOWNS UNIT NO 1 R-69
476-210-009-000	A	100.00	100.00	1.0	LOT 16 KERRY DOWNS UNIT NO 1 R-69
476-210-010-000	A	100.00	100.00	1.0	LOT 17 KERRY DOWNS UNIT NO 1 R-69
476-210-011-000	A	100.00	100.00	1.0	LOT 18 KERRY DOWNS UNIT NO 1 R-69
476-210-012-000	A	100.00	100.00	1.0	LOT 19 KERRY DOWNS UNIT NO 1 R-69
476-210-013-000	A	100.00	100.00	1.0	LOT 20 KERRY DOWNS UNIT NO 1 R-69
476-210-014-000	A	100.00	100.00	1.0	LOT 21 KERRY DOWNS UNIT NO 1 R-69
476-210-015-000	A	100.00	100.00	1.0	LOT 22 KERRY DOWNS UNIT NO 1 R-69
476-210-016-000	A	100.00	100.00	1.0	LOT 23 KERRY DOWNS UNIT NO 1 R-69
476-210-017-000	A	100.00	100.00	1.0	LOT 24 KERRY DOWNS UNIT NO 1 R-69
476-210-018-000	A	100.00	100.00	1.0	LOT 25 KERRY DOWNS UNIT NO 1 R-69
476-210-019-000	A	100.00	100.00	1.0	LOT 26 KERRY DOWNS UNIT NO 1 R-69
476-210-020-000	A	100.00	100.00	1.0	LOT 27 KERRY DOWNS UNIT NO 1 R-69
476-210-021-000	A	100.00	100.00	1.0	LOT 28 KERRY DOWNS UNIT NO 1 R-69
476-210-022-000	A	100.00	100.00	1.0	LOT 29 KERRY DOWNS UNIT NO 1 R-69
476-210-023-000	A	100.00	100.00	1.0	LOT 30 KERRY DOWNS UNIT NO 1 R-69

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-210-024-000	A	100.00	100.00	1.0	LOT 31 KERRY DOWNS UNIT NO 1 R-69
476-210-025-000	A	100.00	100.00	1.0	LOT 32 KERRY DOWNS UNIT NO 1 R-69
476-210-026-000	A	100.00	100.00	1.0	LOT 33 KERRY DOWNS UNIT NO 1 R-69
476-210-027-000	A	100.00	100.00	1.0	LOT 34 KERRY DOWNS UNIT NO 1 R-69
476-210-028-000	A	100.00	100.00	1.0	LOT 35 KERRY DOWNS UNIT NO 1 R-69
476-210-029-000	A	100.00	100.00	1.0	LOT 36 KERRY DOWNS UNIT NO 1 R-69
476-210-030-000	A	100.00	100.00	1.0	LOT 37 KERRY DOWNS UNIT NO 1 R-69
476-210-031-000	A	100.00	100.00	1.0	LOT 38 KERRY DOWNS UNIT NO 1 R-69
476-210-032-000	A	100.00	100.00	1.0	LOT 39 KERRY DOWNS UNIT NO 1 R-69
476-210-033-000	A	100.00	100.00	1.0	LOT 40 KERRY DOWNS UNIT NO 1 R-69
476-210-034-000	A	100.00	100.00	1.0	LOT 41 KERRY DOWNS UNIT NO 1 R-69
476-210-035-000	A	100.00	100.00	1.0	LOT 42 KERRY DOWNS UNIT NO 1 R-69
476-210-036-000	A	100.00	100.00	1.0	LOT 43 KERRY DOWNS UNIT NO 1 R-69
476-210-037-000	A	100.00	100.00	1.0	LOT 44 KERRY DOWNS UNIT NO 1 R-69
476-210-038-000	A	100.00	100.00	1.0	LOT 45 KERRY DOWNS UNIT NO 1 R-69
476-210-039-000	A	100.00	100.00	1.0	LOT 46 KERRY DOWNS UNIT NO 1 R-69
476-210-040-000	A	100.00	100.00	1.0	LOT 47 KERRY DOWNS UNIT NO 1 R-69
476-210-041-000	A	100.00	100.00	1.0	LOT 48 KERRY DOWNS UNIT NO 1 R-69
476-210-042-000	A	100.00	100.00	1.0	LOT 49 KERRY DOWNS UNIT NO 1 R-69
476-210-043-000	A	100.00	100.00	1.0	LOT 50 KERRY DOWNS UNIT NO 1 R-69
476-210-044-000	A	100.00	100.00	1.0	LOT 51 KERRY DOWNS UNIT NO 1 R-69
476-210-045-000	A	100.00	100.00	1.0	LOT 52 KERRY DOWNS UNIT NO 1 R-69
476-210-046-000	A	100.00	100.00	1.0	LOT 53 KERRY DOWNS UNIT NO 1 R-69
476-210-047-000	A	100.00	100.00	1.0	LOT 54 KERRY DOWNS UNIT NO 1 R-69
476-210-048-000	A	100.00	100.00	1.0	LOT 55 KERRY DOWNS NO UNIT NO 1 R-69
476-220-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO VILLAGE R-71
476-220-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO VILLAGE R-71
476-220-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO VILLAGE R-71
476-220-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO VILLAGE R-71
476-220-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO VILLAGE R-71
476-220-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO VILLAGE R-71
476-220-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO VILLAGE R-71
476-220-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO VILLAGE R-71
476-220-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO VILLAGE R-71
476-220-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO VILLAGE R-71
476-220-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO VILLAGE R-71
476-220-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO VILLAGE R-71
476-220-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO VILLAGE R-71
476-220-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO VILLAGE R-71
476-220-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO VILLAGE R-71
476-220-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO VILLAGE R-71
476-220-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO VILLAGE R-71
476-220-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO VILLAGE R-71
476-220-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO VILLAGE R-71
476-220-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO VILLAGE R-71
476-220-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO VILLAGE R-71
476-220-022-000	A	100.00	100.00	1.0	LOT 22 SILVERADO VILLAGE R-71
476-220-023-000	A	100.00	100.00	1.0	LOT 23 SILVERADO VILLAGE R-71
476-220-024-000	A	100.00	100.00	1.0	LOT 24 SILVERADO VILLAGE R-71
476-220-025-000	A	100.00	100.00	1.0	LOT 25 SILVERADO VILLAGE R-71
476-220-026-000	A	100.00	100.00	1.0	LOT 26 SILVERADO VILLAGE R-71
476-220-027-000	A	100.00	100.00	1.0	LOT 27 SILVERADO VILLAGE R-71
476-220-028-000	A	100.00	100.00	1.0	LOT 28 SILVERADO VILLAGE R-71

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-220-029-000	A	100.00	100.00	1.0	LOT 29 SILVERADO VILLAGE R-71
476-220-030-000	A	100.00	100.00	1.0	LOT 30 SILVERADO VILLAGE R-71
476-220-031-000	A	100.00	100.00	1.0	LOT 31 SILVERADO VILLAGE R-71
476-220-032-000	A	100.00	100.00	1.0	LOT 32 SILVERADO VILLAGE R-71
476-220-033-000	A	100.00	100.00	1.0	LOT 33 SILVERADO VILLAGE R-71
476-220-034-000	A	100.00	100.00	1.0	LOT 34 SILVERADO VILLAGE R-71
476-220-035-000	A	100.00	100.00	1.0	LOT 35 SILVERADO VILLAGE R-71
476-220-036-000	A	100.00	100.00	1.0	LOT 36 SILVERADO VILLAGE R-71
476-220-037-000	A	100.00	100.00	1.0	LOT 37 SILVERADO VILLAGE R-71
476-220-038-000	A	100.00	100.00	1.0	LOT 38 SILVERADO VILLAGE R-71
476-220-039-000	A	100.00	100.00	1.0	LOT 39 SILVERADO VILLAGE R-71
476-220-040-000	A	100.00	100.00	1.0	LOT 40 SILVERADO VILLAGE R-71
476-220-041-000	A	100.00	100.00	1.0	LOT 41 SILVERADO VILLAGE R-71
476-220-042-000	A	100.00	100.00	1.0	LOT 42 SILVERADO VILLAGE R-71
476-220-043-000	A	100.00	100.00	1.0	LOT 43 SILVERADO VILLAGE R-71
476-220-044-000	A	100.00	100.00	1.0	LOT 44 SILVERADO VILLAGE R-71
476-220-045-000	A	100.00	100.00	1.0	LOT 45 SILVERADO VILLAGE R-71
476-230-001-000	A	100.00	100.00	1.0	LOT 46 SILVERADO VILLAGE R-71
476-230-002-000	A	100.00	100.00	1.0	LOT 47 SILVERADO VILLAGE R-71
476-230-003-000	A	100.00	100.00	1.0	LOT 48 SILVERADO VILLAGE R-71
476-230-004-000	A	100.00	100.00	1.0	LOT 49 SILVERADO VILLAGE R-71
476-230-005-000	A	100.00	100.00	1.0	LOT 50 SILVERADO VILLAGE R-71
476-230-006-000	A	100.00	100.00	1.0	LOT 51 SILVERADO VILLAGE R-71
476-230-007-000	A	100.00	100.00	1.0	LOT 52 SILVERADO VILLAGE R-71
476-230-008-000	A	100.00	100.00	1.0	LOT 53 SILVERADO VILLAGE R-71
476-230-009-000	A	100.00	100.00	1.0	LOT 54 SILVERADO VILLAGE R-71
476-230-010-000	A	100.00	100.00	1.0	LOT 55 SILVERADO VILLAGE R-71
476-230-011-000	A	100.00	100.00	1.0	LOT 56 SILVERADO VILLAGE R-71
476-230-012-000	A	100.00	100.00	1.0	LOT 57 SILVERADO VILLAGE R-71
476-230-013-000	A	100.00	100.00	1.0	LOT 58 SILVERADO VILLAGE R-71
476-230-014-000	A	100.00	100.00	1.0	LOT 59 SILVERADO VILLAGE R-71
476-230-015-000	A	100.00	100.00	1.0	LOT 60 SILVERADO VILLAGE R-71
476-230-016-000	A	100.00	100.00	1.0	LOT 61 SILVERADO VILLAGE R-71
476-230-017-000	A	100.00	100.00	1.0	LOT 62 SILVERADO VILLAGE R-71
476-230-018-000	A	100.00	100.00	1.0	LOT 63 SILVERADO VILLAGE R-71
476-230-019-000	A	100.00	100.00	1.0	LOT 64 SILVERADO VILLAGE R-71
476-230-020-000	A	100.00	100.00	1.0	LOT 65 SILVERADO VILLAGE R-71
476-230-021-000	A	100.00	100.00	1.0	LOT 66 SILVERADO VILLAGE R-71
476-230-022-000	A	100.00	100.00	1.0	LOT 67 SILVERADO VILLAGE R-71
476-230-023-000	A	100.00	100.00	1.0	LOT 68 SILVERADO VILLAGE R-71
476-230-024-000	A	100.00	100.00	1.0	LOT 69 SILVERADO VILLAGE R-71
476-230-025-000	A	100.00	100.00	1.0	LOT 70 SILVERADO VILLAGE R-71
476-230-026-000	A	100.00	100.00	1.0	LOT 71 SILVERADO VILLAGE R-71
476-230-027-000	A	100.00	100.00	1.0	LOT 72 SILVERADO VILLAGE R-71
476-230-028-000	A	100.00	100.00	1.0	LOT 73 SILVERADO VILLAGE R-71
476-230-029-000	A	100.00	100.00	1.0	LOT 74 SILVERADO VILLAGE R-71
476-230-030-000	A	100.00	100.00	1.0	LOT 75 SILVERADO VILLAGE R-71
476-230-031-000	A	100.00	100.00	1.0	LOT 76 SILVERADO VILLAGE R-71
476-230-032-000	A	100.00	100.00	1.0	LOT 77 SILVERADO VILLAGE R-71
476-230-033-000	A	100.00	100.00	1.0	LOT 78 SILVERADO VILLAGE R-71
476-230-034-000	A	100.00	100.00	1.0	LOT 79 SILVERADO VILLAGE R-71
476-230-035-000	A	100.00	100.00	1.0	LOT 80 SILVERADO VILLAGE R-71
476-230-036-000	A	100.00	100.00	1.0	LOT 81 SILVERADO VILLAGE R-71

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-230-037-000	A	100.00	100.00	1.0	LOT 82 SILVERADO VILLAGE R-71
476-230-038-000	A	100.00	100.00	1.0	LOT 83 SILVERADO VILLAGE R-71
476-230-039-000	A	100.00	100.00	1.0	LOT 84 SILVERADO VILLAGE R-71
476-230-040-000	A	100.00	100.00	1.0	LOT 85 SILVERADO VILLAGE R-71
476-230-041-000	A	100.00	100.00	1.0	LOT 86 SILVERADO VILLAGE R-71
476-240-001-000	A	100.00	100.00	1.0	LOT 87 SILVERADO VILLAGE R-71
476-240-002-000	A	100.00	100.00	1.0	LOT 88 SILVERADO VILLAGE R-71
476-240-003-000	A	100.00	100.00	1.0	LOT 89 SILVERADO VILLAGE R-71
476-240-004-000	A	100.00	100.00	1.0	LOT 90 SILVERADO VILLAGE R-71
476-240-005-000	A	100.00	100.00	1.0	LOT 91 SILVERADO VILLAGE R-71
476-240-006-000	A	100.00	100.00	1.0	LOT 92 SILVERADO VILLAGE R-71
476-240-007-000	A	100.00	100.00	1.0	LOT 93 SILVERADO VILLAGE R-71
476-240-008-000	A	100.00	100.00	1.0	LOT 94 SILVERADO VILLAGE R-71
476-240-009-000	A	100.00	100.00	1.0	LOT 95 SILVERADO VILLAGE R-71
476-240-010-000	A	100.00	100.00	1.0	LOT 96 SILVERADO VILLAGE R-71
476-240-011-000	A	100.00	100.00	1.0	LOT 97 SILVERADO VILLAGE R-71
476-240-012-000	A	100.00	100.00	1.0	LOT 98 SILVERADO VILLAGE R-71
476-240-013-000	A	100.00	100.00	1.0	LOT 99 SILVERADO VILLAGE R-71
476-240-014-000	A	100.00	100.00	1.0	LOT 100 SILVERADO VILLAGE R-71
476-240-015-000	A	100.00	100.00	1.0	LOT 101 SILVERADO VILLAGE R-71
476-240-016-000	A	100.00	100.00	1.0	LOT 102 SILVERADO VILLAGE R-71
476-240-017-000	A	100.00	100.00	1.0	LOT 103 SILVERADO VILLAGE R-71
476-240-018-000	A	100.00	100.00	1.0	LOT 104 SILVERADO VILLAGE R-71
476-240-019-000	A	100.00	100.00	1.0	LOT 105 SILVERADO VILLAGE R-71
476-240-020-000	A	100.00	100.00	1.0	LOT 106 SILVERADO VILLAGE R-71
476-240-021-000	A	100.00	100.00	1.0	LOT 107 SILVERADO VILLAGE R-71
476-240-022-000	A	100.00	100.00	1.0	LOT 108 SILVERADO VILLAGE R-71
476-240-023-000	A	100.00	100.00	1.0	LOT 109 SILVERADO VILLAGE R-71
476-240-024-000	A	100.00	100.00	1.0	LOT 110 SILVERADO VILLAGE R-71
476-240-025-000	A	100.00	100.00	1.0	LOT 111 SILVERADO VILLAGE R-71
476-240-026-000	A	100.00	100.00	1.0	LOT 112 SILVERADO VILLAGE R-71
476-240-027-000	A	100.00	100.00	1.0	LOT 113 SILVERADO VILLAGE R-71
476-240-028-000	A	100.00	100.00	1.0	LOT 114 SILVERADO VILLAG R-71
476-240-029-000	A	100.00	100.00	1.0	LOT 115 SILVERADO VILLAGE R-71
476-240-030-000	A	100.00	100.00	1.0	LOT 116 SILVERADO VILLAGE R-71
476-240-031-000	A	100.00	100.00	1.0	LOT 117 SILVERADO VILLAGE R-71
476-240-032-000	A	100.00	100.00	1.0	LOT 118 SILVERADO VILLAGE R-71
476-240-033-000	A	100.00	100.00	1.0	LOT 119 SILVERADO VILLAGE R-71
476-240-034-000	A	100.00	100.00	1.0	LOT 120 SILVERADO VILLAGE R-71
476-240-035-000	A	100.00	100.00	1.0	LOT 121 SILVERADO VILLAGE R-71
476-240-036-000	A	100.00	100.00	1.0	LOT 122 SILVERADO VILLAGE R-71
476-240-037-000	A	100.00	100.00	1.0	LOT 123 SILVERADO VILLAGE R-71
476-240-038-000	A	100.00	100.00	1.0	LOT 124 SILVERADO VILLAGE R-71
476-250-001-000	A	100.00	100.00	1.0	LOT 125 SILVERADO VILLAGE R-71
476-250-002-000	A	100.00	100.00	1.0	LOT 126 SILVERADO VILLAGE R-71
476-250-003-000	A	100.00	100.00	1.0	LOT 127 SILVERADO VILLAGE R-71
476-250-004-000	A	100.00	100.00	1.0	LOT 128 SILVERADO VILLAGE R-71
476-250-005-000	A	100.00	100.00	1.0	LOT 129 SILVERADO VILLAGE R-71
476-250-006-000	A	100.00	100.00	1.0	LOT 130 SILVERADO VILLAGE R-71
476-250-007-000	A	100.00	100.00	1.0	LOT 131 SILVERADO VILLAGE R-71
476-250-008-000	A	100.00	100.00	1.0	LOT 132 SILVERADO VILLAGE R-71
476-250-009-000	A	100.00	100.00	1.0	LOT 133 SILVERADO VILLAGE R-71
476-250-010-000	A	100.00	100.00	1.0	LOT 134 SILVERADO VILL R-71

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-250-011-000	A	100.00	100.00	1.0	LOT 135 SILVERADO VILLAGE R-71
476-250-012-000	A	100.00	100.00	1.0	LOT 136 SILVERADO VILLAGE R-71
476-250-013-000	A	100.00	100.00	1.0	LOT 137 SILVERADO VILLAGE R-71
476-250-014-000	A	100.00	100.00	1.0	LOT 138 SILVERADO VILLAGE R-71
476-250-015-000	A	100.00	100.00	1.0	LOT 139 SILVERADO VILLAGE R-71
476-250-016-000	A	100.00	100.00	1.0	LOT 140 SILVERADO VILLAGE R-71
476-250-017-000	A	100.00	100.00	1.0	LOT 141 SILVERADO VILLAGE R-71
476-250-018-000	A	100.00	100.00	1.0	LOT 142 SILVERADO VILLAGE R-71
476-250-019-000	A	100.00	100.00	1.0	LOT 143 SILVERADO VILLAGE R-71
476-250-020-000	A	100.00	100.00	1.0	LOT 144 SILVERADO VILLAGE R-71
476-250-021-000	A	100.00	100.00	1.0	LOT 145 SILVERADO VILLAGE R-71
476-250-022-000	A	100.00	100.00	1.0	LOT 146 SILVERADO VILLAGE R-71
476-250-023-000	A	100.00	100.00	1.0	LOT 147 SILVERADO VILLAGE R-71
476-250-024-000	A	100.00	100.00	1.0	LOT 148 SILVERADO VILLAGE R-71
476-250-025-000	A	100.00	100.00	1.0	LOT 149 SILVERADO VILLAGE R-71
476-250-026-000	A	100.00	100.00	1.0	LOT 150 SILVERADO VILLAGE R-71
476-250-027-000	A	100.00	100.00	1.0	LOT 151 SILVERADO VILLAGE R-71
476-250-028-000	A	100.00	100.00	1.0	LOT 152 SILVERADO VILLAGE R-71
476-250-029-000	A	100.00	100.00	1.0	LOT 153 SILVERADO VILLAGE R-71
476-250-030-000	A	100.00	100.00	1.0	LOT 154 SILVERADO VILLAGE R-71
476-250-031-000	A	100.00	100.00	1.0	LOT 155 SILVERADO VILLAGE R-71
476-250-032-000	A	100.00	100.00	1.0	LOT 156 SILVERADO VILLAGE R-71
476-250-033-000	A	100.00	100.00	1.0	LOT 157 SILVERADO VILLAGE R-71
476-250-034-000	A	100.00	100.00	1.0	LOT 158 SILVERADO VILLAGE R-71
476-250-035-000	A	100.00	100.00	1.0	LOT 159 SILVERADO VILLAGE R-71
476-250-036-000	A	100.00	100.00	1.0	LOT 160 SILVERADO VILLAGE R-71
476-250-037-000	A	100.00	100.00	1.0	LOT 161 SILVERADO VILLAGE R-71
476-250-038-000	A	100.00	100.00	1.0	LOT 162 SILVERADO VILLAGE R-71
476-250-039-000	A	100.00	100.00	1.0	LOT 163 SILVERADO VILLAGE R-71
476-250-040-000	A	100.00	100.00	1.0	LOT 164 SILVERADO VILLAGE R-71
476-250-041-000	A	100.00	100.00	1.0	LOT 165 SILVERADO VILLAGE R-71
476-250-042-000	A	100.00	100.00	1.0	LOT 166 SILVERADO VILLAGE R-71
476-250-043-000	A	100.00	100.00	1.0	LOT 167 SILVERADO VILLAGE R-71
476-250-044-000	A	100.00	100.00	1.0	LOT 168 SILVERADO VILLAGE R-71
476-250-045-000	A	100.00	100.00	1.0	LOT 169 SILVERADO VILLAGE R-71
476-250-046-000	A	100.00	100.00	1.0	LOT 170 SILVERADO VILLAGE R-71
476-250-047-000	A	100.00	100.00	1.0	LOT 171 SILVERADO VILLAGE R-71
476-250-048-000	A	100.00	100.00	1.0	LOT 172 SILVERADO VILLAGE R-71
476-250-049-000	A	100.00	100.00	1.0	LOT 173 SILVERADO VILLAGE R-71
476-250-050-000	A	100.00	100.00	1.0	LOT 174 SILVERADO VILLAGE R-71
476-250-051-000	A	100.00	100.00	1.0	LOT 175 SILVERADO VILLAGE R-71
476-260-001-000	A	100.00	100.00	1.0	LOT 1 PROSPECTOR POINT R-72
476-260-002-000	A	100.00	100.00	1.0	LOT 2 PROSPECTOR POINT R-72
476-260-003-000	A	100.00	100.00	1.0	LOT 3 PROSPECTOR POINT R-72
476-260-004-000	A	100.00	100.00	1.0	LOT 4 PROSPECTOR POINT R-72
476-260-005-000	A	100.00	100.00	1.0	LOT 5 PROSPECTOR POINT R-72
476-260-006-000	A	100.00	100.00	1.0	LOT 6 PROSPECTOR POINT R-72
476-260-007-000	A	100.00	100.00	1.0	LOT 7 PROSPECTOR POINT R-72
476-260-008-000	A	100.00	100.00	1.0	LOT 8 PROSPECTOR POINT R-72
476-260-009-000	A	100.00	100.00	1.0	LOT 9 PROSPECTOR POINT R-72
476-260-010-000	A	100.00	100.00	1.0	LOT 10 PROSPECTOR POINT R-72
476-260-011-000	A	100.00	100.00	1.0	LOT 11 PROSPECTOR POINT R-72
476-260-012-000	A	100.00	100.00	1.0	LOT 12 PROSPECTOR POINT R-72

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476-260-013-000	A	100.00	100.00	1.0	LOT 13 PROPSCTOR POINT R-72
476-260-014-000	A	100.00	100.00	1.0	LOT 14 PROSPECTOR POINT R-72
476-260-015-000	A	100.00	100.00	1.0	LOT 15 PROSPECTOR POINT R-72
476-260-016-000	A	100.00	100.00	1.0	LOT 16 PROSPECTOR POINT R-72
476-260-017-000	A	100.00	100.00	1.0	LOT 17 PROSPECTOR POINT MOR R-72
476-260-018-000	A	100.00	100.00	1.0	LOT 18 PROSPECTOR POINT R-72
476-260-019-000	A	100.00	100.00	1.0	LOT 19 PROSPECTOR POINT R-72
476-260-020-000	A	100.00	100.00	1.0	LOT 34 PROSPECTOR POINT R-72
476-260-021-000	A	100.00	100.00	1.0	LOT 35 PROSPECTOR POINT R-72
476-260-022-000	A	100.00	100.00	1.0	LOT 36 PROSPECTOR POINT R-72
476-260-023-000	A	100.00	100.00	1.0	LOT 37 PROSPECTOR POINT R-72
476-260-024-000	A	100.00	100.00	1.0	LOT 38 PROSPECTOR POINT R-72
476-260-025-000	A	100.00	100.00	1.0	LOT 39 PROSPECTOR POINT R-72
476-260-026-000	A	100.00	100.00	1.0	LOT 40 PROSPECTOR POINT R-72
476-260-027-000	A	100.00	100.00	1.0	LOT 41 PROSPECTOR POINT MOR R-72
476-260-028-000	A	100.00	100.00	1.0	LOT 42 PROSPECTOR POINT R-72
476-260-029-000	A	100.00	100.00	1.0	LOT 43 PROSPECTOR POINT R-72
476-260-030-000	A	100.00	100.00	1.0	LOT 44 PROSPECTOR POINT R-72
476-260-031-000	A	100.00	100.00	1.0	LOT 45 PROSPECTOR POINT R-72
476-260-032-000	A	100.00	100.00	1.0	LOT 46 PROSPECTOR POINT R-72
476-260-033-000	A	100.00	100.00	1.0	LOT 47 PROSPECTOR POINT R-72
476-260-034-000	A	100.00	100.00	1.0	LOT 48 PROSPECTOR POINT R-72
476-260-035-000	A	100.00	100.00	1.0	LOT 197 PROSPECTOR POINT R-72
476-260-036-000	A	100.00	100.00	1.0	LOT 198 PROSPECTOR POINT R-72
476-260-037-000	A	100.00	100.00	1.0	LOT 199 PROSPECTOR POINT R-72
476-260-038-000	A	100.00	100.00	1.0	LOT 200 PROSPECTOR POINT R-72
476-260-039-000	A	100.00	100.00	1.0	LOT 201 PROSPECTOR POINT R-72
476-260-040-000	A	100.00	100.00	1.0	LOT 202 PROSPECTOR POINT R-72
476-260-041-000	A	100.00	100.00	1.0	LOT 203 PROSPECTOR POINT R-72
476-260-042-000	A	100.00	100.00	1.0	LOT 204 PROSPECTOR POINT R-72
476-260-043-000	A	100.00	100.00	1.0	LOT 205 PROSPECTOR POINT R-72
476-260-044-000	A	100.00	100.00	1.0	LOT 206 PROSPECTOR POINT R-72
476-260-045-000	A	100.00	100.00	1.0	LOT 207 PROSPECTOR POINT R-72
476-260-046-000	A	100.00	100.00	1.0	LOT 208 PROSPECTOR POINT R-72
476-260-047-000	A	100.00	100.00	1.0	LOT 209 PROSPECTOR POINT R-72
476-260-048-000	A	100.00	100.00	1.0	LOT 210 PROSPECTOR POINT R-72
476-260-049-000	A	100.00	100.00	1.0	LOT 211 PROSPECTOR POINT R-72
476-260-050-000	A	100.00	100.00	1.0	LOT 212 PROSPECTOR POINT R-72
476-260-051-000	A	100.00	100.00	1.0	LOT 213 PROSPECTOR POINT R-72
476-260-052-000	A	100.00	100.00	1.0	LOT 214 PROSPECTOR POINT R-72
476-260-053-000	A	100.00	100.00	1.0	LOT 230 PROSPECTOR POINT R-72
476-260-054-000	A	100.00	100.00	1.0	LOT 231 PROSPECTOR POINT R-72
476-260-055-000	A	100.00	100.00	1.0	LOT 232 PROSPECTOR POINT R-72
476-260-056-000	A	100.00	100.00	1.0	LOT 233 PROSPECTOR POINT R-72
476-260-057-000	A	100.00	100.00	1.0	LOT 234 PROSECTOR POINT R-72
476-260-058-000	A	100.00	100.00	1.0	LOT 235 PROSPECTOR POINT R-72
476-260-059-000	A	100.00	100.00	1.0	LOT 236 PROSPECTOR POINT
476-260-060-000	A	100.00	100.00	1.0	LOT 237 PROSPECTOR POINT R-72
476-260-061-000	A	100.00	100.00	1.0	LOT 238 PROSPECTOR POINT R-72
476-260-062-000	A	100.00	100.00	1.0	LOT 239 PROSPECTOR POINT R-72
476-260-063-000	A	100.00	100.00	1.0	LOT 240 PROSPECTOR POINT R-72
476-260-064-000	A	100.00	100.00	1.0	LOT 241 PROSPECTOR POINT R-72
476-260-065-000	A	100.00	100.00	1.0	LOT 242 PROSPECTOR POINT R-72

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476-260-066-000	A	100.00	100.00	1.0	LOT 243 PROSPECTOR POINT R-72
476-260-067-000	A	100.00	100.00	1.0	LOT 244 PROSPECTOR POINT R-72
476-260-068-000	A	100.00	100.00	1.0	LOT 245 PROSPECTOR POINT MOR R-72
476-260-069-000	A	100.00	100.00	1.0	LOT 246 PROSPECTOR POINT R-72
476-260-070-000	A	100.00	100.00	1.0	LOT 247 PROSPECTOR POINT R-72
476-260-071-000	A	100.00	100.00	1.0	LOT 248 PROSPECTOR POINT R-72
476-260-072-000	A	100.00	100.00	1.0	LOT 249 PROSPECTOR POINT R-72
476-270-001-000	A	100.00	100.00	1.0	LOT 20 PROSPECTOR POINT R-72
476-270-002-000	A	100.00	100.00	1.0	LOT 21 PROSPECTOR POINT R-72
476-270-003-000	A	100.00	100.00	1.0	LOT 22 PROSPECTOR POINT R-72
476-270-004-000	A	100.00	100.00	1.0	LOT 23 PROSPECTOR POINT R-72
476-270-005-000	A	100.00	100.00	1.0	LOT 24 PROSPECTOR POINT R-72
476-270-006-000	A	100.00	100.00	1.0	LOT 25 PROSPECTOR POINT R-72
476-270-007-000	A	100.00	100.00	1.0	LOT 26 PROSPECTOR POINT R-72
476-270-008-000	A	100.00	100.00	1.0	LOT 27 PROSPECTOR POINT R-72
476-270-009-000	A	100.00	100.00	1.0	LOT 28 PROSPECTOR POINT MOR R-72
476-270-010-000	A	100.00	100.00	1.0	LOT 29 PROSPECTOR POINT R-72
476-270-011-000	A	100.00	100.00	1.0	LOT 30 PROSPECTOR POINT R-72
476-270-012-000	A	100.00	100.00	1.0	LOT 31 PROSPECTOR POINT R-72
476-270-013-000	A	100.00	100.00	1.0	LOT 32 PROSPECTOR POINT R-72
476-270-014-000	A	100.00	100.00	1.0	LOT 33 PROSPECTOR POINT R-72
476-270-015-000	A	100.00	100.00	1.0	LOT 49 PROSPECTOR POINT R-72
476-270-016-000	A	100.00	100.00	1.0	LOT 50 PROSPECTOR POINT R-72
476-270-017-000	A	100.00	100.00	1.0	LOT 51 PROSPECTOR POINT R-72
476-270-018-000	A	100.00	100.00	1.0	LOT 52 PROSPECTOR POINT R-72
476-270-019-000	A	100.00	100.00	1.0	LOT 53 PROSPECTOR POINT R-72
476-270-020-000	A	100.00	100.00	1.0	LOT 54 PROSPECTOR POINT R-72
476-270-021-000	A	100.00	100.00	1.0	LOT 55 PROSPECTOR POINT R-72
476-270-022-000	A	100.00	100.00	1.0	LOT 56 PROSPECTOR POINT R-72
476-270-023-000	A	100.00	100.00	1.0	LOT 57 PROSPECTOR POINT R-72
476-270-024-000	A	100.00	100.00	1.0	LOT 58 PROSPECTOR POINT R-72
476-270-025-000	A	100.00	100.00	1.0	LOT 59 PROSPECTOR POINT R-72
476-270-026-000	A	100.00	100.00	1.0	LOT 60 PROSPECTOR POINT R-72
476-270-027-000	A	100.00	100.00	1.0	LOT 81 PROSPECTOR POINT R-72
476-270-028-000	A	100.00	100.00	1.0	LOT 82 PROSPECTOR POINT R-72
476-270-029-000	A	100.00	100.00	1.0	LOT 83 PROSPECTOR POINT R-72
476-270-030-000	A	100.00	100.00	1.0	LOT 84 PROSPECTOR POINT R-72
476-270-031-000	A	100.00	100.00	1.0	LOT 85 PROSPECTOR POINT R-72
476-270-032-000	A	100.00	100.00	1.0	LOT 86 PROSPECTOR POINT R-72
476-270-033-000	A	100.00	100.00	1.0	LOT 87 PROSPECTOR POINT R-72
476-270-034-000	A	100.00	100.00	1.0	LOT 88 PROSPECTOR POINT R-72
476-270-035-000	A	100.00	100.00	1.0	LOT 89 PROSPECTOR POINT R-72
476-270-036-000	A	100.00	100.00	1.0	LOT 90 PROSPECTOR POINT R-72
476-270-037-000	A	100.00	100.00	1.0	LOT 91 PROSPECTOR POINT R-72
476-270-038-000	A	100.00	100.00	1.0	LOT 92 PROSPECTOR POINT R-72
476-280-001-000	A	100.00	100.00	1.0	LOT 61 PROSPECTOR POINT R-72
476-280-002-000	A	100.00	100.00	1.0	LOT 62 PROSPECTOR POINT R-72
476-280-003-000	A	100.00	100.00	1.0	LOT 63 PROSPECTOR POINT R-72
476-280-004-000	A	100.00	100.00	1.0	LOT 64 PROSPECTOR POINT R-72
476-280-005-000	A	100.00	100.00	1.0	LOT 65 PROSPECTOR POINT R-72
476-280-006-000	A	100.00	100.00	1.0	LOT 66 PROSPECTOR POINT R-72
476-280-007-000	A	100.00	100.00	1.0	LOT 67 PROSPECTOR POINT R-72
476-280-008-000	A	100.00	100.00	1.0	LOT 68 PROSPECTOR POINT R-72

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476-280-009-000	A	100.00	100.00	1.0	LOT 69 PROSPECTOR POINT R-72
476-280-010-000	A	100.00	100.00	1.0	LOT 70 PROSPECTOR POINT R-72
476-280-011-000	A	100.00	100.00	1.0	LOT 71 PROSPECTOR POINT R-72
476-280-012-000	A	100.00	100.00	1.0	LOT 72 PROSPECTOR POINT R-72
476-280-013-000	A	100.00	100.00	1.0	LOT 73 POSPECTOR POINT R-72
476-280-014-000	A	100.00	100.00	1.0	LOT 74 PROSPECTOR POINT R-72
476-280-015-000	A	100.00	100.00	1.0	LOT 75 PROSPECTOR POINT R-72
476-280-016-000	A	100.00	100.00	1.0	LOT 76 PROSPECTOR POINT R-72
476-280-017-000	A	100.00	100.00	1.0	LOT 77 PROSPECTOR POINT R-72
476-280-018-000	A	100.00	100.00	1.0	LOT 78 PROSPECTOR POINT R-72
476-280-019-000	A	100.00	100.00	1.0	LOT 79 PROSPECTOR POINT R-72
476-280-020-000	A	100.00	100.00	1.0	LOT 80 PROSPECTOR POINT R-72
476-280-021-000	A	100.00	100.00	1.0	LOT 93 PROSPECTOR POINT R-72
476-280-022-000	A	100.00	100.00	1.0	LOT 94 PROSPECTOR POINT R-72
476-280-023-000	A	100.00	100.00	1.0	LOT 95 PROSPECTOR POINT R-72
476-280-024-000	A	100.00	100.00	1.0	LOT 96 PROSPECTOR POINT R-72
476-280-025-000	A	100.00	100.00	1.0	LOT 97 PROSPECTOR POINT R-72
476-280-026-000	A	100.00	100.00	1.0	LOT 98 PROSPECTOR POINT R-72
476-280-027-000	A	100.00	100.00	1.0	LOT 99 PROSPECTOR POINT R-72
476-280-028-000	A	100.00	100.00	1.0	LOT 100 PROSPECTOR POINT R-72
476-280-029-000	A	100.00	100.00	1.0	LOT 101 PROSPECTOR POINT R-72
476-280-030-000	A	100.00	100.00	1.0	LOT 102 PROSPECTOR POINT R-72
476-280-031-000	A	100.00	100.00	1.0	LOT 103 PROSPECTOR POINT R-72
476-280-032-000	A	100.00	100.00	1.0	LOT 104 PROSPECTOR POINT R-72
476-280-033-000	A	100.00	100.00	1.0	LOT 105 PROSPECTOR POINT R-72
476-280-034-000	A	100.00	100.00	1.0	LOT 106 PROSPECTOR POINT R-72
476-280-035-000	A	100.00	100.00	1.0	LOT 107 PROSPECTOR POINT R-72
476-280-036-000	A	100.00	100.00	1.0	LOT 108 PROSPECTOR POINT R-72
476-280-037-000	A	100.00	100.00	1.0	LOT 109 PROSPECTOR POINT R-72
476-280-038-000	A	100.00	100.00	1.0	LOT 110 PROSPECTOR POINT R-72
476-280-039-000	A	100.00	100.00	1.0	LOT 111 PROSPECTOR POINT R-72
476-280-040-000	A	100.00	100.00	1.0	LOT 112 PROSPECTOR POINT R-72
476-280-041-000	A	100.00	100.00	1.0	LOT 113 PROSPECTOR POINT R-72
476-280-042-000	A	100.00	100.00	1.0	LOT 114 PROSPECTOR POINT R-72
476-280-043-000	A	100.00	100.00	1.0	LOT 115 PROSPECTOR POINT R-72
476-280-044-000	A	100.00	100.00	1.0	LOT 116 PROSPECTOR POINT R-72
476-280-045-000	A	100.00	100.00	1.0	LOT 117 PROSPECTOR POINT R-72
476-280-046-000	A	100.00	100.00	1.0	LOT 118 PROSPECTOR POINT R-72
476-280-047-000	A	100.00	100.00	1.0	LOT 119 PROSPECTOR POINT R-72
476-280-048-000	A	100.00	100.00	1.0	LOT 120 PROSPECTOR POINT R-72
476-280-049-000	A	100.00	100.00	1.0	LOT 121 PROSPECTOR POINT R-72
476-280-050-000	A	100.00	100.00	1.0	LOT 122 PROSPECTOR POINT R-72
476-280-051-000	A	100.00	100.00	1.0	LOT 123 PROSPECTOR POINT R-72
476-280-052-000	A	100.00	100.00	1.0	LOT 124 PROSPECTOR POINT R-72
476-280-053-000	A	100.00	100.00	1.0	LOT 125 PROSPECTOR POINT R-72
476-280-054-000	A	100.00	100.00	1.0	LOT 126 PROSPECTOR POINT R-72
476-280-055-000	A	100.00	100.00	1.0	LOT 127 PROSPECTOR POINT R-72
476-290-001-000	A	100.00	100.00	1.0	LOT 128 PROSPECTOR POINT R-72
476-290-002-000	A	100.00	100.00	1.0	LOT 129 PROSPECTOR POINT R-72
476-290-003-000	A	100.00	100.00	1.0	LOT 130 PROSPECTOR POINT R-72
476-290-004-000	A	100.00	100.00	1.0	LOT 131 PROSPECTOR POINT R-72
476-290-005-000	A	100.00	100.00	1.0	LOT 132 PROSPECTOR POINT R-72
476-290-006-000	A	100.00	100.00	1.0	LOT 133 PROSPECTOR POINT R-72

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476-290-007-000	A	100.00	100.00	1.0	LOT 134 PROSPECTOR POINT R-72
476-290-008-000	A	100.00	100.00	1.0	LOT 135 PROSPECTOR POINT R-72
476-290-009-000	A	100.00	100.00	1.0	LOT 136 PROSPECTOR POINT R-72
476-290-010-000	A	100.00	100.00	1.0	LOT 137 PROSPECTOR POINT R-72
476-290-011-000	A	100.00	100.00	1.0	LOT 138 PROSPECTOR POINT R-72
476-290-012-000	A	100.00	100.00	1.0	LOT 139 PROSPECTOR POINT R-72
476-290-013-000	A	100.00	100.00	1.0	LOT 140 PROSPECTOR POINT R-72
476-290-014-000	A	100.00	100.00	1.0	LOT 141 PROSPECTOR POINT R-72
476-290-015-000	A	100.00	100.00	1.0	LOT 142 PROSPECTOR POINT R-72
476-290-016-000	A	100.00	100.00	1.0	LOT 143 PROSPECTOR POINT R-72
476-290-017-000	A	100.00	100.00	1.0	LOT 144 PROSPECTOR POINT R-72
476-290-018-000	A	100.00	100.00	1.0	LOT 145 PROSPECTOR POINT R-72
476-290-019-000	A	100.00	100.00	1.0	LOT 146 PROSPECTOR POINT R-72
476-290-020-000	A	100.00	100.00	1.0	LOT 147 PROSPECTOR POINT R-72
476-290-021-000	A	100.00	100.00	1.0	LOT 148 PROSPECTOR POINT R-72
476-290-022-000	A	100.00	100.00	1.0	LOT 149 PROSPECTOR POINT R-72
476-290-023-000	A	100.00	100.00	1.0	LOT 150 PROSPECTOR POINT R-72
476-290-024-000	A	100.00	100.00	1.0	LOT 151 PROSPECTOR POINT R-72
476-290-025-000	A	100.00	100.00	1.0	LOT 152 PROSPECTOR POINT R-72
476-290-026-000	A	100.00	100.00	1.0	LOT 153 PROSPECTSOR POINT R-72
476-290-027-000	A	100.00	100.00	1.0	LOT 154 PROSPECTOR POINT R-72
476-290-028-000	A	100.00	100.00	1.0	LOT 155 PROSPECTOR POINT R-72
476-290-029-000	A	100.00	100.00	1.0	LOT 156 PROSPECTOR POINT R-72
476-290-030-000	A	100.00	100.00	1.0	LOT 157 PROSPECTOR POINT R-72
476-290-031-000	A	100.00	100.00	1.0	LOT 158 PROSPECSTOR POINT R-72
476-290-032-000	A	100.00	100.00	1.0	LOT 159 PROSPECTOR POINT R-72
476-290-033-000	A	100.00	100.00	1.0	LOT 160 PROSPECTOR POINT R-72
476-290-034-000	A	100.00	100.00	1.0	LOT 161 PROSPECTOR POINT R-72
476-290-035-000	A	100.00	100.00	1.0	LOT 162 PROSPECTOR POINT R-72
476-290-036-000	A	100.00	100.00	1.0	LOT 163 PROSPECTOR POINT R-72
476-290-037-000	A	100.00	100.00	1.0	LOT 164 PROSPECTOR POINT R-72
476-290-038-000	A	100.00	100.00	1.0	LOT 165 PROSPECTOR POINT R-72
476-290-039-000	A	100.00	100.00	1.0	LOT 166 PROSPECTOR POINT R-72
476-290-040-000	A	100.00	100.00	1.0	LOT 167 PROSPECTOR POINT R-72
476-290-041-000	A	100.00	100.00	1.0	LOT 168 PROSPECTOR POINT R-72
476-290-042-000	A	100.00	100.00	1.0	LOT 169 PROSPECTOR POINT R-72
476-290-043-000	A	100.00	100.00	1.0	LOT 170 PROSPECTOR POINT R-72
476-290-044-000	A	100.00	100.00	1.0	LOT 171 PROSPECTOR POINT R-72
476-290-045-000	A	100.00	100.00	1.0	LOT 172 PROSPECTOR POINT R-72
476-290-046-000	A	100.00	100.00	1.0	LOT 173 PROSPECTOR POINT R-72
476-290-047-000	A	100.00	100.00	1.0	LOT 174 PROSPECTOR POINT R-72
476-290-048-000	A	100.00	100.00	1.0	LOT 175 PROSPECTO POINT R-72
476-290-049-000	A	100.00	100.00	1.0	LOT 176 PROSPECTOR POINT R-72
476-290-050-000	A	100.00	100.00	1.0	LOT 177 PROSPECTOR POINT R-72
476-290-051-000	A	100.00	100.00	1.0	LOT 178 PROSPECTOR POINT R-72
476-290-052-000	A	100.00	100.00	1.0	LOT 179 PROSPECTOR POINT R-72
476-290-053-000	A	100.00	100.00	1.0	LOT 180 PROSPECTOR POINT R-72
476-290-054-000	A	100.00	100.00	1.0	LOT 181 PROSPECTOR POINT R-72
476-290-055-000	A	100.00	100.00	1.0	LOT 182 PROSPECTOR POINT R-72
476-290-056-000	A	100.00	100.00	1.0	LOT 183 PROSPECTOR POINT R-72
476-290-057-000	A	100.00	100.00	1.0	LOT 184 PROSPECTOR POINT R-72
476-290-058-000	A	100.00	100.00	1.0	LOT 185 PROSPECTOR POINT R-72
476-290-059-000	A	100.00	100.00	1.0	LOT 186 PROSPECTOR POINT R-72

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476-290-060-000	A	100.00	100.00	1.0	LOT 187 PROSPECTOR POINT R-72
476-290-061-000	A	100.00	100.00	1.0	LOT 188 PROSPECTOR POINT R-72
476-290-062-000	A	100.00	100.00	1.0	LOT 189 PROSPECTOR POINT R-72
476-290-063-000	A	100.00	100.00	1.0	LOT 190 PROSPECTOR POINT R-72
476-290-064-000	A	100.00	100.00	1.0	LOT 191 PROSPECTOR POINT R-72
476-290-065-000	A	100.00	100.00	1.0	LOT 192 PROSPECTOR POINT R-72
476-290-066-000	A	100.00	100.00	1.0	LOT 193 PROSPECTOR POINT R-72
476-290-067-000	A	100.00	100.00	1.0	LOT 194 PROSPECTOR POINT R-72
476-290-068-000	A	100.00	100.00	1.0	LOT 195 PROSPECTOR POINT R-72
476-290-069-000	A	100.00	100.00	1.0	LOT 196 PROSPECTOR POINT R-72
476-290-070-000	A	100.00	100.00	1.0	LOT 215 PROSPECTOR POINT R-72
476-290-071-000	A	100.00	100.00	1.0	LOT 216 PROSPECTOR POINT R-72
476-290-072-000	A	100.00	100.00	1.0	LOT 217 PROSPECTOR POINT R-72
476-290-073-000	A	100.00	100.00	1.0	LOT 218 PROSPECTOR POINT R-72
476-290-074-000	A	100.00	100.00	1.0	LOT 219 PROSPECTOR POINT R-72
476-290-075-000	A	100.00	100.00	1.0	LOT 220 PROSPECTO POINT R-72
476-290-076-000	A	100.00	100.00	1.0	LOT 221 PROSPECTO POINT R-72
476-290-077-000	A	100.00	100.00	1.0	LOT 222 PROSPECTOR POINT R-72
476-290-078-000	A	100.00	100.00	1.0	LOT 223 PROSPECTOR POINT R-72
476-290-079-000	A	100.00	100.00	1.0	LOT 224 PROSPECTOR POINT R-72
476-290-080-000	A	100.00	100.00	1.0	LOT 225 PROSPECTOR POINT R-72
476-290-081-000	A	100.00	100.00	1.0	LOT 226 PROSPECTOR POINT R-72
476-290-082-000	A	100.00	100.00	1.0	LOT 227 PROSPECTOR POINT R-72
476-290-083-000	A	100.00	100.00	1.0	LOT 228 PROSPECTOR POINT R-72
476-290-084-000	A	100.00	100.00	1.0	LOT 229 PROSPECTOR POINT R-72
476-300-001-000	A	100.00	100.00	1.0	LOT 6 CALIFORNIA LEGEND UNIT 1 R-93
476-300-002-000	A	100.00	100.00	1.0	LOT 7 CALIFORNIA LEGEND UNIT 1 R-93
476-300-003-000	A	100.00	100.00	1.0	LOT 8 CALIFORNIA LEGEND UNIT 1 R-93
476-300-004-000	A	100.00	100.00	1.0	LOT 9 CALIFORNIA LEGEND UNIT 1 R-93
476-300-005-000	A	100.00	100.00	1.0	LOT 10 CALIFORNIA LEGEND UNIT 1 R-93
476-300-006-000	A	100.00	100.00	1.0	LOT 11 CALIFORNIA LEGEND UNIT 1 R-93
476-300-007-000	A	100.00	100.00	1.0	LOT 12 CALIFORNIA LEGEND UNIT 1 R-93
476-300-008-000	A	100.00	100.00	1.0	LOT 13 CALIFORNIA LEGEND UNIT 1 R-93
476-300-009-000	A	100.00	100.00	1.0	LOT 14 CALIFORNIA LEGEND UNIT 1 R-93
476-300-010-000	A	100.00	100.00	1.0	LOT 15 CALIFORNIA LEGEND UNIT 1 R-93
476-300-011-000	A	100.00	100.00	1.0	LOT 16 CALIFORNIA LEGEND UNIT 1 R-93
476-300-012-000	A	100.00	100.00	1.0	LOT 17 CALIFORNIA LEGEND UNIT 1 R-93
476-300-013-000	A	100.00	100.00	1.0	LOT 18 CALIFORNIA LEGEND UNIT 1 R-93
476-300-014-000	A	100.00	100.00	1.0	LOT 19 CALIFORNIA LEGEND UNIT 1 R-93
476-300-015-000	A	100.00	100.00	1.0	LOT 20 CALIFORNIA LEGEND UNIT 1 R-93
476-300-016-000	A	100.00	100.00	1.0	LOT 21 CALIFORNIA LEGEND UNIT 1 R-93
476-300-017-000	A	100.00	100.00	1.0	LOT 22 CALIFORNIA LEGEND UNIT 1 R-93
476-300-018-000	A	100.00	100.00	1.0	LOT 23 CALIFORNIA LEGEND UNIT 1 R-93
476-300-019-000	A	100.00	100.00	1.0	LOT 24 CALIFORNIA LEGEND UNIT 1 R-93
476-300-020-000	A	100.00	100.00	1.0	LOT 25 CALIFORNIA LEGEND UNIT 1 R-93
476-300-021-000	A	100.00	100.00	1.0	LOT 26 CALIFORNIA LEGEND UNIT 1 R-93
476-300-022-000	A	100.00	100.00	1.0	LOT 27 CALIFORNIA LEGEND UNIT 1 R-93
476-300-023-000	A	100.00	100.00	1.0	LOT 28 CALIFORNIA LEGEND UNIT 1 R-93
476-300-024-000	A	100.00	100.00	1.0	LOT 29 CALIFORNIA LEGEND UNIT 1 R-93
476-300-025-000	A	100.00	100.00	1.0	LOT 30 CALIFORNIA LEGEND UNIT 1 R-93
476-300-026-000	A	100.00	100.00	1.0	LOT 31 CALIFORNIA LEGEND UNIT 1 R-93
476-300-027-000	A	100.00	100.00	1.0	LOT 32 CALIFORNIA LEGEND UNIT 1 R-93
476-300-028-000	A	100.00	100.00	1.0	LOT 33 CALIFORNIA LEGEND UNIT 1 R-93

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476-300-029-000	A	100.00	100.00	1.0	LOT 34 CALIFORNIA LEGEND UNIT 1 R-93
476-300-030-000	A	100.00	100.00	1.0	LOT 35 CALIFORNIA LEGEND UNIT 1 R-93
476-300-031-000	A	100.00	100.00	1.0	LOT 36 CALIFORNIA LEGEND UNIT 1 R-93
476-300-032-000	A	100.00	100.00	1.0	LOT 37 CALIFORNIA LEGEND UNIT 1 R-93
476-300-033-000	A	100.00	100.00	1.0	LOT 38 CALIFORNIA LEGEND UNIT 1 R-93
476-300-034-000	A	100.00	100.00	1.0	LOT 39 CALIFORNIA LEGEND UNIT 1 R-93
476-300-035-000	A	100.00	100.00	1.0	LOT 40 CALIFORNIA LEGEND UNIT 1 R-93
476-300-036-000	A	100.00	100.00	1.0	LOT 41 CALIFORNIA LEGEND UNIT 1 R-93
476-300-037-000	A	100.00	100.00	1.0	LOT 42 CALIFORNIA LEGEND UNIT 1 R-93
476-300-038-000	A	100.00	100.00	1.0	LOT 43 CALIFORNIA LEGEND UNIT 1 R-93
476-300-039-000	A	100.00	100.00	1.0	LOT 44 CALIFORNIA LEGEND UNIT 1 R-93
476-300-040-000	A	100.00	100.00	1.0	LOT 45 CALIFORNIA LEGEND UNIT 1 R-93
476-300-041-000	A	100.00	100.00	1.0	LOT 46 CALIFORNIA LEGEND UNIT 1 R-93
476-300-042-000	A	100.00	100.00	1.0	LOT 47 CALIFORNIA LEGEND UNIT 1 R-93
476-310-001-000	A	100.00	100.00	1.0	LOT 1 CALIFORNIA LEGEND UNIT 1 R-93
476-310-002-000	A	100.00	100.00	1.0	LOT 2 CALIFORNIA LEGEND UNIT 1 R-93
476-310-003-000	A	100.00	100.00	1.0	LOT 3 CALIFORNIA LEGEND UNIT 1 R-93
476-310-004-000	A	100.00	100.00	1.0	LOT 4 CALIFORNIA LEGEND UNIT 1 R-93
476-310-005-000	A	100.00	100.00	1.0	LOT 5 CALIFORNIA LEGEND UNIT 1 R-93
476-310-006-000	A	100.00	100.00	1.0	LOT 48 CALIFORNIA LEGEND UNIT 1 R-93
476-310-007-000	A	100.00	100.00	1.0	LOT 49 CALIFORNIA LEGEND UNIT 1 R-93
476-310-008-000	A	100.00	100.00	1.0	LOT 50 CALIFORNIA LEGEND UNIT 1 R-93
476-310-009-000	A	100.00	100.00	1.0	LOT 51 CALIFORNIA LEGEND UNIT 1 R-93
476-310-010-000	A	100.00	100.00	1.0	LOT 52 CALIFORNIA LEGEND UNIT 1 R-93
476-310-011-000	A	100.00	100.00	1.0	LOT 53 CALIFORNIA LEGEND UNIT 1 R-93
476-310-012-000	A	100.00	100.00	1.0	LOT 54 CALIFORNIA LEGEND UNIT 1 R-93
476-310-013-000	A	100.00	100.00	1.0	LOT 55 CALIFORNIA LEGEND UNIT 1 R-93
476-310-014-000	A	100.00	100.00	1.0	LOT 56 CALIFORNIA LEGEND UNIT 1 R-93
476-310-015-000	A	100.00	100.00	1.0	LOT 57 CALIFORNIA LEGEND UNIT 1 R-93
476-310-016-000	A	100.00	100.00	1.0	LOT 58 CALIFORNIA LEGEND UNIT 1 R-93
476-310-017-000	A	100.00	100.00	1.0	LOT 59 CALIFORNIA LEGEND UNIT 1 R-93
476-310-018-000	A	100.00	100.00	1.0	LOT 60 CALIFORNIA LEGEND UNIT 1 R-93
476-310-019-000	A	100.00	100.00	1.0	LOT 61 CALIFORNIA LEGEND UNIT 1 R-93
476-310-020-000	A	100.00	100.00	1.0	LOT 62 CALIFORNIA LEGEND UNIT 1 R-93
476-310-021-000	A	100.00	100.00	1.0	LOT 63 CALIFORNIA LEGEND UNIT 1 R-93
476-310-022-000	A	100.00	100.00	1.0	LOT 64 CALIFORNIA LEGEND UNIT 1 R-93
476-320-001-000	A	100.00	100.00	1.0	LOT 117 CALIFORNIA LEGEND UNIT 3R-95
476-320-002-000	A	100.00	100.00	1.0	LOT 118 CALIFORNIA LEGEND UNIT 3 R-95
476-320-003-000	A	100.00	100.00	1.0	LOT 119 CALIFORNIA LEGEND UNIT 3R-95
476-320-004-000	A	100.00	100.00	1.0	LOT 120 CALIFORNIA LEGEND UNIT 3R-95
476-320-005-000	A	100.00	100.00	1.0	LOT 121 CALIFORNIA LEGEND UNIT 3R-95
476-320-006-000	A	100.00	100.00	1.0	LOT 122 CALIFORNIA LEGEND UNIT 3R-95
476-320-007-000	A	100.00	100.00	1.0	LOT 123 CALIFORNIA LEGEND UNIT 3R-95
476-320-008-000	A	100.00	100.00	1.0	LOT 124 CALIFORNIA LEGEND UNIT 3R-95
476-320-009-000	A	100.00	100.00	1.0	LOT 125 CALIFORNIA LEGEND UNIT 3 R-95
476-320-010-000	A	100.00	100.00	1.0	LOT 126 CALIFORNIA LEGEND UNIT 3 R-95
476-320-011-000	A	100.00	100.00	1.0	LOT 127 CALIFORNIA LEGEND UNIT 3R-95
476-320-012-000	A	100.00	100.00	1.0	LOT 128 CALIFORNIA LEGEND UNIT 3 R-95
476-320-013-000	A	100.00	100.00	1.0	LOT 129 CALIFORNIA LEGEND UNIT 3 R-95
476-320-014-000	A	100.00	100.00	1.0	LOT 130 CALIFORNIA LEGEND UNIT 3 R-95
476-320-015-000	A	100.00	100.00	1.0	LOT 131 CALIFORNIA LEGEND UNIT 3 R-95
476-320-016-000	A	100.00	100.00	1.0	LOT 132 CALIFORNIA LEGEND UNIT 3 R-95
476-320-017-000	A	100.00	100.00	1.0	LOT 133 CALIFORNIA LEGEND UNIT 3 R-95

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476-320-018-000	A	100.00	100.00	1.0	LOT 134 CALIFORNIA LEGEND UNIT 3 R-95
476-320-019-000	A	100.00	100.00	1.0	LOT 135 CALIFORNIA LEGEND UNIT 3 R-95
476-320-020-000	A	100.00	100.00	1.0	LOT 136 CALIFORNIA LEGEND UNIT 3 R-95
476-320-021-000	A	100.00	100.00	1.0	LOT 137 CALIFORNIA LEGEND UNIT 3 R-95
476-320-022-000	A	100.00	100.00	1.0	LOT 138 CALIFORNIA LEGEND UNIT 3 R-95
476-320-023-000	A	100.00	100.00	1.0	LOT 139 CALIFORNIA LEGEND UNIT 3 R-95
476-320-024-000	A	100.00	100.00	1.0	LOT 140 CALIFORNIA LEGEND UNIT 3 R-95
476-320-025-000	A	100.00	100.00	1.0	LOT 141 CALIFORNIA LEGEND UNIT 3 R-95
476-320-026-000	A	100.00	100.00	1.0	LOT 142 CALIFORNIA LEGEND UNIT 3 R-95
476-320-027-000	A	100.00	100.00	1.0	LOT 143 CALIFORNIA LEGEND UNIT 3 R-95
476-320-028-000	A	100.00	100.00	1.0	LOT 144 CALIFORNIA LEGEND UNIT 3 R-95
476-320-029-000	A	100.00	100.00	1.0	LOT 145 CALIFORNIA LEGEND UNIT 3 R-95
476-320-030-000	A	100.00	100.00	1.0	LOT 146 CALIFORNIA LEGEND UNIT 3R-95
476-320-031-000	A	100.00	100.00	1.0	LOT 147 CALIFORNIA LEGEND UNIT 3 R-95
476-320-032-000	A	100.00	100.00	1.0	LOT 148 CALIFORNIA LEGEND UNIT 3 R-95
476-320-033-000	A	100.00	100.00	1.0	LOT 149 CALIFORNIA LEGEND UNIT 3 R-95
476-320-034-000	A	100.00	100.00	1.0	LOT 150 CALIFORNIA LEGEND UNIT 3 R-95
476-320-035-000	A	100.00	100.00	1.0	LOT 151 CALIFORNIA LEGEND UNIT 3 R-95
476-320-036-000	A	100.00	100.00	1.0	LOT 152 CALIFORNIA LEGEND UNIT 3 R-95
476-320-037-000	A	100.00	100.00	1.0	LOT 153 CALIFORNIA LEGEND UNIT 3 R-95
476-320-038-000	A	100.00	100.00	1.0	LOT 154 CALIFORNIA LEGEND UNIT 3 R-95
476-320-039-000	A	100.00	100.00	1.0	LOT 155 CALIFORNIA LEGEND UNIT 3 R-95
476-320-040-000	A	100.00	100.00	1.0	LOT 156 CALIFORNIA LEGEND UNIT 3 R-95
476-320-041-000	A	100.00	100.00	1.0	LOT 157 CALIFORNIA LEGEND UNIT 3 R-95
476-320-042-000	A	100.00	100.00	1.0	LOT 158 CALIFORNIA LEGEND UNIT 3R-95
476-320-043-000	A	100.00	100.00	1.0	LOT 159 CALIFORNIA LEGEND UNIT 3 R-95
476-320-044-000	A	100.00	100.00	1.0	LOT 160 CALIFORNIA LEGEND UNIT 3 R-95
476-320-045-000	A	100.00	100.00	1.0	LOT 161 CALIFORNIA LEGEND UNIT 3 R-95
476-320-046-000	A	100.00	100.00	1.0	LOT 162 CALIFORNIA LEGEND UNIT 3 R-95
476-320-047-000	A	100.00	100.00	1.0	LOT 163 CALIFORNIA LEGEND UNIT 3 R-95
476-320-048-000	A	100.00	100.00	1.0	LOT 164 CALIFORNIA LEGEND UNIT 3 R-95
476-320-049-000	A	100.00	100.00	1.0	LOT 165 CALIFORNIA LEGEND UNIT 3 R-95
476-320-050-000	A	100.00	100.00	1.0	LOT 166 CALIFORNIA LEGEND UNIT 3 R-95
476-320-051-000	A	100.00	100.00	1.0	LOT 167 CALIFORNIA LEGEND UNIT 3 R-95
476-320-052-000	A	100.00	100.00	1.0	LOT 168 CALIFORNIA LEGEND UNIT 3 R-95
476-320-053-000	A	100.00	100.00	1.0	LOT 169 CALIFORNIA LEGEND UNIT 3 R-95
476-320-054-000	A	100.00	100.00	1.0	LOT 170 CALIFORNIA LEGEND UNIT 3 R-95
476-320-055-000	A	100.00	100.00	1.0	LOT 171 CALIFORNIA LEGEND UNIT 3 R-95
476-320-056-000	A	100.00	100.00	1.0	LOT 172 CALIFORNIA LEGEND UNIT 3 R-95
476-320-057-000	A	100.00	100.00	1.0	LOT 173 CALIFORNIA LEGEND UNIT 3 R-95
476-320-058-000	A	100.00	100.00	1.0	LOT 174 CALIFORNIA LEGEND UNIT 3 R-95
476-320-059-000	A	100.00	100.00	1.0	LOT 175 CALIFORNIA LEGEND UNIT 3 R-95
476-320-060-000	A	100.00	100.00	1.0	LOT 176 CALIFORNIA LEGEND UNIT 3 R-95
476-320-061-000	A	100.00	100.00	1.0	LOT 177 CALIFORNIA LEGEND UNIT 3 R-95
476-320-062-000	A	100.00	100.00	1.0	LOT 178 CALIFORNIA LEGEND UNIT 3 R-95
476-320-063-000	A	100.00	100.00	1.0	LOT 179 CALIFORNIA LEGEND UNIT 3 R-95
476-320-064-000	A	100.00	100.00	1.0	LOT 180 CALIFORNIA LEGEND UNIT 3 R-95
476-320-065-000	A	100.00	100.00	1.0	LOT 181 CALIFORNIA LEGEND UNIT 3 R-95
476-320-066-000	A	100.00	100.00	1.0	LOT 182 CALIFORNIA LEGEND UNIT 3 R-95
476-320-067-000	A	100.00	100.00	1.0	LOT 183 CALIFORNIA LEGEND UNIT 3 R-95
476-320-068-000	A	100.00	100.00	1.0	LOT 184 CALIFORNIA LEGEND UNIT 3 R-95
476-320-071-000	A	100.00	100.00	1.0	LOT 185 CALIFORNIA LEGEND UNIT 4 R-96
476-320-072-000	A	100.00	100.00	1.0	LOT 186 CALIFORNIA LEGEND UNIT 4 R-96

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476-320-073-000	A	100.00	100.00	1.0	LOT 187 CALIFORNIA LEGEND UNIT 4 R-96
476-320-074-000	A	100.00	100.00	1.0	LOT 188 CALIFORNIA LEGEND UNIT 4 R-96
476-320-075-000	A	100.00	100.00	1.0	LOT 189 CALIFORNIA LEGEND UNIT 4 R-96
476-320-076-000	A	100.00	100.00	1.0	LOT 190 CALIFORNIA LEGEND UNIT 4 R-96
476-320-077-000	A	100.00	100.00	1.0	LOT 225 CALIFORNIA LEGEND UNIT 4 R-96
476-320-078-000	A	100.00	100.00	1.0	LOT 226 CALIFORNIA LEGEND UNIT 4 R-96
476-320-079-000	A	100.00	100.00	1.0	LOT 227 CALIFORNIA LEGEND UNIT 4 R-96
476-320-080-000	A	100.00	100.00	1.0	LOT 233 CALIFORNIA LEGEND UNIT 4 R-96
476-320-081-000	A	100.00	100.00	1.0	LOT 234 CALIFORNIA LEGEND UNIT 4 R-96
476-320-082-000	A	100.00	100.00	1.0	LOT 235 CALIFORNIA LEGEND UNIT 4 R-96
476-320-083-000	A	100.00	100.00	1.0	LOT 236 CALIFORNIA LEGEND UNIT 4 R-96
476-330-001-000	A	100.00	100.00	1.0	LOT 191 CALIFORNIA LEGEND UNIT 4 R-96
476-330-002-000	A	100.00	100.00	1.0	LOT 192 CALIFORNIA LEGEND UNIT 4 R-96
476-330-003-000	A	100.00	100.00	1.0	LOT 193 CALIFORNIA LEGEND UNIT 4 R-96
476-330-004-000	A	100.00	100.00	1.0	LOT 194 CALIFORNIA LEGEND UNIT 4 R-96
476-330-005-000	A	100.00	100.00	1.0	LOT 195 CALIFORNIA LEGEND UNIT 4 R-96
476-330-006-000	A	100.00	100.00	1.0	LOT 196 CALIFORNIA LEGEND UNIT 4 R-96
476-330-007-000	A	100.00	100.00	1.0	LOT 197 CALIFORNIA LEGEND UNIT 4 R-96
476-330-008-000	A	100.00	100.00	1.0	LOT 198 CALIFORNIA LEGEND UNIT 4 R-96
476-330-009-000	A	100.00	100.00	1.0	LOT 199 CALIFORNIA LEGEND UNIT 4R-96
476-330-010-000	A	100.00	100.00	1.0	LOT 200 CALIFORNIA LEGEND UNIT 4R-96
476-330-011-000	A	100.00	100.00	1.0	LOT 201 CALIFORNIA LEGEND UNIT 4 R-96
476-330-012-000	A	100.00	100.00	1.0	LOT 202 CALIFORNIA LEGEND UNIT 4R-96
476-330-013-000	A	100.00	100.00	1.0	LOT 203 CALIFORNIA LEGEND UNIT 4R-96
476-330-014-000	A	100.00	100.00	1.0	LOT 204 CALIFORNIA LEGEND UNIT 4 R-96
476-330-015-000	A	100.00	100.00	1.0	LOT 205 CALIFORNIA LEGEND UNIT 4 R-96
476-330-016-000	A	100.00	100.00	1.0	LOT 206 CALIFORNIA LEGEND UNIT 4 R-96
476-330-017-000	A	100.00	100.00	1.0	LOT 207 CALIFORNIA LEGEND UNIT 4 R-96
476-330-018-000	A	100.00	100.00	1.0	LOT 208 CALIFORNIA LEGEND UNIT 4 R-96
476-330-019-000	A	100.00	100.00	1.0	LOT 209 CALIFORNIA LEGEND UNIT 4 R-96
476-330-020-000	A	100.00	100.00	1.0	LOT 210 CALIFORNIA LEGEND UNIT 4 R-96
476-330-021-000	A	100.00	100.00	1.0	LOT 211 CALIFORNIA LEGEND UNIT 4 R-96
476-330-022-000	A	100.00	100.00	1.0	LOT 212 CALIFORNIA LEGEND UNIT 4 R-96
476-330-023-000	A	100.00	100.00	1.0	LOT 213 CALIFORNIA LEGEND UNIT 4 R-96
476-330-024-000	A	100.00	100.00	1.0	LOT 214 CALIFORNIA LEGEND UNIT 4 R-96
476-330-025-000	A	100.00	100.00	1.0	LOT 215 CALIFORNIA LEGEND UNIT 4 R-96
476-330-026-000	A	100.00	100.00	1.0	LOT 216 CALIFORNIA LEGEND UNIT 4 R-96
476-330-027-000	A	100.00	100.00	1.0	LOT 217 CALIFORNIA LEGEND UNIT 4R-96
476-330-028-000	A	100.00	100.00	1.0	LOT 218 CALIFORNIA LEGEND UNIT 4 R-96
476-330-029-000	A	100.00	100.00	1.0	LOT 219 CALIFORNIA LEGEND UNIT 4 R-96
476-330-030-000	A	100.00	100.00	1.0	LOT 220 CALIFORNIA LEGEND UNIT 4 R-96
476-330-031-000	A	100.00	100.00	1.0	LOT 221 CALIFORNIA LEGEND UNIT 4 R-96
476-330-032-000	A	100.00	100.00	1.0	LOT 222 CALIFORNIA LEGEND UNIT 4 R-96
476-330-033-000	A	100.00	100.00	1.0	LOT 223 CALIFORNIA LEGEND UNIT 4 R-96
476-330-034-000	A	100.00	100.00	1.0	LOT 224 CALIFORNIA LEGEND UNIT 4 R-96
476-330-035-000	A	100.00	100.00	1.0	LOT 228 CALIFORNIA LEGEND UNIT 4 R-96
476-330-036-000	A	100.00	100.00	1.0	LOT 229 CALIFORNIA LEGEND UNIT 4 R-96
476-330-037-000	A	100.00	100.00	1.0	LOT 230 CALIFORNIA LEGEND UNIT 4 R-96
476-330-038-000	A	100.00	100.00	1.0	LOT 231 CALIFORNIA LEGEND UNIT 4 R-96
476-330-039-000	A	100.00	100.00	1.0	LOT 232 CALIFORNIA LEGEND UNIT 4 R-96
476-330-043-000	A	100.00	100.00	1.0	LOT 86 CALIFORNIA LEGEND UNIT 2 R-94
476-330-044-000	A	100.00	100.00	1.0	LOT 101 CALIFORNIA LEGEND UNIT 2R-94
476-330-045-000	A	100.00	100.00	1.0	LOT 102 CALIFORNIA LEGEND UNIT 2 R-94

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-330-046-000	A	100.00	100.00	1.0	LOT 103 CALIFORNIA LEGEND UNIT 2 R-94
476-330-047-000	A	100.00	100.00	1.0	LOT 104 CALIFORNIA LEGEND UNIT 2 R-94
476-330-048-000	A	100.00	100.00	1.0	LOT 105 CALIFORNIA LEGEND UNIT 2R-94
476-340-001-000	A	100.00	100.00	1.0	LOT 65 CALIFORNIA LEGEND UNIT 2 R-94
476-340-002-000	A	100.00	100.00	1.0	LOT 66 CALIFORNIA LEGEND UNIT 2 R-94
476-340-003-000	A	100.00	100.00	1.0	LOT 67 CALIFORNIA LEGEND UNIT 2 R-94
476-340-004-000	A	100.00	100.00	1.0	LOT 68 CALIFORNIA LEGEND UNIT 2 R-94
476-340-005-000	A	100.00	100.00	1.0	LOT 69 CALIFORNIA LEGEND UNIT 2 R-94
476-340-006-000	A	100.00	100.00	1.0	LOT 70 CALIFORNIA LEGEND UNIT 2 R-94
476-340-007-000	A	100.00	100.00	1.0	LOT 71 CALIFORNIA LEGEND UNIT 2 R-94
476-340-008-000	A	100.00	100.00	1.0	LOT 72 CALIFORNIA LEGEND UNIT 2 R-94
476-340-009-000	A	100.00	100.00	1.0	LOT 73 CALIFORNIA LEGEND UNIT 2 R-94
476-340-010-000	A	100.00	100.00	1.0	LOT 74 CALIFORNIA LEGEND UNIT 2 R-94
476-340-011-000	A	100.00	100.00	1.0	LOT 75 CALIFORNIA LEGEND UNIT 2 R-94
476-340-012-000	A	100.00	100.00	1.0	LOT 76 CALIFORNIA LEGEND UNIT 2 R-94
476-340-013-000	A	100.00	100.00	1.0	LOT 77 CALIFORNIA LEGEND UNIT 2 R-94
476-340-014-000	A	100.00	100.00	1.0	LOT 78 CALIFORNIA LEGEND UNIT 2 R-94
476-340-015-000	A	100.00	100.00	1.0	LOT 79 CALIFORNIA LEGEND UNIT 2 R-94
476-340-016-000	A	100.00	100.00	1.0	LOT 80 CALIFORNIA LEGEND UNIT 2 R-94
476-340-017-000	A	100.00	100.00	1.0	LOT 81 CALIFORNIA LEGEND UNIT 2 R-94
476-340-018-000	A	100.00	100.00	1.0	LOT 82 CALIFORNIA LEGEND UNIT 2 R-94
476-340-019-000	A	100.00	100.00	1.0	LOT 83 CALIFORNIA LEGEND UNIT 2 R-94
476-340-020-000	A	100.00	100.00	1.0	LOT 84 CALIFORNIA LEGEND UNIT 2 R-94
476-340-021-000	A	100.00	100.00	1.0	LOT 85 CALIFORNIA LEGEND UNIT 2 R-94
476-340-022-000	A	100.00	100.00	1.0	LOT 87 CALIFORNIA LEGEND UNIT 2 R-94
476-340-023-000	A	100.00	100.00	1.0	LOT 88 CALIFORNIA LEGEND UNIT 2 R-94
476-340-024-000	A	100.00	100.00	1.0	LOT 89 CALIFORNIA LEGEND UNIT 2 R-94
476-340-025-000	A	100.00	100.00	1.0	LOT 90 CALIFORNIA LEGEND UNIT 2 R-94
476-340-026-000	A	100.00	100.00	1.0	LOT 91 CALIFORNIA LEGEND UNIT 2 R-94
476-340-027-000	A	100.00	100.00	1.0	LOT 92 CALIFORNIA LEGEND UNIT 2 R-94
476-340-028-000	A	100.00	100.00	1.0	LOT 93 CALIFORNIA LEGEND UNIT 2 R-94
476-340-029-000	A	100.00	100.00	1.0	LOT 94 CALIFORNIA LEGEND UNIT 2 R-94
476-340-030-000	A	100.00	100.00	1.0	LOT 95 CALIFORNIA LEGEND UNIT 2 R-94
476-340-031-000	A	100.00	100.00	1.0	LOT 96 CALIFORNIA LEGEND UNIT 2 R-94
476-340-032-000	A	100.00	100.00	1.0	LOT 97 CALIFORNIA LEGEND UNIT 2 R-94
476-340-033-000	A	100.00	100.00	1.0	LOT 98 CALIFORNIA LEGEND UNIT 2 R-94
476-340-034-000	A	100.00	100.00	1.0	LOT 99 CALIFORNIA LEGEND UNIT 2 R-94
476-340-035-000	A	100.00	100.00	1.0	LOT 100 CALIFORNIA LEGEND UNIT 2R-94
476-340-036-000	A	100.00	100.00	1.0	LOT 106 CALIFORNIA LEGEND UNIT 2R-94
476-340-037-000	A	100.00	100.00	1.0	LOT 107 CALIFORNIA LEGEND UNIT 2R-94
476-340-038-000	A	100.00	100.00	1.0	LOT 108 CALIFORNIA LEGEND UNIT 2R-94
476-340-039-000	A	100.00	100.00	1.0	LOT 109 CALIFORNIA LEGEND UNIT 2R-94
476-340-040-000	A	100.00	100.00	1.0	LOT 110 CALIFORNIA LEGEND UNIT 2R-94
476-340-041-000	A	100.00	100.00	1.0	LOT 111 CALIFORNIA LEGEND UNIT 2R-94
476-340-042-000	A	100.00	100.00	1.0	LOT 112 CALIFORNIA LEGEND UNIT 2R-94
476-340-043-000	A	100.00	100.00	1.0	LOT 113 CALIFORNIA LEGEND UNIT 2R-94
476-340-044-000	A	100.00	100.00	1.0	LOT 114 CALIFORNIA LEGEND UNIT 2 R-94
476-340-045-000	A	100.00	100.00	1.0	LOT 115 CALIFORNIA LEGEND UNIT 2 R-94
476-340-046-000	A	100.00	100.00	1.0	LOT 116 CALIFORNIA LEGEND UNIT 2 R-94
476-350-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT 6 PHASE A S-9

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-350-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-015-000	A	100.00	100.00	1.0	LOT 57 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-016-000	A	100.00	100.00	1.0	LOT 58 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-017-000	A	100.00	100.00	1.0	LOT 59 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-018-000	A	100.00	100.00	1.0	LOT 60 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-019-000	A	100.00	100.00	1.0	LOT 61 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-020-000	A	100.00	100.00	1.0	LOT 62 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-021-000	A	100.00	100.00	1.0	LOT 63 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-022-000	A	100.00	100.00	1.0	LOT 64 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-023-000	A	100.00	100.00	1.0	LOT 65 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-024-000	A	100.00	100.00	1.0	LOT 66 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-025-000	A	100.00	100.00	1.0	LOT 67 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-026-000	A	100.00	100.00	1.0	LOT 68 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-027-000	A	100.00	100.00	1.0	LOT 69 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-028-000	A	100.00	100.00	1.0	LOT 70 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-029-000	A	100.00	100.00	1.0	LOT 71 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-030-000	A	100.00	100.00	1.0	LOT 72 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-031-000	A	100.00	100.00	1.0	LOT 73 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-032-000	A	100.00	100.00	1.0	LOT 74 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-033-000	A	100.00	100.00	1.0	LOT 75 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-034-000	A	100.00	100.00	1.0	LOT 76 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-035-000	A	100.00	100.00	1.0	LOT 77 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-036-000	A	100.00	100.00	1.0	LOT 78 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-037-000	A	100.00	100.00	1.0	LOT 79 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-038-000	A	100.00	100.00	1.0	LOT 80 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-039-000	A	100.00	100.00	1.0	LOT 81 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-040-000	A	100.00	100.00	1.0	LOT 82 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-041-000	A	100.00	100.00	1.0	LOT 83 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-042-000	A	100.00	100.00	1.0	LOT 84 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-043-000	A	100.00	100.00	1.0	LOT 85 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-044-000	A	100.00	100.00	1.0	LOT 86 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-045-000	A	100.00	100.00	1.0	LOT 87 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-046-000	A	100.00	100.00	1.0	LOT 88 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-047-000	A	100.00	100.00	1.0	LOT 89 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-048-000	A	100.00	100.00	1.0	LOT 90 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-049-000	A	100.00	100.00	1.0	LOT 91 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-050-000	A	100.00	100.00	1.0	LOT 92 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-051-000	A	100.00	100.00	1.0	LOT 93 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-052-000	A	100.00	100.00	1.0	LOT 94 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-053-000	A	100.00	100.00	1.0	LOT 95 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-054-000	A	100.00	100.00	1.0	LOT 96 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-055-000	A	100.00	100.00	1.0	LOT 97 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-056-000	A	100.00	100.00	1.0	LOT 98 SILVERADO OAKS UNIT 6 PHASE A S-9
476-350-057-000	A	100.00	100.00	1.0	LOT 99 SILVERADO OAKS UNIT 6 PHASE A S-9

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-350-058-000	A	100.00	100.00	1.0	LOT 100 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-059-000	A	100.00	100.00	1.0	LOT 101 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-060-000	A	100.00	100.00	1.0	LOT 102 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-061-000	A	100.00	100.00	1.0	LOT 103 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-062-000	A	100.00	100.00	1.0	LOT 104 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-063-000	A	100.00	100.00	1.0	LOT 105 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-064-000	A	100.00	100.00	1.0	LOT 106 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-065-000	A	100.00	100.00	1.0	LOT 107 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-066-000	A	100.00	100.00	1.0	LOT 108 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-067-000	A	100.00	100.00	1.0	LOT 109 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-068-000	A	100.00	100.00	1.0	LOT 110 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-069-000	A	100.00	100.00	1.0	LOT 111 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-070-000	A	100.00	100.00	1.0	LOT 112 SILVERADO OAKS UNIT 6 PHASE A S-
476-350-071-000	A	100.00	100.00	1.0	LOT 113 SILVERADO OAKS UNIT 6 PHASE A S-
476-360-001-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-002-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-003-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-004-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-005-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-006-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-007-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-008-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-009-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-010-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-011-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-012-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-013-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-014-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-015-000	A	100.00	100.00	1.0	LOT 29 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-016-000	A	100.00	100.00	1.0	LOT 30 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-017-000	A	100.00	100.00	1.0	LOT 31 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-018-000	A	100.00	100.00	1.0	LOT 32 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-019-000	A	100.00	100.00	1.0	LOT 33 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-020-000	A	100.00	100.00	1.0	LOT 34 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-021-000	A	100.00	100.00	1.0	LOT 35 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-022-000	A	100.00	100.00	1.0	LOT 36 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-023-000	A	100.00	100.00	1.0	LOT 37 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-024-000	A	100.00	100.00	1.0	LOT 38 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-025-000	A	100.00	100.00	1.0	LOT 39 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-026-000	A	100.00	100.00	1.0	LOT 40 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-027-000	A	100.00	100.00	1.0	LOT 41 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-028-000	A	100.00	100.00	1.0	LOT 42 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-029-000	A	100.00	100.00	1.0	LOT 43 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-030-000	A	100.00	100.00	1.0	LOT 44 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-031-000	A	100.00	100.00	1.0	LOT 45 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-032-000	A	100.00	100.00	1.0	LOT 46 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-033-000	A	100.00	100.00	1.0	LOT 47 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-034-000	A	100.00	100.00	1.0	LOT 48 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-035-000	A	100.00	100.00	1.0	LOT 49 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-036-000	A	100.00	100.00	1.0	LOT 50 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-037-000	A	100.00	100.00	1.0	LOT 51 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-038-000	A	100.00	100.00	1.0	LOT 52 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-039-000	A	100.00	100.00	1.0	LOT 53 SILVERADO OAKS UNIT 6 PHASE A S-9

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476-360-040-000	A	100.00	100.00	1.0	LOT 54 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-041-000	A	100.00	100.00	1.0	LOT 55 SILVERADO OAKS UNIT 6 PHASE A S-9
476-360-042-000	A	100.00	100.00	1.0	LOT 56 SILVERADO OAKS UNIT 6 PHASE A S-9
476-370-001-000	A	100.00	100.00	1.0	LOT 114 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-002-000	A	100.00	100.00	1.0	LOT 115 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-003-000	A	100.00	100.00	1.0	LOT 116 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-004-000	A	100.00	100.00	1.0	LOT 117 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-005-000	A	100.00	100.00	1.0	LOT 118 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-006-000	A	100.00	100.00	1.0	LOT 119 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-007-000	A	100.00	100.00	1.0	LOT 120 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-008-000	A	100.00	100.00	1.0	LOT 121 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-009-000	A	100.00	100.00	1.0	LOT 122 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-010-000	A	100.00	100.00	1.0	LOT 123 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-011-000	A	100.00	100.00	1.0	LOT 124 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-012-000	A	100.00	100.00	1.0	LOT 125 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-013-000	A	100.00	100.00	1.0	LOT 126 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-014-000	A	100.00	100.00	1.0	LOT 127 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-015-000	A	100.00	100.00	1.0	LOT 128 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-016-000	A	100.00	100.00	1.0	LOT 129 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-017-000	A	100.00	100.00	1.0	LOT 130 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-018-000	A	100.00	100.00	1.0	LOT 131 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-019-000	A	100.00	100.00	1.0	LOT 208 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-020-000	A	100.00	100.00	1.0	LOT 209 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-021-000	A	100.00	100.00	1.0	LOT 210 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-022-000	A	100.00	100.00	1.0	LOT 211 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-023-000	A	100.00	100.00	1.0	LOT 212 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-024-000	A	100.00	100.00	1.0	LOT 213 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-025-000	A	100.00	100.00	1.0	LOT 214 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-026-000	A	100.00	100.00	1.0	LOT 215 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-027-000	A	100.00	100.00	1.0	LOT 216 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-028-000	A	100.00	100.00	1.0	LOT 217 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-029-000	A	100.00	100.00	1.0	LOT 218 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-030-000	A	100.00	100.00	1.0	LOT 219 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-031-000	A	100.00	100.00	1.0	LOT 220 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-032-000	A	100.00	100.00	1.0	LOT 221 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-033-000	A	100.00	100.00	1.0	LOT 222 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-034-000	A	100.00	100.00	1.0	LOT 223 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-035-000	A	100.00	100.00	1.0	LOT 224 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-036-000	A	100.00	100.00	1.0	LOT 225 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-037-000	A	100.00	100.00	1.0	LOT 226 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-038-000	A	100.00	100.00	1.0	LOT 227 SILVERADO OAKS UNIT 6 PHASE B S-
476-370-039-000	A	100.00	100.00	1.0	LOT 228 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-001-000	A	100.00	100.00	1.0	LOT 132 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-002-000	A	100.00	100.00	1.0	LOT 133 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-003-000	A	100.00	100.00	1.0	LOT 134 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-004-000	A	100.00	100.00	1.0	LOT 135 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-005-000	A	100.00	100.00	1.0	LOT 136 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-006-000	A	100.00	100.00	1.0	LOT 137 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-007-000	A	100.00	100.00	1.0	LOT 138 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-008-000	A	100.00	100.00	1.0	LOT 139 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-009-000	A	100.00	100.00	1.0	LOT 140 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-010-000	A	100.00	100.00	1.0	LOT 141 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-011-000	A	100.00	100.00	1.0	LOT 142 SILVERADO OAKS UNIT 6 PHASE B S-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-380-012-000	A	100.00	100.00	1.0	LOT 143 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-013-000	A	100.00	100.00	1.0	LOT 144 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-014-000	A	100.00	100.00	1.0	LOT 145 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-015-000	A	100.00	100.00	1.0	LOT 146 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-016-000	A	100.00	100.00	1.0	LOT 147 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-017-000	A	100.00	100.00	1.0	LOT 148 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-018-000	A	100.00	100.00	1.0	LOT 149 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-019-000	A	100.00	100.00	1.0	LOT 150 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-020-000	A	100.00	100.00	1.0	LOT 151 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-021-000	A	100.00	100.00	1.0	LOT 152 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-022-000	A	100.00	100.00	1.0	LOT 153 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-023-000	A	100.00	100.00	1.0	LOT 154 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-024-000	A	100.00	100.00	1.0	LOT 155 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-025-000	A	100.00	100.00	1.0	LOT 156 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-026-000	A	100.00	100.00	1.0	LOT 157 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-027-000	A	100.00	100.00	1.0	LOT 158 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-028-000	A	100.00	100.00	1.0	LOT 159 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-029-000	A	100.00	100.00	1.0	LOT 160 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-030-000	A	100.00	100.00	1.0	LOT 161 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-031-000	A	100.00	100.00	1.0	LOT 162 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-032-000	A	100.00	100.00	1.0	LOT 163 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-033-000	A	100.00	100.00	1.0	LOT 164 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-034-000	A	100.00	100.00	1.0	LOT 165 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-035-000	A	100.00	100.00	1.0	LOT 166 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-036-000	A	100.00	100.00	1.0	LOT 167 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-037-000	A	100.00	100.00	1.0	LOT 168 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-038-000	A	100.00	100.00	1.0	LOT 169 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-039-000	A	100.00	100.00	1.0	LOT 170 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-040-000	A	100.00	100.00	1.0	LOT 171 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-041-000	A	100.00	100.00	1.0	LOT 172 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-042-000	A	100.00	100.00	1.0	LOT 173 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-043-000	A	100.00	100.00	1.0	LOT 174 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-044-000	A	100.00	100.00	1.0	LOT 175 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-045-000	A	100.00	100.00	1.0	LOT 176 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-046-000	A	100.00	100.00	1.0	LOT 177 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-047-000	A	100.00	100.00	1.0	LOT 178 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-048-000	A	100.00	100.00	1.0	LOT 179 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-049-000	A	100.00	100.00	1.0	LOT 180 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-050-000	A	100.00	100.00	1.0	LOT 181 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-051-000	A	100.00	100.00	1.0	LOT 182 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-052-000	A	100.00	100.00	1.0	LOT 183 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-053-000	A	100.00	100.00	1.0	LOT 184 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-054-000	A	100.00	100.00	1.0	LOT 185 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-055-000	A	100.00	100.00	1.0	LOT 186 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-056-000	A	100.00	100.00	1.0	LOT 187 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-057-000	A	100.00	100.00	1.0	LOT 188 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-058-000	A	100.00	100.00	1.0	LOT 189 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-059-000	A	100.00	100.00	1.0	LOT 190 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-060-000	A	100.00	100.00	1.0	LOT 191 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-061-000	A	100.00	100.00	1.0	LOT 192 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-062-000	A	100.00	100.00	1.0	LOT 193 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-063-000	A	100.00	100.00	1.0	LOT 194 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-064-000	A	100.00	100.00	1.0	LOT 195 SILVERADO OAKS UNIT 6 PHASE B S-

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476-380-065-000	A	100.00	100.00	1.0	LOT 196 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-066-000	A	100.00	100.00	1.0	LOT 197 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-067-000	A	100.00	100.00	1.0	LOT 198 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-068-000	A	100.00	100.00	1.0	LOT 199 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-069-000	A	100.00	100.00	1.0	LOT 200 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-070-000	A	100.00	100.00	1.0	LOT 201 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-071-000	A	100.00	100.00	1.0	LOT 202 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-072-000	A	100.00	100.00	1.0	LOT 203 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-073-000	A	100.00	100.00	1.0	LOT 204 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-074-000	A	100.00	100.00	1.0	LOT 205 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-075-000	A	100.00	100.00	1.0	LOT 206 SILVERADO OAKS UNIT 6 PHASE B S-
476-380-076-000	A	100.00	100.00	1.0	LOT 207 SILVERADO OAKS UNIT 6 PHASE B S-
476-410-005-000	A	100.00	100.00	1.0	LOT 81 KERRY DOWNS UNIT 2 S-69
476-410-006-000	A	100.00	100.00	1.0	LOT 82 KERRY DOWNS UNIT 2 S-69
476-410-007-000	A	100.00	100.00	1.0	LOT 83 KERRY DOWNS UNIT 2 S-69
476-410-008-000	A	100.00	100.00	1.0	LOT 84 KERRY DOWNS UNIT 2 S-69
476-410-009-000	A	100.00	100.00	1.0	LOT 85 KERRY DOWNS UNIT 2 S-69
476-410-010-000	A	100.00	100.00	1.0	LOT 86 KERRY DOWNS UNIT 2 S-69
476-410-011-000	A	100.00	100.00	1.0	LOT 87 KERRY DOWNS UNIT 2 S-69
476-410-012-000	A	100.00	100.00	1.0	LOT 88 KERRY DOWNS UNIT 2 S-69
476-410-013-000	A	100.00	100.00	1.0	LOT 89 KERRY DOWNS UNIT 2 S-69
476-410-014-000	A	100.00	100.00	1.0	LOT 90 KERRY DOWNS UNIT 2 S-69
476-410-015-000	A	100.00	100.00	1.0	LOT 91 KERRY DOWNS UNIT 2 S-69
476-410-016-000	A	100.00	100.00	1.0	LOT 92 KERRY DOWNS UNIT 2 S-69
476-410-017-000	A	100.00	100.00	1.0	LOT 93 KERRY DOWNS UNIT 2 S-69
476-410-018-000	A	100.00	100.00	1.0	LOT 94 KERRY DOWNS UNIT 2 S-69
476-410-019-000	A	100.00	100.00	1.0	LOT 95 KERRY DOWNS UNIT 2 S-69
476-410-020-000	A	100.00	100.00	1.0	LOT 96 KERRY DOWNS UNIT 2 S-69
476-410-021-000	A	100.00	100.00	1.0	LOT 97 KERRY DOWNS UNIT 2 S-69
476-410-022-000	A	100.00	100.00	1.0	LOT 98 KERRY DOWNS UNIT 2 S-69
476-410-023-000	A	100.00	100.00	1.0	LOT 99 KERRY DOWNS UNIT 2 S-69
476-410-024-000	A	100.00	100.00	1.0	LOT 121 KERRY DOWNS UNIT 2 S-69
476-410-025-000	A	100.00	100.00	1.0	LOT 122 KERRY DOWNS UNIT 2 S-69
476-410-026-000	A	100.00	100.00	1.0	LOT 123 KERRY DOWNS UNIT 2 S-69
476-410-027-000	A	100.00	100.00	1.0	LOT 124 KERRY DOWNS UNIT 2 S-69
476-410-028-000	A	100.00	100.00	1.0	LOT 125 KERRY DOWNS UNIT 2 S-69
476-410-029-000	A	100.00	100.00	1.0	LOT 126 KERRY DOWNS UNIT 2 S-69
476-410-030-000	A	100.00	100.00	1.0	LOT 127 KERRY DOWNS UNIT 2 S-69
476-410-031-000	A	100.00	100.00	1.0	LOT 128 KERRY DOWNS UNIT 2 S-69
476-410-033-000	A	100.00	100.00	1.0	POR LOT 77 KERRY DOWNS UNIT 2 S-69
476-410-036-000	A	100.00	100.00	1.0	POR LOT 78 KERRY DOWNS UNIT 2 S-69
476-410-039-000	A	100.00	100.00	1.0	POR LOT 79 KERRY DOWN UNIT 2 S-69
476-410-042-000	A	100.00	100.00	1.0	POR LOT 80 KERRY DOWNS UNIT 2 S-69
476-420-001-000	A	100.00	100.00	1.0	LOT 100 KERRY DOWNS UNIT 2 S-69
476-420-002-000	A	100.00	100.00	1.0	LOT 101 KERRY DOWNS UNIT 2 S-69
476-420-003-000	A	100.00	100.00	1.0	LOT 102 KERRY DOWNS UNIT 2 S-69
476-420-004-000	A	100.00	100.00	1.0	LOT 103 KERRY DOWNS UNIT 2 S-69
476-420-005-000	A	100.00	100.00	1.0	LOT 104 KERRY DOWNS UNIT 2 S-69
476-420-006-000	A	100.00	100.00	1.0	LOT 105 KERRY DOWNS UNIT 2 S-69
476-420-007-000	A	100.00	100.00	1.0	LOT 106 KERRY DOWNS UNIT 2 S-69
476-420-008-000	A	100.00	100.00	1.0	LOT 107 KERRY DOWNS UNIT 2 S-69
476-420-009-000	A	100.00	100.00	1.0	LOT 108 KERRY DOWNS UNIT 2 S-69
476-420-010-000	A	100.00	100.00	1.0	LOT 109 KERRY DOWNS UNIT 2 S-69

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-420-011-000	A	100.00	100.00	1.0	LOT 110 KERRY DOWNS UNIT 2 S-69
476-420-012-000	A	100.00	100.00	1.0	LOT 111 KERRY DOWNS UNIT 2 S-69
476-420-013-000	A	100.00	100.00	1.0	LOT 112 KERRY DOWNS UNIT 2 S-69
476-420-014-000	A	100.00	100.00	1.0	LOT 113 KERRY DOWNS UNIT 2 S-69
476-420-015-000	A	100.00	100.00	1.0	LOT 114 KERRY DOWNS UNIT 2 S-69
476-420-016-000	A	100.00	100.00	1.0	LOT 115 KERRY DOWNS UNIT 2 S-69
476-420-017-000	A	100.00	100.00	1.0	LOT 116 KERRY DOWNS UNIT 2 S-69
476-420-018-000	A	100.00	100.00	1.0	LOT 117 KERRY DOWNS UNIT 2 S-69
476-420-019-000	A	100.00	100.00	1.0	LOT 118 KERRY DOWNS UNIT 2 S-69
476-420-020-000	A	100.00	100.00	1.0	LOT 119 KERRY DOWNS UNIT 2 S-69
476-420-021-000	A	100.00	100.00	1.0	LOT 120 KERRY DOWNS UNIT 2 S-69
476-430-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT 6C T-43
476-430-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT 6C T-43
476-430-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT 6C T-43
476-430-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT 6C T-43
476-430-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT 6C T-43
476-430-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT 6C T-43
476-430-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT 6C T-43
476-430-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT 6C T-43
476-430-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT 6C T-43
476-430-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT 6C T-43
476-430-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT 6C T-43
476-430-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT 6C T-43
476-430-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT 6C T-43
476-430-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT 6C T-43
476-430-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT 6C T-43
476-430-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT 6C T-43
476-430-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT 6C T-43
476-430-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT 6C T-43
476-430-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT 6C T-43
476-430-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT 6C T-43
476-430-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT 6C T-43
476-440-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT 9 V-1
476-440-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT 9 V-1
476-440-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT 9 V-1
476-440-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT 9 V-1
476-440-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT 9 V-1
476-440-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT 9 V-1
476-440-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT 9 V-1
476-440-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT 9 V-1
476-440-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT 9 V-1
476-440-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT 9 V-1
476-440-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT 9 V-1
476-440-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT 9 V-1
476-440-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT 9 V-1
476-440-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT 9 V-1
476-440-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT 9 V-1
476-440-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT 9 V-1
476-440-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT 9 V-1
476-440-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT 9 V-1
476-440-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT 9 V-1
476-440-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT 9 V-1
476-440-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT 9 V-1

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
476-440-022-000	A	100.00	100.00	1.0	LOT 70 SILVERADO OAKS UNIT 9 V-1
476-440-023-000	A	100.00	100.00	1.0	LOT 71 SILVERADO OAKS UNIT 9 V-1
476-440-024-000	A	100.00	100.00	1.0	LOT 72 SILVERADO OAKS UNIT 9 V-1
476-440-025-000	A	100.00	100.00	1.0	LOT 73 SILVERADO OAKS UNIT 9 V-1
476-440-026-000	A	100.00	100.00	1.0	LOT 74 SILVERADO OAKS UNIT 9 V-1
476-440-027-000	A	100.00	100.00	1.0	LOT 75 SILVERADO OAKS UNIT 9 V-1
476-440-028-000	A	100.00	100.00	1.0	LOT 76 SILVERADO OAKS UNIT 9 V-1
476-450-001-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT 9 V-1
476-450-002-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT 9 V-1
476-450-003-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT 9 V-1
476-450-004-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT 9 V-1
476-450-005-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT 9 V-1
476-450-006-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT 9 V-1
476-450-007-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT 9 V-1
476-450-008-000	A	100.00	100.00	1.0	LOT 29 SILVERADO OAKS UNIT 9 V-1
476-450-009-000	A	100.00	100.00	1.0	LOT 30 SILVERADO OAKS UNIT 9 V-1
476-450-010-000	A	100.00	100.00	1.0	LOT 31 SILVERADO OAKS UNIT 9 V-1
476-450-011-000	A	100.00	100.00	1.0	LOT 32 SILVERADO OAKS UNIT 9 V-1
476-450-012-000	A	100.00	100.00	1.0	LOT 33 SILVERADO OAKS UNIT 9 V-1
476-450-013-000	A	100.00	100.00	1.0	LOT 34 SILVERADO OAKS UNIT 9 V-1
476-450-014-000	A	100.00	100.00	1.0	LOT 35 SILVERADO OAKS UNIT 9 V-1
476-450-015-000	A	100.00	100.00	1.0	LOT 36 SILVERADO OAKS UNIT 9 V-1
476-450-016-000	A	100.00	100.00	1.0	LOT 37 SILVERADO OAKS UNIT 9 V-1
476-450-017-000	A	100.00	100.00	1.0	LOT 38 SILVERADO OAKS UNIT 9 V-1
476-450-018-000	A	100.00	100.00	1.0	LOT 39 SILVERADO OAKS UNIT 9 V-1
476-450-019-000	A	100.00	100.00	1.0	LOT 40 SILVERADO OAKS UNIT 9 V-1
476-450-020-000	A	100.00	100.00	1.0	LOT 41 SILVERADO OAKS UNIT 9 V-1
476-450-021-000	A	100.00	100.00	1.0	LOT 42 SILVERADO OAKS UNIT 9 V-1
476-450-022-000	A	100.00	100.00	1.0	LOT 43 SILVERADO OAKS UNIT 9 V-1
476-450-023-000	A	100.00	100.00	1.0	LOT 44 SILVERADO OAKS UNIT 9 V-1
476-450-024-000	A	100.00	100.00	1.0	LOT 45 SILVERADO OAKS UNIT 9 V-1
476-450-025-000	A	100.00	100.00	1.0	LOT 46 SILVERADO OAKS UNIT 9 V-1
476-450-026-000	A	100.00	100.00	1.0	LOT 47 SILVERADO OAKS UNIT 9 V-1
476-450-027-000	A	100.00	100.00	1.0	LOT 48 SILVERADO OAKS UNIT 9 V-1
476-450-028-000	A	100.00	100.00	1.0	LOT 49 SILVERADO OAKS UNIT 9 V-1
476-450-029-000	A	100.00	100.00	1.0	LOT 50 SILVERADO OAKS UNIT 9 V-1
476-450-030-000	A	100.00	100.00	1.0	LOT 51 SILVERADO OAKS UNIT 9 V-1
476-450-031-000	A	100.00	100.00	1.0	LOT 52 SILVERADO OAKS UNIT 9 V-1
476-450-032-000	A	100.00	100.00	1.0	LOT 53 SILVERADO OAKS UNIT 9 V-1
476-450-033-000	A	100.00	100.00	1.0	LOT 54 SILVERADO OAKS UNIT 9 V-1
476-450-034-000	A	100.00	100.00	1.0	LOT 55 SILVERADO OAKS UNIT 9 V-1
476-450-035-000	A	100.00	100.00	1.0	LOT 56 SILVERADO OAKS UNIT 9 V-1
476-450-036-000	A	100.00	100.00	1.0	LOT 57 SILVERADO OAKS UNIT 9 V-1
476-450-037-000	A	100.00	100.00	1.0	LOT 58 SILVERADO OAKS UNIT 9 V-1
476-450-038-000	A	100.00	100.00	1.0	LOT 59 SILVERADO OAKS UNIT 9 V-1
476-450-039-000	A	100.00	100.00	1.0	LOT 60 SILVERADO OAKS UNIT 9 V-1
476-450-040-000	A	100.00	100.00	1.0	LOT 61 SILVERADO OAKS UNIT 9 V-1
476-450-041-000	A	100.00	100.00	1.0	LOT 62 SILVERADO OAKS UNIT 9 V-1
476-450-042-000	A	100.00	100.00	1.0	LOT 63 SILVERADO OAKS UNIT 9 V-1
476-450-043-000	A	100.00	100.00	1.0	LOT 64 SILVERADO OAKS UNIT 9 V-1
476-450-044-000	A	100.00	100.00	1.0	LOT 65 SILVERADO OAKS UNIT 9 V-1
476-450-045-000	A	100.00	100.00	1.0	LOT 66 SILVERADO OAKS UNIT 9 V-1
476-450-046-000	A	100.00	100.00	1.0	LOT 67 SILVERADO OAKS UNIT 9 V-1

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476-450-047-000	A	100.00	100.00	1.0	LOT 68 SILVERADO OAKS UNIT 9 V-1
476-450-048-000	A	100.00	100.00	1.0	LOT 69 SILVERADO OAKS UNIT 9 V-1
476-460-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT NO 10 MOR V-97
476-460-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-022-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-023-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-024-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-025-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-026-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-027-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT NO 10 MOR V-9
476-460-028-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT NO 10 MOR V-9
477-010-039-000	A	100.00	100.00	1.0	L 10 PLEASANT GROVE UNIT 3 Q82
477-010-040-000	A	100.00	100.00	1.0	L 11 PLEASANT GROVE UNIT 3 Q82
477-010-041-000	A	100.00	100.00	1.0	L 12 PLEASANT GROVE UNIT 3 Q82
477-010-042-000	A	100.00	100.00	1.0	L 13 PLEASANT GROVE UNIT 3 Q82
477-010-043-000	A	100.00	100.00	1.0	L 14 PLEASANT GROVE UNIT 3 Q82
477-010-044-000	A	100.00	100.00	1.0	L 15 PLEASANT GROVE UNIT 3 Q82
477-010-045-000	A	100.00	100.00	1.0	L 16 PLEASANT GROVE UNIT 3 Q82
477-010-046-000	A	100.00	100.00	1.0	L 17 PLEASANT GROVE UNIT 3 Q82
477-010-047-000	A	100.00	100.00	1.0	L 18 PLEASANT GROVE UNIT 3 Q82
477-010-048-000	A	100.00	100.00	1.0	L 19 PLEASANT GROVE UNIT 3 Q82
477-010-049-000	A	100.00	100.00	1.0	L 20 PLEASANT GROVE UNIT 3 Q82
477-010-050-000	A	100.00	100.00	1.0	L 21 PLEASANT GROVE UNIT 3 Q82
477-010-051-000	A	100.00	100.00	1.0	LOT 22 PLEASANT GROVE UNIT #3 MOR Q-82
477-010-052-000	A	100.00	100.00	1.0	L 23 PLEASANT GROVE UNIT 3 Q82
477-010-053-000	A	100.00	100.00	1.0	L 24 PLEASANT GROVE UNIT 3 Q82
477-010-054-000	A	100.00	100.00	1.0	L 25 PLEASANT GROVE UNIT 3 Q82
477-010-055-000	A	100.00	100.00	1.0	L 26 PLEASANT GROVE UNIT 3 Q82
477-010-056-000	A	100.00	100.00	1.0	L 27 PLEASANT GROVE UNIT 3 Q82
477-010-057-000	A	100.00	100.00	1.0	L 28 PLEASANT GROVE UNIT 3 Q82
477-010-058-000	A	100.00	100.00	1.0	L 29 PLEASANT GROVE UNIT 3 Q82
477-010-059-000	A	100.00	100.00	1.0	L 30 PLEASANT GROVE UNIT 3 Q82
477-010-060-000	A	100.00	100.00	1.0	L 31 PLEASANT GROVE UNIT 3 Q82
477-010-061-000	A	100.00	100.00	1.0	L 32 PLEASANT GROVE UNIT 3 Q82

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477-010-062-000	A	100.00	100.00	1.0	L 33 PLEASANT GROVE UNIT 3 Q82
477-030-056-000	A	100.00	100.00	1.0	L 1 PLEASANT GROVE UNIT 3 Q82
477-030-057-000	A	100.00	100.00	1.0	L 2 PLEASANT GROVE UNIT 3 Q82
477-030-058-000	A	100.00	100.00	1.0	L 3 PLEASANT GROVE UNIT 3 Q82
477-030-059-000	A	100.00	100.00	1.0	L 4 PLEASANT GROVE UNIT 3 Q82
477-030-060-000	A	100.00	100.00	1.0	L 5 PLEASANT GROVE UNIT 3 Q82
477-030-061-000	A	100.00	100.00	1.0	L 6 PLEASANT GROVE UNIT 3 Q82
477-030-062-000	A	100.00	100.00	1.0	L 7 PLEASANT GROVE UNIT 3 Q82
477-030-063-000	A	100.00	100.00	1.0	L 8 PLEASANT GROVE UNIT 3 Q82
477-030-064-000	A	100.00	100.00	1.0	L 9 PLEASANT GROVE UNIT 3 Q82
477-060-003-000	A	100.00	100.00	1.0	13.8AC PAR 1 PMOR 34-125
477-120-001-000	A	100.00	100.00	1.0	L 34 PLEASANT GROVE UNIT 3 Q82
477-120-002-000	A	100.00	100.00	1.0	L 35 PLEASANT GROVE UNIT 3 Q82
477-120-003-000	A	100.00	100.00	1.0	L 36 PLEASANT GROVE UNIT 3 Q82
477-120-004-000	A	100.00	100.00	1.0	L 37 PLEASANT GROVE UNIT 3 Q82
477-120-005-000	A	100.00	100.00	1.0	L 38 PLEASANT GROVE UNIT 3 Q82
477-120-006-000	A	100.00	100.00	1.0	L 39 PLEASANT GROVE UNIT 3 Q82
477-120-007-000	A	100.00	100.00	1.0	L 40 PLEASANT GROVE UNIT 3 Q82
477-120-008-000	A	100.00	100.00	1.0	L 41 PLEASANT GROVE UNIT 3 Q82
477-120-009-000	A	100.00	100.00	1.0	L 42 PLEASANT GROVE UNIT 3 Q82
477-120-010-000	A	100.00	100.00	1.0	L 43 PLEASANT GROVE UNIT 3 Q82
477-120-011-000	A	100.00	100.00	1.0	L 44 PLEASANT GROVE UNIT 3 Q82
477-120-012-000	A	100.00	100.00	1.0	L 45 PLEASANT GROVE UNIT 3 Q82
477-120-013-000	A	100.00	100.00	1.0	L 46 PLEASANT GROVE UNIT 3 Q82
477-120-014-000	A	100.00	100.00	1.0	L 47 PLEASANT GROVE UNIT 3 Q82
477-120-015-000	A	100.00	100.00	1.0	L117 PLEASANT GROVE UNIT 3 Q82
477-120-016-000	A	100.00	100.00	1.0	L118 PLEASANT GROVE UNIT 3 Q82
477-120-017-000	A	100.00	100.00	1.0	L119 PLEASANT GROVE UNIT 3 Q82
477-120-018-000	A	100.00	100.00	1.0	L120 PLEASANT GROVE UNIT 3 Q82
477-130-001-000	A	100.00	100.00	1.0	L 48 PLEASANT GROVE UNIT 3 Q82
477-130-002-000	A	100.00	100.00	1.0	L 49 PLEASANT GROVE UNIT 3 Q82
477-130-003-000	A	100.00	100.00	1.0	L 50 PLEASANT GROVE UNIT 3 Q82
477-130-004-000	A	100.00	100.00	1.0	L 51 PLEASANT GROVE UNIT 3 Q82
477-130-005-000	A	100.00	100.00	1.0	L 52 PLEASANT GROVE UNIT 3 Q82
477-130-006-000	A	100.00	100.00	1.0	L 53 PLEASANT GROVE UNIT 3 Q82
477-130-007-000	A	100.00	100.00	1.0	L 54 PLEASANT GROVE UNIT 3 Q82
477-130-008-000	A	100.00	100.00	1.0	L 55 PLEASANT GROVE UNIT 3 Q82
477-130-009-000	A	100.00	100.00	1.0	L 56 PLEASANT GROVE UNIT 3 Q82
477-130-010-000	A	100.00	100.00	1.0	L 57 PLEASANT GROVE UNIT 3 Q82
477-130-011-000	A	100.00	100.00	1.0	L 58 PLEASANT GROVE UNIT 3 Q82
477-130-012-000	A	100.00	100.00	1.0	L 59 PLEASANT GROVE UNIT 3 Q82
477-130-013-000	A	100.00	100.00	1.0	L 60 PLEASANT GROVE UNIT 3 Q82
477-130-014-000	A	100.00	100.00	1.0	L 61 PLEASANT GROVE UNIT 3 Q82
477-130-015-000	A	100.00	100.00	1.0	L 62 PLEASANT GROVE UNIT 3 Q82
477-130-016-000	A	100.00	100.00	1.0	L 63 PLEASANT GROVE UNIT 3 Q82
477-130-017-000	A	100.00	100.00	1.0	L 64 PLEASANT GROVE UNIT 3 Q82
477-130-018-000	A	100.00	100.00	1.0	L 65 PLEASANT GROVE UNIT 3 Q82
477-130-019-000	A	100.00	100.00	1.0	L 66 PLEASANT GROVE UNIT 3 Q82
477-130-020-000	A	100.00	100.00	1.0	L 67 PLEASANT GROVE UNIT 3 Q82
477-130-021-000	A	100.00	100.00	1.0	L 68 PLEASANT GROVE UNIT 3 Q82
477-130-022-000	A	100.00	100.00	1.0	L 69 PLEASANT GROVE UNIT 3 Q82
477-130-023-000	A	100.00	100.00	1.0	L 70 PLEASANT GROVE UNIT 3 Q82
477-130-024-000	A	100.00	100.00	1.0	L 71 PLEASANT GROVE UNIT 3 Q82

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477-130-025-000	A	100.00	100.00	1.0	L 72 PLEASANT GROVE UNIT 3 Q82
477-130-026-000	A	100.00	100.00	1.0	L 73 PLEASANT GROVE UNIT 3 Q82
477-130-027-000	A	100.00	100.00	1.0	L 74 PLEASANT GROVE UNIT 3 Q82
477-130-028-000	A	100.00	100.00	1.0	L 75 PLEASANT GROVE UNIT 3 Q82
477-130-029-000	A	100.00	100.00	1.0	L 76 PLEASANT GROVE UNIT 3 Q82
477-130-030-000	A	100.00	100.00	1.0	L 77 PLEASANT GROVE UNIT 3 Q82
477-130-031-000	A	100.00	100.00	1.0	L 78 PLEASANT GROVE UNIT 3 Q82
477-130-032-000	A	100.00	100.00	1.0	L 79 PLEASANT GROVE UNIT 3 Q82
477-130-033-000	A	100.00	100.00	1.0	L 80 PLEASANT GROVE UNIT 3 Q82
477-130-034-000	A	100.00	100.00	1.0	L 81 PLEASANT GROVE UNIT 3 Q82
477-130-035-000	A	100.00	100.00	1.0	L 82 PLEASANT GROVE UNIT 3 Q82
477-130-036-000	A	100.00	100.00	1.0	L 83 PLEASANT GROVE UNIT 3 Q82
477-130-037-000	A	100.00	100.00	1.0	L 84 PLEASANT GROVE UNIT 3 Q82
477-130-038-000	A	100.00	100.00	1.0	L 85 PLEASANT GROVE UNIT 3 Q82
477-130-039-000	A	100.00	100.00	1.0	L 86 PLEASANT GROVE UNIT 3 Q82
477-130-040-000	A	100.00	100.00	1.0	L 87 PLEASANT GROVE UNIT 3 Q82
477-130-041-000	A	100.00	100.00	1.0	L 88 PLEASANT GROVE UNIT 3 Q82
477-130-042-000	A	100.00	100.00	1.0	L 89 PLEASANT GROVE UNIT 3 Q82
477-130-043-000	A	100.00	100.00	1.0	L 90 PLEASANT GROVE UNIT 3 Q82
477-130-044-000	A	100.00	100.00	1.0	L 91 PLEASANT GROVE UNIT 3 Q82
477-130-045-000	A	100.00	100.00	1.0	L 92 PLEASANT GROVE UNIT 3 Q82
477-130-046-000	A	100.00	100.00	1.0	L 93 PLEASANT GROVE UNIT 3 Q82
477-130-047-000	A	100.00	100.00	1.0	L 94 PLEASANT GROVE UNIT 3 Q82
477-130-048-000	A	100.00	100.00	1.0	L 95 PLEASANT GROVE UNIT 3 Q82
477-130-049-000	A	100.00	100.00	1.0	L 96 PLEASANT GROVE UNIT 3 Q82
477-130-050-000	A	100.00	100.00	1.0	L 97 PLEASANT GROVE UNIT 3 Q82
477-130-051-000	A	100.00	100.00	1.0	L 98 PLEASANT GROVE UNIT 3 Q82
477-130-052-000	A	100.00	100.00	1.0	L 99 PLEASANT GROVE UNIT 3 Q82
477-130-053-000	A	100.00	100.00	1.0	L100 PLEASANT GROVE UNIT 3 Q82
477-130-054-000	A	100.00	100.00	1.0	L101 PLEASANT GROVE UNIT 3 Q82
477-130-055-000	A	100.00	100.00	1.0	L102 PLEASANT GROVE UNIT 3 Q82
477-130-056-000	A	100.00	100.00	1.0	L103 PLEASANT GROVE UNIT 3 Q82
477-130-057-000	A	100.00	100.00	1.0	L104 PLEASANT GROVE UNIT 3 Q82
477-130-058-000	A	100.00	100.00	1.0	L105 PLEASANT GROVE UNIT 3 Q82
477-130-059-000	A	100.00	100.00	1.0	L106 PLEASANT GROVE UNIT 3 Q82
477-130-060-000	A	100.00	100.00	1.0	L107 PLEASANT GROVE UNIT 3 Q82
477-130-061-000	A	100.00	100.00	1.0	L108 PLEASANT GROVE UNIT 3 Q82
477-130-062-000	A	100.00	100.00	1.0	L109 PLEASANT GROVE UNIT 3 Q82
477-130-063-000	A	100.00	100.00	1.0	L110 PLEASANT GROVE UNIT 3 Q82
477-130-064-000	A	100.00	100.00	1.0	L111 PLEASANT GROVE UNIT 3 Q82
477-130-065-000	A	100.00	100.00	1.0	L112 PLEASANT GROVE UNIT 3 Q82
477-130-066-000	A	100.00	100.00	1.0	L113 PLEASANT GROVE UNIT 3 Q82
477-130-067-000	A	100.00	100.00	1.0	L114 PLEASANT GROVE UNIT 3 Q82
477-130-068-000	A	100.00	100.00	1.0	L115 PLEASANT GROVE UNIT 3 Q82
477-130-069-000	A	100.00	100.00	1.0	L116 PLEASANT GROVE UNIT 3 Q82
477-141-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS UNIT #6 T-28 (AMEND
477-141-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS UNIT #6 T-28 (AMEND
477-141-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS UNIT #6 T-28 (AMEND
477-141-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS UNIT #6 T-28 (AMEND
477-141-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS UNIT #6 T-28 (AMEND
477-141-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS UNIT #6 T-28 (AMEND
477-141-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS UNIT #6 T-28 (AMEND
477-141-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS UNIT #6 T-28 (AMEND

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-141-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS UNIT #6 T-28 (AMEND
477-141-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-011-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-012-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-013-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-014-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-015-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-016-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-017-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-018-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-019-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-020-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-021-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-022-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-023-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS UNIT #6 (AMENDED M
477-141-024-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-025-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-026-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-027-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-028-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-029-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-030-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-031-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-032-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-033-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-034-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS UNIT #6 T-28 (AMEN
477-141-035-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS UNIT #6 T-28 (AME
477-151-001-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-002-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-003-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-004-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-005-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-006-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-007-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-008-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-009-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-010-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-011-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-012-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-013-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-014-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-015-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-016-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-017-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-018-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-019-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-020-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-021-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-022-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-023-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-024-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-025-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-026-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS UNIT NO 6 T-28 (AM

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-151-027-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-028-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-029-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-030-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-031-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-032-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-033-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-034-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-035-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-036-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-037-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-038-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-039-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-040-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-041-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-042-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-043-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-044-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-045-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-046-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-047-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-048-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-049-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-050-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-051-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-052-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-053-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-054-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-055-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-056-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-057-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-058-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-059-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-060-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-061-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-062-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-063-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-064-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-151-065-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS UNIT NO 6 T-28 (AM
477-160-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-011-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-012-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-013-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS UNIT #7 PHASE A R-7
477-160-014-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS UNIT #7 PHASE A R-7

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-160-015-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-016-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-017-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-018-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-019-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-020-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-021-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-022-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-023-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-024-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-025-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-026-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-027-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-028-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-029-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-030-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-031-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-032-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-033-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-034-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-035-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-036-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-037-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-038-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-039-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-040-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-041-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-042-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-043-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-044-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-045-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-046-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-047-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-048-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-049-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-050-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-051-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-052-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-053-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-054-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-055-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-056-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-057-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-058-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-059-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-060-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-061-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-062-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-063-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-064-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-065-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-066-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-067-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS UNIT #7 PHASE A R-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-160-068-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-069-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS UNIT #7 PHASE A R-
477-160-070-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-001-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-002-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-003-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-004-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-005-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-006-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-007-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-008-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-009-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-010-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-011-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-012-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS UNIT #7 PHASE A R-
477-170-013-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS UNIT #7 PHASE A R-
477-180-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT A S-
477-180-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT A S-
477-180-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT A S-
477-180-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT A S-
477-180-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT A S-
477-180-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT A S-
477-180-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT A S-
477-180-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT A S-
477-180-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT A S-
477-180-010-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-011-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-012-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-013-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-014-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-015-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-016-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-017-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-018-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-019-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-020-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-021-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-022-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-023-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-024-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-025-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-026-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-027-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-028-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-029-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-030-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-031-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-032-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-033-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-034-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-035-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-036-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-037-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS VILLAGE 8 UNIT A S

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-180-038-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-039-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-040-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-041-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-042-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-043-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-044-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-045-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-046-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-047-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-048-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-049-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-050-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-051-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-052-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-053-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-054-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-055-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-056-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-180-057-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-058-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-059-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-060-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-061-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-062-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-063-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-064-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-065-000	A	100.00	100.00	1.0	LOT 111 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-066-000	A	100.00	100.00	1.0	LOT 112 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-067-000	A	100.00	100.00	1.0	LOT 113 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-068-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-069-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-070-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-071-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-072-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-073-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-074-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-075-000	A	100.00	100.00	1.0	LOT 121 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-076-000	A	100.00	100.00	1.0	LOT 122 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-078-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-079-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-080-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-081-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-082-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-083-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS VILLAGE 8 UNIT A
477-180-085-000	A	100.00	100.00	1.0	POR LOT 123 WOODCREEK OAKS VILLAGE 8 UNI
477-190-001-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-002-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-003-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-004-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-005-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-006-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-007-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS VILLAGE 8 UNIT A S

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-190-008-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-009-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-010-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-011-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-012-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-013-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-014-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-015-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-016-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-017-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-018-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-019-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-020-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-021-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-022-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-023-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-024-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-025-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-026-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-027-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-028-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-029-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-030-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-031-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-032-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-033-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-034-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-035-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-036-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-037-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-038-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-039-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-040-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-041-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-042-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-043-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS VILLAGE 8 UNIT A S
477-190-044-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-045-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-046-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-047-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-048-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-049-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-050-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-051-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-052-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-053-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-054-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-055-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-056-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-057-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-058-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-059-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-060-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS VILLAGE 8 UNIT A

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-190-061-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-062-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-063-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-064-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-065-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-066-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS VILLAGE 8 UNIT A
477-190-067-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS VILLAGE 8 UNIT A
477-200-001-000	A	100.00	100.00	1.0	LOT 1 RIDGEWOOD UNIT 1 R-87
477-200-002-000	A	100.00	100.00	1.0	LOT 2 RIDGEWOOD UNIT 1 R-87
477-200-003-000	A	100.00	100.00	1.0	LOT 3 RIDGEWOOD UNIT 1 R-87
477-200-004-000	A	100.00	100.00	1.0	LOT 4 RIDGEWOOD UNIT 1 R-87
477-200-005-000	A	100.00	100.00	1.0	LOT 5 RIDGEWOOD UNIT 1 R-87
477-200-006-000	A	100.00	100.00	1.0	LOT 6 RIDGEWOOD UNIT 1 R-87
477-200-007-000	A	100.00	100.00	1.0	LOT 7 RIDGEWOOD UNIT 1 R-87
477-200-008-000	A	100.00	100.00	1.0	LOT 8 RIDGEWOOD UNIT 1 R-87
477-200-009-000	A	100.00	100.00	1.0	LOT 9 RIDGEWOOD UNIT 1 R-87
477-200-010-000	A	100.00	100.00	1.0	LOT 10 RIDGEWOOD UNIT 1 R-87
477-200-011-000	A	100.00	100.00	1.0	LOT 11 RIDGEWOOD UNIT 1 R-87
477-200-012-000	A	100.00	100.00	1.0	LOT 12 RIDGEWOOD UNIT 1 R-87
477-200-013-000	A	100.00	100.00	1.0	LOT 13 RIDGEWOOD UNIT 1 R-87
477-200-014-000	A	100.00	100.00	1.0	LOT 14 RIDGEWOOD UNIT 1 R-87
477-200-015-000	A	100.00	100.00	1.0	LOT 15 RIDGEWOOD UNIT 1 R-87
477-200-016-000	A	100.00	100.00	1.0	LOT 16 RIDGEWOOD UNIT 1 R-87
477-200-017-000	A	100.00	100.00	1.0	LOT 17 RIDGEWOOD UNIT 1 R-87
477-200-018-000	A	100.00	100.00	1.0	LOT 18 RIDGEWOOD UNIT 1 R-87
477-200-019-000	A	100.00	100.00	1.0	LOT 19 RIDGEWOOD UNIT 1 R-87
477-200-020-000	A	100.00	100.00	1.0	LOT 85 RIDGEWOOD UNIT 1 R-87
477-200-023-000	A	100.00	100.00	1.0	LOT 166 RIDGEWOOD UNIT 3 MOR S-41
477-200-024-000	A	100.00	100.00	1.0	LOT 167 RIDGEWOOD UNIT 3 MOR S-41
477-200-025-000	A	100.00	100.00	1.0	LOT 168 RIDGEWOOD UNIT 3 MORS S-41
477-200-026-000	A	100.00	100.00	1.0	LOT 169 RIDGEWOOD UNIT 3 MOR S-41
477-200-027-000	A	100.00	100.00	1.0	LOT 170 RIDGEWOOD UNIT 3 MOR S-41
477-200-028-000	A	100.00	100.00	1.0	LOT 171 RIDGEWOOD UNIT 3 MOR S-41
477-200-029-000	A	100.00	100.00	1.0	LOT 172 RIDGEWOOD UNIT 3 MOR S-41
477-200-030-000	A	100.00	100.00	1.0	LOT 173 RIDGEWOOD UNIT 3 MOR S-41
477-200-031-000	A	100.00	100.00	1.0	LOT 174 RIDGEWOOD UNIT 3 MOR S-41
477-200-032-000	A	100.00	100.00	1.0	LOT 175 RIDGEWOOD UNIT 3 MOR S-41
477-200-033-000	A	100.00	100.00	1.0	LOT 176 RIDGEWOOD UNIT 3 MOR S-41
477-200-034-000	A	100.00	100.00	1.0	LOT 177 RIDGEWOOD UNIT 3 MOR S-41
477-200-035-000	A	100.00	100.00	1.0	LOT 178 RIDGEWOOD UNIT 3 MOR S-41
477-200-036-000	A	100.00	100.00	1.0	LOT 179 RIDGEWOOD UNIT 3 MOR S-41
477-200-037-000	A	100.00	100.00	1.0	LOT 180 RIDGEWOOD UNIT 3 MOR S-41
477-200-038-000	A	100.00	100.00	1.0	LOT 181 RIDGEWOOD UNIT 3 MOR S-41
477-200-039-000	A	100.00	100.00	1.0	LOT 182 RIDGEWOOD UNIT 3 MOR S-41
477-200-040-000	A	100.00	100.00	1.0	LOT 183 RIDGEWOOD UNIT 3 MOR S-41
477-200-041-000	A	100.00	100.00	1.0	LOT 184 RIDGEWOOD UNIT 3 MOR S-41
477-200-042-000	A	100.00	100.00	1.0	LOT 185 RIDGEWOOD UNIT 3 MOR S-41
477-200-043-000	A	100.00	100.00	1.0	LOT 186 RIDGEWOOD UNIT 3 MOR S-41
477-200-044-000	A	100.00	100.00	1.0	LOT 187 RIDGEWOOD UNIT 3 MOR S-41
477-200-045-000	A	100.00	100.00	1.0	LOT 188 RIDGEWOOD UNIT 3 MOR S-41
477-200-046-000	A	100.00	100.00	1.0	LOT 189 RIDGEWOOD UNIT 3 MOR S-41
477-200-047-000	A	100.00	100.00	1.0	LOT 190 RIDGEWOOD UNIT 3 MOR S-41
477-200-048-000	A	100.00	100.00	1.0	LOT 191 RIDGEWOOD UNIT 3 MOR S-41

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477-200-049-000	A	100.00	100.00	1.0	LOT 192 RIDGEWOOD UNIT 3 MOR S-41
477-200-050-000	A	100.00	100.00	1.0	LOT 193 RIDGEWOOD UNIT 3 MOR S-41
477-200-051-000	A	100.00	100.00	1.0	LOT 194 RIDGEWOOD UNIT 3 MOR S-41
477-200-052-000	A	100.00	100.00	1.0	LOT 195 RIDGEWOOD UNIT 3 MOR S-41
477-200-053-000	A	100.00	100.00	1.0	LOT 196 RIDGEWOOD UNIT 3 MOR S-41
477-200-054-000	A	100.00	100.00	1.0	LOT 197 RIDGEWOOD UNIT 3 MOR S-41
477-200-055-000	A	100.00	100.00	1.0	LOT 198 RIDGEWOOD UNIT 3 MOR S-41
477-200-056-000	A	100.00	100.00	1.0	LOT 199 RIDGEWOOD UNIT 3 MOR S-41
477-200-057-000	A	100.00	100.00	1.0	LOT 200 RIDGEWOOD UNIT 3 MOR S-41
477-200-058-000	A	100.00	100.00	1.0	LOT 201 RIDGEWOOD UNIT 3 MOR S-41
477-200-059-000	A	100.00	100.00	1.0	LOT 202 RIDGEWOOD UNIT 3 MOR S-41
477-200-060-000	A	100.00	100.00	1.0	LOT 203 RIDGEWOOD UNIT 3 MOR S-41
477-200-061-000	A	100.00	100.00	1.0	LOT 204 RIDGEWOOD UNIT 3 MOR S-41
477-200-062-000	A	100.00	100.00	1.0	LOT 205 RIDGEWOOD UNIT 3 MOR S-41
477-200-063-000	A	100.00	100.00	1.0	LOT 206 RIDGEWOOD UNIT 3 MOR S-41
477-200-064-000	A	100.00	100.00	1.0	LOT 207 RIDGEWOOD UNIT 3 MOR S-41
477-200-065-000	A	100.00	100.00	1.0	LOT 208 RIDGEWOOD UNIT 3 MOR S-41
477-200-066-000	A	100.00	100.00	1.0	LOT 209 RIDGEWOOD UNIT 3 MOR S-41
477-200-067-000	A	100.00	100.00	1.0	LOT 210 RIDGEWOOD UNIT 3 MOR S-41
477-200-068-000	A	100.00	100.00	1.0	LOT 211 RIDGEWOOD UNIT 3 MOR S-41
477-200-069-000	A	100.00	100.00	1.0	LOT 212 RIDGEWOOD UNIT 3 MOR S-41
477-200-070-000	A	100.00	100.00	1.0	LOT 213 RIDGEWOOD UNIT 3 MOR S-41
477-200-071-000	A	100.00	100.00	1.0	LOT 214 RIDGEWOOD UNIT 3 MOR S-41
477-200-072-000	A	100.00	100.00	1.0	LOT 215 RIDGEWOOD UNIT 3 MOR S-41
477-200-073-000	A	100.00	100.00	1.0	LOT 216 RIDGEWOOD UNIT 3 MOR S-41
477-200-074-000	A	100.00	100.00	1.0	LOT 217 RIDGEWOOD UNIT 3 MOR S-41
477-210-001-000	A	100.00	100.00	1.0	LOT 39 RIDGEWOOD UNIT 1 R-87
477-210-002-000	A	100.00	100.00	1.0	LOT 40 RIDGEWOOD UNIT 1 R-87
477-210-003-000	A	100.00	100.00	1.0	LOT 41 RIDGEWOOD UNIT 1 R-87
477-210-004-000	A	100.00	100.00	1.0	LOT 42 RIDGEWOOD UNIT 1 R-87
477-210-005-000	A	100.00	100.00	1.0	LOT 43 RIDGEWOOD UNIT 1 R-87
477-210-006-000	A	100.00	100.00	1.0	LOT 44 RIDGEWOOD UNIT 1 R-87
477-210-007-000	A	100.00	100.00	1.0	LOT 45 RIDGEWOOD UNIT 1 R-87
477-210-008-000	A	100.00	100.00	1.0	LOT 46 RIDGEWOOD UNIT 1 R-87
477-210-009-000	A	100.00	100.00	1.0	LOT 47 RIDGEWOOD UNIT 1 R-87
477-210-010-000	A	100.00	100.00	1.0	LOT 48 RIDGEWOOD UNIT 1 R-87
477-210-011-000	A	100.00	100.00	1.0	LOT 49 RIDGEWOOD UNIT 1 R-87
477-210-012-000	A	100.00	100.00	1.0	LOT 50 RIDGEWOOD UNIT 1 R-87
477-210-013-000	A	100.00	100.00	1.0	LOT 84 RIDGEWOOD UNIT 1 R-87
477-210-014-000	A	100.00	100.00	1.0	LOT 86 RIDGEWOOD UNIT 1 R-87
477-210-015-000	A	100.00	100.00	1.0	LOT 87 RIDGEWOOD UNIT 1 R-87
477-210-016-000	A	100.00	100.00	1.0	LOT 88 RIDGEWOOD UNIT 1 R-87
477-210-017-000	A	100.00	100.00	1.0	LOT 89 RIDGEWOOD UNIT 1 R-87
477-210-018-000	A	100.00	100.00	1.0	LOT 90 RIDGEWOOD UNIT 1 R-87
477-210-019-000	A	100.00	100.00	1.0	LOT 91 RIDGEWOOD UNIT 1 R-87
477-210-020-000	A	100.00	100.00	1.0	LOT 92 RIDGEWOOD UNIT 1 R-87
477-210-027-000	A	100.00	100.00	1.0	LOT 218 RIDGEWOOD UNIT 4 S-100
477-210-028-000	A	100.00	100.00	1.0	LOT 219 RIDGEWOOD UNIT 4 S-100
477-210-029-000	A	100.00	100.00	1.0	LOT 220 RIDGEWOOD UNIT 4 S-100
477-210-030-000	A	100.00	100.00	1.0	LOT 221 RIDGEWOOD UNIT 4 S-100
477-210-031-000	A	100.00	100.00	1.0	LOT 222 RIDGEWOOD UNIT 4 S-100
477-210-032-000	A	100.00	100.00	1.0	LOT 223 RIDGEWOOD UNIT 4 S-100
477-210-033-000	A	100.00	100.00	1.0	LOT 224 RIDGEWOOD UNIT 4 S-100

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477-210-034-000	A	100.00	100.00	1.0	LOT 225 RIDGEWOOD UNIT 4 S-100
477-210-035-000	A	100.00	100.00	1.0	LOT 226 RIDGEWOOD UNIT 4 S-100
477-210-036-000	A	100.00	100.00	1.0	LOT 227 RIDGEWOOD UNIT 4 S-100
477-210-037-000	A	100.00	100.00	1.0	LOT 228 RIDGEWOOD UNIT 4 S-100
477-210-038-000	A	100.00	100.00	1.0	LOT 229 RIDGEWOOD UNIT 4 S-100
477-210-039-000	A	100.00	100.00	1.0	LOT 230 RIDGEWOOD UNIT 4 S-100
477-210-040-000	A	100.00	100.00	1.0	LOT 231 RIDGEWOOD UNIT 4 S-100
477-210-041-000	A	100.00	100.00	1.0	LOT 232 RIDGEWOOD UNIT 4 S-100
477-210-042-000	A	100.00	100.00	1.0	LOT 233 RIDGEWOOD UNIT 4 S-100
477-210-043-000	A	100.00	100.00	1.0	LOT 234 RIDGEWOOD UNIT 4 S-100
477-210-044-000	A	100.00	100.00	1.0	LOT 235 RIDGEWOOD UNIT 4 S-100
477-210-045-000	A	100.00	100.00	1.0	LOT 236 RIDGEWOOD UNIT 4 S-100
477-210-046-000	A	100.00	100.00	1.0	LOT 237 RIDGEWOOD UNIT 4 S-100
477-210-047-000	A	100.00	100.00	1.0	LOT 238 RIDGEWOOD UNIT 4 S-100
477-210-048-000	A	100.00	100.00	1.0	LOT 239 RIDGEWOOD UNIT 4 S-100
477-210-049-000	A	100.00	100.00	1.0	LOT 240 RIDGEWOOD UNIT 4 S-100
477-210-050-000	A	100.00	100.00	1.0	LOT 241 RIDGEWOOD UNIT 4 S-100
477-210-051-000	A	100.00	100.00	1.0	LOT 242 RIDGEWOOD UNIT 4 S-100
477-210-052-000	A	100.00	100.00	1.0	LOT 243 RIDGEWOOD UNIT 4 S-100
477-210-053-000	A	100.00	100.00	1.0	LOT 244 RIDGEWOOD UNIT 4 S-100
477-210-054-000	A	100.00	100.00	1.0	LOT 245 RIDGEWOOD UNIT 4 S-100
477-210-055-000	A	100.00	100.00	1.0	LOT 246 RIDGEWOOD UNIT 4 S-100
477-210-056-000	A	100.00	100.00	1.0	LOT 247 RIDGEWOOD UNIT 4 S-100
477-210-057-000	A	100.00	100.00	1.0	LOT 248 RIDGEWOOD UNIT 4 S-100
477-210-058-000	A	100.00	100.00	1.0	LOT 249 RIDGEWOOD UNIT 4 S-100
477-210-059-000	A	100.00	100.00	1.0	LOT 250 RIDGEWOOD UNIT 4 S-100
477-210-060-000	A	100.00	100.00	1.0	LOT 251 RIDGEWOOD UNIT 4 S-100
477-210-061-000	A	100.00	100.00	1.0	LOT 252 RIDGEWOOD UNIT 4 S-100
477-210-062-000	A	100.00	100.00	1.0	LOT 253 RIDGEWOOD UNIT 4 S-100
477-210-063-000	A	100.00	100.00	1.0	LOT 254 RIDGEWOOD UNIT 4 S-100
477-210-064-000	A	100.00	100.00	1.0	LOT 255 RIDGEWOOD UNIT 4 S-100
477-210-065-000	A	100.00	100.00	1.0	LOT 256 RIDGEWOOD UNIT 4 S-100
477-210-066-000	A	100.00	100.00	1.0	LOT 257 RIDGEWOOD UNIT 4 S-100
477-210-067-000	A	100.00	100.00	1.0	LOT 258 RIDGEWOOD UNIT 4 S-100
477-210-068-000	A	100.00	100.00	1.0	LOT 259 RIDGEWOOD UNIT 4 S-100
477-210-069-000	A	100.00	100.00	1.0	LOT 260 RIDGEWOOD UNIT 4 S-100
477-210-070-000	A	100.00	100.00	1.0	LOT 261 RIDGEWOOD UNIT 4 S-100
477-220-001-000	A	100.00	100.00	1.0	LOT 20 RIDGEWOOD UNIT 1 R-87
477-220-002-000	A	100.00	100.00	1.0	LOT 21 RIDGEWOOD UNIT 1 R-87
477-220-003-000	A	100.00	100.00	1.0	LOT 22 RIDGEWOOD UNIT 1 R-87
477-220-004-000	A	100.00	100.00	1.0	LOT 61 RIDGEWOOD UNIT 1 R-87
477-220-005-000	A	100.00	100.00	1.0	LOT 62 RIDGEWOOD UNIT 1 R-87
477-220-006-000	A	100.00	100.00	1.0	LOT 63 RIDGEWOOD UNIT 1 R-87
477-220-007-000	A	100.00	100.00	1.0	LOT 64 RIDGEWOOD UNIT 1 R-87
477-220-008-000	A	100.00	100.00	1.0	LOT 65 RIDGEWOOD UNIT 1 R-87
477-220-009-000	A	100.00	100.00	1.0	LOT 66 RIDGEWOOD UNIT 1 R-87
477-220-010-000	A	100.00	100.00	1.0	LOT 81 RIDGEWOOD UNIT 1 R-87
477-220-011-000	A	100.00	100.00	1.0	LOT 82 RIDGEWOOD UNIT 1 R-87
477-220-012-000	A	100.00	100.00	1.0	LOT 83 RIDGEWOOD UNIT 1 R-87
477-230-001-000	A	100.00	100.00	1.0	LOT 23 RIDGEWOOD UNIT 1 R-87
477-230-002-000	A	100.00	100.00	1.0	LOT 24 RIDGEWOOD UNIT 1 R-87
477-230-003-000	A	100.00	100.00	1.0	LOT 25 RIDGEWOOD UNIT 1 R-87
477-230-004-000	A	100.00	100.00	1.0	LOT 26 RIDGEWOOD UNIT 1 R-87

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477-230-005-000	A	100.00	100.00	1.0	LOT 27 RIDGEWOOD UNIT 1 R-87
477-230-006-000	A	100.00	100.00	1.0	LOT 28 RIDGEWOOD UNIT 1 R-87
477-230-007-000	A	100.00	100.00	1.0	LOT 29 RIDGEWOOD UNIT 1 R-87
477-230-008-000	A	100.00	100.00	1.0	LOT 30 RIDGEWOOD UNIT 1 R-87
477-230-009-000	A	100.00	100.00	1.0	LOT 31 RIDGEWOOD UNIT 1 R-87
477-230-010-000	A	100.00	100.00	1.0	LOT 32 RIDGEWOOD UNIT 1 R-87
477-230-011-000	A	100.00	100.00	1.0	LOT 33 RIDGEWOOD UNIT 1 R-87
477-230-012-000	A	100.00	100.00	1.0	LOT 34 RIDGEWOOD UNIT 1 R-87
477-230-013-000	A	100.00	100.00	1.0	LOT 35 RIDGEWOOD UNIT 1 R-87
477-230-014-000	A	100.00	100.00	1.0	LOT 36 RIDGEWOOD UNIT 1 R-87
477-230-015-000	A	100.00	100.00	1.0	LOT 37 RIDGEWOOD UNIT 1 R-87
477-230-016-000	A	100.00	100.00	1.0	LOT 38 RIDGEWOOD UNIT 1 R-87
477-230-017-000	A	100.00	100.00	1.0	LOT 51 RIDGEWOOD UNIT 1 R-87
477-230-018-000	A	100.00	100.00	1.0	LOT 52 RIDGEWOOD UNIT 1 R-87
477-230-019-000	A	100.00	100.00	1.0	LOT 53 RIDGEWOOD UNIT 1 R-87
477-230-020-000	A	100.00	100.00	1.0	LOT 54 RIDGEWOOD UNIT 1 R-87
477-230-021-000	A	100.00	100.00	1.0	LOT 55 RIDGEWOOD UNIT 1 R-87
477-230-022-000	A	100.00	100.00	1.0	LOT 56 RIDGEWOOD UNIT 1 R-87
477-230-023-000	A	100.00	100.00	1.0	LOT 57 RIDGEWOOD UNIT 1 R-87
477-230-024-000	A	100.00	100.00	1.0	LOT 58 RIDGEWOOD UNIT 1 R-87
477-230-025-000	A	100.00	100.00	1.0	LOT 59 RIDGEWOOD UNIT 1 R-87
477-230-026-000	A	100.00	100.00	1.0	LOT 60 RIDGEWOOD UNIT 1 R-87
477-230-027-000	A	100.00	100.00	1.0	LOT 67 RIDGEWOOD UNIT 1 R-87
477-230-028-000	A	100.00	100.00	1.0	LOT 68 RIDGEWOOD UNIT 1 R-87
477-230-029-000	A	100.00	100.00	1.0	LOT 69 RIDGEWOOD UNIT 1 R-87
477-230-030-000	A	100.00	100.00	1.0	LOT 70 RIDGEWOOD UNIT 1 R-87
477-230-031-000	A	100.00	100.00	1.0	LOT 71 RIDGEWOOD UNIT 1 R-87
477-230-032-000	A	100.00	100.00	1.0	LOT 72 RIDGEWOOD UNIT 1 R-87
477-230-033-000	A	100.00	100.00	1.0	LOT 73 RIDGEWOOD UNIT 1 R-87
477-230-040-000	A	100.00	100.00	1.0	LOT 80 RIDGEWOOD UNIT 1 R-87
477-230-042-000	A	100.00	100.00	1.0	LOT 74 & POR 75 RIDGEWOOD UNIT 1 R-87
477-230-043-000	A	100.00	100.00	1.0	POR LOT 75 RIDGEWOOD UNIT 1 R-87
477-230-044-000	A	100.00	100.00	1.0	POR LOT 76 RIDGEWOOD UNIT 1 R-87
477-230-045-000	A	100.00	100.00	1.0	POR 77 & POR LOTS 76 & 78 RIDGEWOOD UNIT
477-230-046-000	A	100.00	100.00	1.0	POR LOTS 78 & 79 RIDGEWOOD UNIT 1 R-87
477-230-047-000	A	100.00	100.00	1.0	POR LOT 79 RIDGEWOOD UNIT 1 R-87
477-240-001-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS UNIT 9-A S-13
477-240-002-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS UNIT 9-A S-13
477-240-003-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS UNIT 9-A S-13
477-240-004-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS UNIT 9-A S-13
477-240-005-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS UNIT 9-A S-13
477-240-006-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS UNIT 9-A S-13
477-240-007-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS UNIT 9-A S-13
477-240-008-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS UNIT 9-A S-13
477-240-009-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS UNIT 9-A S-13
477-240-010-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS UNIT 9-A S-13
477-240-011-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS UNIT 9-A S-13
477-240-012-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS UNIT 9-A S-13
477-240-013-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS UNIT 9-A S-13
477-240-014-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS UNIT 9-A S-13
477-240-015-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS UNIT 9-A S-13
477-240-016-000	A	100.00	100.00	1.0	LOT 166 WOODCREEK OAKS UNIT 9-A S-13
477-240-017-000	A	100.00	100.00	1.0	LOT 167 WOODCREEK OAKS UNIT 9-A S-13

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477-240-018-000	A	100.00	100.00	1.0	LOT 168 WOODCREEK OAKS UNIT 9-A S-13
477-240-019-000	A	100.00	100.00	1.0	LOT 169 WOODCREEK OAKS UNIT 9-A S-13
477-240-020-000	A	100.00	100.00	1.0	LOT 170 WOODCREEK OAKS UNIT 9-A S-13
477-240-021-000	A	100.00	100.00	1.0	LOT 171 WOODCREEK OAKS UNIT 9-A S-13
477-240-022-000	A	100.00	100.00	1.0	LOT 172 WOODCREEK OAKS UNIT 9-A S-13
477-240-023-000	A	100.00	100.00	1.0	LOT 173 WOODCREEK OAKS UNIT 9-A S-13
477-240-024-000	A	100.00	100.00	1.0	LOT 174 WOODCREEK OAKS UNIT 9-A S-13
477-240-025-000	A	100.00	100.00	1.0	LOT 175 WOODCREEK OAKS UNIT 9-A S-13
477-240-026-000	A	100.00	100.00	1.0	LOT 176 WOODCREEK OAKS UNIT 9-A S-13
477-240-027-000	A	100.00	100.00	1.0	LOT 177 WOODCREEK OAKS UNIT 9-A S-13
477-240-028-000	A	100.00	100.00	1.0	LOT 178 WOODCREEK OAKS UNIT 9-A S-13
477-240-029-000	A	100.00	100.00	1.0	LOT 179 WOODCREEK OAKS UNIT 9-A S-13
477-240-030-000	A	100.00	100.00	1.0	LOT 180 WOODCREEK OAKS UNIT 9-A S-13
477-240-031-000	A	100.00	100.00	1.0	LOT 181 WOODCREEK OAKS UNIT 9-A S-13
477-240-032-000	A	100.00	100.00	1.0	LOT 182 WOODCREEK OAKS UNIT 9-A S-13
477-240-033-000	A	100.00	100.00	1.0	LOT 183 WOODCREEK OAKS UNIT 9-A S-13
477-240-034-000	A	100.00	100.00	1.0	LOT 184 WOODCREEK OAKS UNIT 9-A S-13
477-240-035-000	A	100.00	100.00	1.0	LOT 185 WOODCREEK OAKS UNIT 9-4 S-13
477-240-036-000	A	100.00	100.00	1.0	LOT 186 WOODCREEK OAKS UNIT 9-4 S-13
477-240-037-000	A	100.00	100.00	1.0	LOT 187 WOODCREEK OAKS UNIT 9-4 S-13
477-240-038-000	A	100.00	100.00	1.0	LOT 188 WOODCREEK OAKS UNIT 9-4 S-13
477-240-039-000	A	100.00	100.00	1.0	LOT 189 WOODCREEK OAKS UNIT 9-4 S-13
477-250-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS UNIT 9-B S-14
477-250-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS UNIT 9-B S-14
477-250-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS UNIT 9-B S-14
477-250-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS UNIT 9-B S-14
477-250-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS UNIT 9-B S-14
477-250-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS UNIT 9-B S-14
477-250-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS UNIT 9-B S-14
477-250-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS UNIT 9-B S-14
477-250-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS UNIT 9-B S-14
477-250-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS UNIT 9-B S-14
477-250-011-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS UNIT 9-B S-14
477-250-012-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS UNIT 9-B S-14
477-250-013-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS UNIT 9-B S-14
477-250-014-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS UNIT 9-B S-14
477-250-015-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS UNIT 9-B S-14
477-250-016-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS UNIT 9-B S-14
477-250-017-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS UNIT 9-B S-14
477-250-018-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS UNIT 9-B S-14
477-250-019-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS UNIT 9-B S-14
477-250-020-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS UNIT 9-B S-14
477-250-021-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS UNIT 9-B S-14
477-250-022-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS UNIT 9-B S-14
477-250-023-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS UNIT 9-B S-14
477-250-024-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS UNIT 9-B S-14
477-250-025-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS UNIT 9-B S-14
477-250-026-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS UNIT 9-B S-14
477-250-027-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS UNIT 9-B S-14
477-250-028-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS UNIT 9-B S-14
477-260-001-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS UNIT 9-C S-15
477-260-002-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS UNIT 9-C S-15
477-260-003-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS UNIT 9-C S-15

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477-260-004-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS UNIT 9-C S-15
477-260-005-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS UNIT 9-C S-15
477-260-006-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS UNIT 9-C S-15
477-260-007-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS UNIT 9-C S-15
477-260-008-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS UNIT 9-C S-15
477-260-009-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS UNIT 9-C S-15
477-260-010-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS UNIT 9-C S-15
477-260-011-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS UNIT 9-C S-15
477-260-012-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS UNIT 9-C S-15
477-260-013-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS UNIT 9-C S-15
477-260-014-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS UNIT 9-C S-15
477-260-015-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS UNIT 9-C S-15
477-260-016-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS UNIT 9-C S-15
477-260-017-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS UNIT 9-C S-15
477-260-018-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS UNIT 9-C S-15
477-260-019-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS UNIT 9-C S-15
477-260-020-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS UNIT 9-C S-15
477-260-021-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS UNIT 9-C S-15
477-260-022-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS UNIT 9-C S-15
477-260-023-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS UNIT 9-C S-15
477-260-024-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS UNIT 9-C S-15
477-260-025-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS UNIT 9-C S-15
477-260-026-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS UNIT 9-C S-15
477-260-027-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS UNIT 9-C S-15
477-260-028-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS UNIT 9-C S-15
477-260-029-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS UNIT 9-C S-15
477-260-030-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS UNIT 9-C S-15
477-270-002-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS UNIT 9-C S-15
477-270-003-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS UNIT 9-C S-15
477-270-004-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS UNIT 9-C S-15
477-270-005-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS UNIT 9-C S-15
477-270-006-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS UNIT 9-C S-15
477-270-007-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS UNIT 9-C S-15
477-270-008-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS UNIT 9-C S-15
477-270-009-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS UNIT 9-C S-15
477-270-010-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS UNIT 9-C S-15
477-270-011-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS UNIT 9-C S-15
477-270-012-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS UNIT 9-C S-15
477-270-013-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS UNIT 9-C S-15
477-270-014-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS UNIT 9-C S-15
477-270-015-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS UNIT 9-C S-15
477-270-016-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS UNIT 9-C S-15
477-270-017-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS UNIT 9-C S-15
477-270-018-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS UNIT 9-C S-15
477-270-019-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS UNIT 9-C S-15
477-270-020-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS UNIT 9-C S-15
477-270-021-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS UNIT 9-C S-15
477-270-022-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS UNIT 9-C S-15
477-270-023-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS UNIT 9-C S-15
477-270-024-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS UNIT 9-C S-15
477-270-025-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS UNIT 9-C S-15
477-270-026-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS UNIT 9-C S-15
477-270-027-000	A	100.00	100.00	1.0	LOT 111 WOODCREEK OAKS UNIT 9-C S-15

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477-270-028-000	A	100.00	100.00	1.0	LOT 112 WOODCREEK OAKS UNIT 9-C S-15
477-270-029-000	A	100.00	100.00	1.0	LOT 113 WOODCREEK OAKS UNIT 9-C S-15
477-270-030-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS UNIT 9-C S-15
477-270-031-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS UNIT 9-C S-15
477-270-032-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS UNIT 9-C S-15
477-270-033-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS UNIT 9-C S-15
477-270-034-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS UNIT 9-C S-15
477-270-035-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS UNIT 9-C S-15
477-270-036-000	A	100.00	100.00	1.0	POR LOT 60 WOODCREEK OAKS UNIT 9 C S-15
477-280-001-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS UNIT 9-D S-16
477-280-002-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS UNIT 9-D S-16
477-280-003-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS UNIT 9-D S-16
477-280-004-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS UNIT 9-D S-16
477-280-005-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS UNIT 9-D S-16
477-280-006-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS UNIT 9-D S-16
477-280-007-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS UNIT 9-D S-16
477-280-008-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS UNIT 9-D S-16
477-280-009-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS UNIT 9-D S-16
477-280-010-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS UNIT 9-D S-16
477-280-011-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS UNIT 9-D S-16
477-280-012-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS UNIT 9-D S-16
477-280-013-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS UNIT 9-D S-16
477-280-014-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS UNIT 9-D S-16
477-280-015-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS UNIT 9-D S-16
477-280-016-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS UNIT 9-D S-16
477-280-017-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS UNIT 9-D S-16
477-280-018-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS UNIT 9-D S-16
477-280-019-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS UNIT 9-D S-16
477-280-020-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS UNIT 9-D S-16
477-280-021-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS UNIT 9-D S-16
477-280-022-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS UNIT 9-D S-16
477-280-023-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS UNIT 9-D S-16
477-280-024-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS UNIT 9-D S-16
477-280-025-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS UNIT 9-D S-16
477-280-026-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS UNIT 9-D S-16
477-280-027-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS UNIT 9-D S-16
477-280-028-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS UNIT 9-D S-16
477-280-029-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS UNIT 9-D S-16
477-280-030-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS UNIT 9-D S-16
477-280-031-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS UNIT 9-D S-16
477-280-032-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS UNIT 9-D S-16
477-280-033-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS UNIT 9-D S-16
477-290-001-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS UNIT 9-D S-16
477-290-002-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS UNIT 9-D S-16
477-290-003-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS UNIT 9-D S-16
477-290-004-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS UNIT 9-D S-16
477-290-005-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS UNIT 9-D S-16
477-290-008-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS UNIT 9-D S-16
477-290-009-000	A	100.00	100.00	1.0	LOT 121 WOODCREEK OAKS UNIT 9-D S-16
477-290-010-000	A	100.00	100.00	1.0	LOT 122 WOODCREEK OAKS UNIT 9-D S-16
477-290-011-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS UNIT 9-D S-16
477-290-012-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS UNIT 9-D S-16
477-290-013-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS UNIT 9-D S-16

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477-290-014-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS UNIT 9-D S-16
477-290-015-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS UNIT 9-D S-16
477-290-016-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS UNIT 9-D S-16
477-290-017-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS UNIT 9-D S-16
477-290-018-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS UNIT 9-D S-16
477-290-019-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS UNIT 9-D S-16
477-290-020-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS UNIT 9-D S-16
477-290-021-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS UNIT 9-D S-16
477-290-022-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS UNIT 9-D S-16
477-290-023-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS UNIT 9-D S-16
477-290-024-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS UNIT 9-D S-16
477-290-027-000	A	100.00	100.00	1.0	LOT 58 & POR 59 WOODCREEK OAKS UNIT 9 D
477-290-028-000	A	100.00	100.00	1.0	POR LOT 59 S-16 & POR LOT 60 S-15
477-300-001-000	A	100.00	100.00	1.0	LOT 261 WOODCREEK OAKS UNIT 10 S-22
477-300-002-000	A	100.00	100.00	1.0	LOT 262 WOODCREEK OAKS UNIT 10 S-22
477-300-003-000	A	100.00	100.00	1.0	LOT 263 WOODCREEK OAKS UNIT 10 S-22
477-300-004-000	A	100.00	100.00	1.0	LOT 264 WOODCREEK OAKS UNIT 10 S-22
477-300-005-000	A	100.00	100.00	1.0	LOT 265 WOODCREEK OAKS UNIT 10 S-22
477-300-006-000	A	100.00	100.00	1.0	LOT 266 WOODCREEK OAKS UNIT 10 S-22
477-300-007-000	A	100.00	100.00	1.0	LOT 267 WOODCREEK OAKS UNIT 10 S-22
477-300-008-000	A	100.00	100.00	1.0	LOT 268 WOODCREEK OAKS UNIT 10 S-22
477-300-009-000	A	100.00	100.00	1.0	LOT 269 WOODCREEK OAKS UNIT 10 S-22
477-300-010-000	A	100.00	100.00	1.0	LOT 270 WOODCREEK OAKS UNIT 10 S-22
477-300-011-000	A	100.00	100.00	1.0	LOT 271 WOODCREEK OAKS UNIT 10 S-22
477-300-012-000	A	100.00	100.00	1.0	LOT 272 WOODCREEK OAKS UNIT 10 S-22
477-300-013-000	A	100.00	100.00	1.0	LOT 273 WOODCREEK OAKS UNIT 10 S-22
477-300-014-000	A	100.00	100.00	1.0	LOT 274 WOODCREEK OAKS UNIT 10 S-22
477-300-015-000	A	100.00	100.00	1.0	LOT 275 WOODCREEK OAKS UNIT 10 S-22
477-300-016-000	A	100.00	100.00	1.0	LOT 276 WOODCREEK OAKS UNIT 10 S-22
477-300-017-000	A	100.00	100.00	1.0	LOT 277 WOODCREEK OAKS UNIT 10 S-22
477-300-018-000	A	100.00	100.00	1.0	LOT 278 WOODCREEK OAKS UNIT 10 S-22
477-300-019-000	A	100.00	100.00	1.0	LOT 279 WOODCREEK OAKS UNIT 10 S-22
477-300-020-000	A	100.00	100.00	1.0	LOT 280 WOODCREEK OAKS UNIT 10 S-22
477-300-021-000	A	100.00	100.00	1.0	LOT 281 WOODCREEK OAKS UNIT 10 S-22
477-300-022-000	A	100.00	100.00	1.0	LOT 282 WOODCREEK OAKS UNIT 10 S-22
477-300-023-000	A	100.00	100.00	1.0	LOT 283 WOODCREEK OAKS UNIT 10 S-22
477-300-024-000	A	100.00	100.00	1.0	LOT 284 WOODCREEK OAKS UNIT 10 S-22
477-300-025-000	A	100.00	100.00	1.0	LOT 285 WOODCREEK OAKS UNIT 10 S-22
477-300-026-000	A	100.00	100.00	1.0	LOT 286 WOODCREEK OAKS UNIT 10 S-22
477-300-027-000	A	100.00	100.00	1.0	LOT 287 WOODCREEK OAKS UNIT 10 S-22
477-300-028-000	A	100.00	100.00	1.0	LOT 288 WOODCREEK OAKS UNIT 10 S-22
477-300-029-000	A	100.00	100.00	1.0	LOT 289 WOODCREEK OAKS UNIT 10 S-22
477-300-030-000	A	100.00	100.00	1.0	LOT 298 WOODCREEK OAKS UNIT 10 S-22
477-300-031-000	A	100.00	100.00	1.0	LOT 299 WOODCREEK OAKS UNIT 10 S-22
477-300-032-000	A	100.00	100.00	1.0	LOT 300 WOODCREEK OAKS UNIT 10 S-22
477-300-033-000	A	100.00	100.00	1.0	LOT 301 WOODCREEK OAKS UNIT 10 S-22
477-300-034-000	A	100.00	100.00	1.0	LOT 302 WOODCREEK OAKS UNIT 10 S-22
477-300-035-000	A	100.00	100.00	1.0	LOT 303 WOODCREEK OAKS UNIT 10 S-22
477-300-036-000	A	100.00	100.00	1.0	LOT 304 WOODCREEK OAKS UNIT 10 S-22
477-300-037-000	A	100.00	100.00	1.0	LOT 305 WOODCREEK OAKS UNIT 10 S-22
477-300-038-000	A	100.00	100.00	1.0	LOT 306 WOODCREEK OAKS UNIT 10 S-22
477-300-039-000	A	100.00	100.00	1.0	LOT 307 WOODCREEK OAKS UNIT 10 S-22
477-300-040-000	A	100.00	100.00	1.0	LOT 308 WOODCREEK OAKS UNIT 10 S-22

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-300-041-000	A	100.00	100.00	1.0	LOT 309 WOODCREEK OAKS UNIT 10 S-22
477-300-042-000	A	100.00	100.00	1.0	LOT 310 WOODCREEK OAKS UNIT 10 S-22
477-300-043-000	A	100.00	100.00	1.0	LOT 311 WOODCREEK OAKS UNIT 10 S-22
477-300-044-000	A	100.00	100.00	1.0	LOT 312 WOODCREEK OAKS UNIT 10 S-22
477-300-045-000	A	100.00	100.00	1.0	LOT 313 WOODCREEK OAKS UNIT 10 S-22
477-300-046-000	A	100.00	100.00	1.0	LOT 314 WOODCREEK OAKS UNIT 10 S-22
477-300-047-000	A	100.00	100.00	1.0	LOT 315 WOODCREEK OAKS UNIT 10 S-22
477-300-048-000	A	100.00	100.00	1.0	LOT 316 WOODCREEK OAKS UNIT 10 S-22
477-300-049-000	A	100.00	100.00	1.0	LOT 317 WOODCREEK OAKS UNIT 10 S-22
477-300-050-000	A	100.00	100.00	1.0	LOT 318 WOODCREEK OAKS UNIT 10 S-22
477-300-051-000	A	100.00	100.00	1.0	LOT 319 WOODCREEK OAKS UNIT 10 S-22
477-300-052-000	A	100.00	100.00	1.0	LOT 320 WOODCREEK OAKS UNIT 10 S-22
477-300-053-000	A	100.00	100.00	1.0	LOT 321 WOODCREEK OAKS UNIT 10 S-22
477-310-001-000	A	100.00	100.00	1.0	LOT 190 WOODCREEK OAKS UNIT 10 S-22
477-310-002-000	A	100.00	100.00	1.0	LOT 191 WOODCREEK OAKS UNIT 10 S-22
477-310-003-000	A	100.00	100.00	1.0	LOT 192 WOODCREEK OAKS UNIT 10 S-22
477-310-004-000	A	100.00	100.00	1.0	LOT 193 WOODCREEK OAKS UNIT 10 S-22
477-310-005-000	A	100.00	100.00	1.0	LOT 194 WOODCREEK OAKS UNIT 10 S-22
477-310-006-000	A	100.00	100.00	1.0	LOT 195 WOODCREEK OAKS UNIT 10 S-22
477-310-007-000	A	100.00	100.00	1.0	LOT 196 WOODCREEK OAKS UNIT 10 S-22
477-310-008-000	A	100.00	100.00	1.0	LOT 197 WOODCREEK OAKS UNIT 10 S-22
477-310-009-000	A	100.00	100.00	1.0	LOT 198 WOODCREEK OAKS UNIT 10 S-22
477-310-010-000	A	100.00	100.00	1.0	LOT 199 WOODCREEK OAKS UNIT 10 S-22
477-310-011-000	A	100.00	100.00	1.0	LOT 200 WOODCREEK OAKS UNIT 10 S-22
477-310-012-000	A	100.00	100.00	1.0	LOT 201 WOODCREEK OAKS UNIT 10 S-22
477-310-013-000	A	100.00	100.00	1.0	LOT 202 WOODCREEK OAKS UNIT 10 S-22
477-310-014-000	A	100.00	100.00	1.0	LOT 203 WOODCREEK OAKS UNIT 10 S-22
477-310-015-000	A	100.00	100.00	1.0	LOT 204 WOODCREEK OAKS UNIT 10 S-22
477-310-016-000	A	100.00	100.00	1.0	LOT 205 WOODCREEK OAKS UNIT 10 S-22
477-310-017-000	A	100.00	100.00	1.0	LOT 206 WOODCREEK OAKS UNIT 10 S-22
477-310-018-000	A	100.00	100.00	1.0	LOT 207 WOODCREEK OAKS UNIT 10 S-22
477-310-019-000	A	100.00	100.00	1.0	LOT 208 WOODCREEK OAKS UNIT 10 S-22
477-310-020-000	A	100.00	100.00	1.0	LOT 209 WOODCREEK OAKS UNIT 10 S-22
477-310-021-000	A	100.00	100.00	1.0	LOT 210 WOODCREEK OAKS UNIT 10 S-22
477-310-022-000	A	100.00	100.00	1.0	LOT 211 WOODCREEK OAKS UNIT 10 S-22
477-310-023-000	A	100.00	100.00	1.0	LOT 212 WOODCREEK OAKS UNIT 10 S-22
477-310-024-000	A	100.00	100.00	1.0	LOT 213 WOODCREEK OAKS UNIT 10 S-22
477-310-025-000	A	100.00	100.00	1.0	LOT 214 WOODCREEK OAKS UNIT 10 S-22
477-310-026-000	A	100.00	100.00	1.0	LOT 215 WOODCREEK OAKS UNIT 10 S-22
477-310-027-000	A	100.00	100.00	1.0	LOT 216 WOODCREEK OAKS UNIT 10 S-22
477-310-028-000	A	100.00	100.00	1.0	LOT 217 WOODCREEK OAKS UNIT 10 S-22
477-310-029-000	A	100.00	100.00	1.0	LOT 218 WOODCREEK OAKS UNIT 10 S-22
477-310-030-000	A	100.00	100.00	1.0	LOT 219 WOODCREEK OAKS UNIT 10 S-22
477-310-031-000	A	100.00	100.00	1.0	LOT 220 WOODCREEK OAKS UNIT 10 S-22
477-310-032-000	A	100.00	100.00	1.0	LOT 221 WOODCREEK OAKS UNIT 10 S-22
477-310-033-000	A	100.00	100.00	1.0	LOT 222 WOODCREEK OAKS UNIT 10 S-22
477-310-034-000	A	100.00	100.00	1.0	LOT 223 WOODCREEK OAKS UNIT 10 S-22
477-310-035-000	A	100.00	100.00	1.0	LOT 224 WOODCREEK OAKS UNIT 10 S-22
477-310-036-000	A	100.00	100.00	1.0	LOT 225 WOODCREEK OAKS UNIT 10 S-22
477-310-037-000	A	100.00	100.00	1.0	LOT 226 WOODCREEK OAKS UNIT 10 S-22
477-310-038-000	A	100.00	100.00	1.0	LOT 227 WOODCREEK OAKS UNIT 10 S-22
477-310-039-000	A	100.00	100.00	1.0	LOT 228 WOODCREEK OAKS UNIT 10 S-22
477-310-040-000	A	100.00	100.00	1.0	LOT 229 WOODCREEK OAKS UNIT 10 S-22

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-310-041-000	A	100.00	100.00	1.0	LOT 230 WOODCREEK OAKS UNIT 10 S-22
477-310-042-000	A	100.00	100.00	1.0	LOT 231 WOODCREEK OAKS UNIT 10 S-22
477-310-043-000	A	100.00	100.00	1.0	LOT 232 WOODCREEK OAKS UNIT 10 S-22
477-310-044-000	A	100.00	100.00	1.0	LOT 233 WOODCREEK OAKS UNIT 10 S-22
477-310-045-000	A	100.00	100.00	1.0	LOT 234 WOODCREEK OAKS UNIT 10 S-22
477-310-046-000	A	100.00	100.00	1.0	LOT 235 WOODCREEK OAKS UNIT 10 S-22
477-310-047-000	A	100.00	100.00	1.0	LOT 236 WOODCREEK OAKS UNIT 10 S-22
477-310-048-000	A	100.00	100.00	1.0	LOT 237 WOODCREEK OAKS UNIT 10 S-22
477-310-049-000	A	100.00	100.00	1.0	LOT 238 WOODCREEK OAKS UNIT 10 S-22
477-310-050-000	A	100.00	100.00	1.0	LOT 239 WOODCREEK OAKS UNIT 10 S-22
477-310-051-000	A	100.00	100.00	1.0	LOT 240 WOODCREEK OAKS UNIT 10 S-22
477-310-052-000	A	100.00	100.00	1.0	LOT 241 WOODCREEK OAKS UNIT 10 S-22
477-310-053-000	A	100.00	100.00	1.0	LOT 242 WOODCREEK OAKS UNIT 10 S-22
477-310-054-000	A	100.00	100.00	1.0	LOT 243 WOODCREEK OAKS UNIT 10 S-22
477-310-055-000	A	100.00	100.00	1.0	LOT 244 WOODCREEK OAKS UNIT 10 S-22
477-310-056-000	A	100.00	100.00	1.0	LOT 245 WOODCREEK OAKS UNIT 10 S-22
477-310-057-000	A	100.00	100.00	1.0	LOT 246 WOODCREEK OAKS UNIT 10 S-22
477-310-058-000	A	100.00	100.00	1.0	LOT 247 WOODCREEK OAKS UNIT 10 S-22
477-310-059-000	A	100.00	100.00	1.0	LOT 248 WOODCREEK OAKS UNIT 10 S-22
477-310-060-000	A	100.00	100.00	1.0	LOT 249 WOODCREEK OAKS UNIT 10 S-22
477-310-061-000	A	100.00	100.00	1.0	LOT 250 WOODCREEK OAKS UNIT 10 S-22
477-310-062-000	A	100.00	100.00	1.0	LOT 251 WOODCREEK OAKS UNIT 10 S-22
477-310-063-000	A	100.00	100.00	1.0	LOT 252 WOODCREEK OAKS UNIT 10 S-22
477-310-064-000	A	100.00	100.00	1.0	LOT 253 WOODCREEK OAKS UNIT 10 S-22
477-310-065-000	A	100.00	100.00	1.0	LOT 254 WOODCREEK OAKS UNIT 10 S-22
477-310-066-000	A	100.00	100.00	1.0	LOT 255 WOODCREEK OAKS UNIT 10 S-22
477-310-067-000	A	100.00	100.00	1.0	LOT 256 WOODCREEK OAKS UNIT 10 S-22
477-310-068-000	A	100.00	100.00	1.0	LOT 257 WOODCREEK OAKS UNIT 10 S-22
477-310-069-000	A	100.00	100.00	1.0	LOT 258 WOODCREEK OAKS UNIT 10 S-22
477-310-070-000	A	100.00	100.00	1.0	LOT 259 WOODCREEK OAKS UNIT 10 S-22
477-310-071-000	A	100.00	100.00	1.0	LOT 260 WOODCREEK OAKS UNIT 10 S-22
477-310-072-000	A	100.00	100.00	1.0	LOT 290 WOODCREEK OAKS UNIT 10 S-22
477-310-073-000	A	100.00	100.00	1.0	LOT 291 WOODCREEK OAKS UNIT 10 S-22
477-310-074-000	A	100.00	100.00	1.0	LOT 292 WOODCREEK OAKS UNIT 10 S-22
477-310-075-000	A	100.00	100.00	1.0	LOT 293 WOODCREEK OAKS UNIT 10 S-22
477-310-076-000	A	100.00	100.00	1.0	LOT 294 WOODCREEK OAKS UNIT 10 S-22
477-310-077-000	A	100.00	100.00	1.0	LOT 295 WOODCREEK OAKS UNIT 10 S-22
477-310-078-000	A	100.00	100.00	1.0	LOT 296 WOODCREEK OAKS UNIT 10 S-22
477-310-079-000	A	100.00	100.00	1.0	LOT 297 WOODCREEK OAKS UNIT 10 S-22
477-320-001-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-002-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-003-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-004-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-005-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-006-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-007-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-008-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-009-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-010-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-011-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-014-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-016-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-017-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS VILLAGE #12 PH A S

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-320-018-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-019-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-020-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-021-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-022-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-023-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-024-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-025-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-026-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-027-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-028-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-029-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-030-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-031-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-032-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-033-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-034-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-035-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-036-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-037-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-038-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-039-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-040-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-041-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-042-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-043-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-044-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-045-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-046-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-047-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS VILLAGE #12 PH A S
477-320-051-000	A	100.00	100.00	1.0	POR LOT 23 WOODCREEK OAKS VILLAGE #12 PH
477-320-052-000	A	100.00	100.00	1.0	L22&PORLOTS23,25WOODCREEK OAKS VILLAGE#1
477-320-053-000	A	100.00	100.00	1.0	POR LOT 25 WOODCREEK OAKS VILLAGE #12 PH
477-330-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS VILLAGE #12 PH A S-
477-330-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS VILLAGE #12 PH A S-
477-330-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS VILLAGE #12 PH A S-
477-330-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS VILLAGE #12 PH A S-
477-330-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS VILLAGE #12 PH A S-
477-330-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS VILLAGE #12 PH A S-
477-330-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS VILLAGE #12 PH A S-
477-330-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS VILLAGE #12 PH A S-
477-330-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS VILLAGE #12 PH A S-
477-330-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-014-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-015-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-016-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-017-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-018-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-019-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-020-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-021-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-022-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-023-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS VILLAGE #12 PH A S

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477-330-024-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-025-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-026-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-027-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-028-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-029-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS VILLAGE #12 PH A S
477-330-032-000	A	100.00	100.00	1.0	POR LOTS 59&60 WOODCREEK OAKS VILLAGE #1
477-330-033-000	A	100.00	100.00	1.0	POR LOTS 58 59 60 121&122 WOODCREEK OAKS VI
477-330-034-000	A	100.00	100.00	1.0	POR LOTS 58 59 & 121 WOODCREEK OAKS VILL
477-340-001-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS VILLAGE 7B S-32
477-340-002-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS VILLAGE 7B S-32
477-340-003-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS VILLAGE 7B S-32
477-340-004-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS VILLAGE 7B S-32
477-340-005-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS VILLAGE 7B S-32
477-340-006-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS VILLAGE 7B S-32
477-340-007-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS VILLAGE 7B S-32
477-340-008-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS VILLAGE 7B S-32
477-340-009-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS VILLAGE 7B S-32
477-340-010-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS VILLAGE 7B S-32
477-340-011-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS VILLAGE 7B S-32
477-340-012-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS VILLAGE 7B S-32
477-340-013-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS VILLAGE 7B S-32
477-340-014-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS VILLAGE 7B S-32
477-340-015-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS VILLAGE 7B S-32
477-340-016-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS VILLAGE 7B S-32
477-340-017-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS VILLAGE 7B S-32
477-340-018-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS VILLAGE 7B S-32
477-340-019-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS VILLAGE 7B S-32
477-340-020-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS VILLAGE 7B S-32
477-340-021-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS VILLAGE 7B S-32
477-340-022-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS VILLAGE 7B S-32
477-340-023-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS VILLAGE 7B S-32
477-340-024-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS VILLAGE 7B S-32
477-340-025-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS VILLAGE 7B S-32
477-340-026-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS VILLAGE 7B S-32
477-340-027-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS VILLAGE 7B S-32
477-340-028-000	A	100.00	100.00	1.0	LOT 111 WOODCREEK OAKS VILLAGE 7B S-32
477-340-029-000	A	100.00	100.00	1.0	LOT 112 WOODCREEK OAKS VILLAGE 7B S-32
477-340-030-000	A	100.00	100.00	1.0	LOT 113 WOODCREEK OAKS VILLAGE 7B S-32
477-340-031-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS VILLAGE 7B S-32
477-340-032-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS VILLAGE 7B S-32
477-340-033-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS VILLAGE 7B S-32
477-340-034-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS VILLAGE 7B S-32
477-340-035-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS VILLAGE 7B S-32
477-350-001-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS VILLAGE 7C S-33
477-350-002-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS VILLAGE 7C S-33
477-350-003-000	A	100.00	100.00	1.0	LOT 121 WOODCREEK OAKS VILLAGE 7C S-33
477-350-004-000	A	100.00	100.00	1.0	LOT 122 WOODCREEK OAKS VILLAGE 7C S-33
477-350-005-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS VILLAGE 7C S-33
477-350-006-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS VILLAGE 7C S-33
477-350-007-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS VILLAGE 7C S-33
477-350-008-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS VILLAGE 7C S-33
477-350-009-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS VILLAGE 7C S-33

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-350-010-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS VILLAGE 7C S-33
477-350-011-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS VILLAGE 7C S-33
477-350-012-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS VILLAGE 7C S-33
477-350-013-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS VILLAGE 7C S-33
477-350-014-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS VILLAGE 7C S-33
477-350-015-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS VILLAGE 7C S-33
477-350-016-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS VILLAGE 7C S-33
477-350-017-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS VILLAGE 7C S-33
477-350-018-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS VILLAGE 7C S-33
477-350-019-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS VILLAGE 7C S-33
477-350-020-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS VILLAGE 7C S-33
477-350-021-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS VILLAGE 7C S-33
477-350-022-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS VILLAGE 7C S-33
477-350-023-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS VILLAGE 7C S-33
477-350-024-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS VILLAGE 7C S-33
477-350-025-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS VILLAGE 7C S-33
477-350-026-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS VILLAGE 7C S-33
477-350-027-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS VILLAGE 7C S-33
477-350-028-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS VILLAGE 7C S-33
477-350-029-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS VILLAGE 7C S-33
477-350-030-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS VILLAGE 7C S-33
477-350-031-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS VILLAGE 7C S-33
477-350-032-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS VILLAGE 7C S-33
477-350-033-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS VILLAGE 7C S-33
477-350-034-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS VILLAGE 7C S-33
477-350-035-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS VILLAGE 7C S-33
477-350-036-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS VILLAGE 7C S-33
477-350-037-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS VILLAGE 7C S-33
477-350-038-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS VILLAGE 7C S-33
477-350-039-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS VILLAGE 7C S-33
477-350-040-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS VILLAGE 7C S-33
477-350-041-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS VILLAGE 7C S-33
477-350-042-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS VILLAGE 7C S-33
477-350-043-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS VILLAGE 7C S-33
477-350-044-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS VILLAGE 7C S-33
477-350-045-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS VILLAGE 7C S-33
477-350-046-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS VILLAGE 7C S-33
477-350-047-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS VILLAGE 7C S-33
477-360-001-000	A	100.00	100.00	1.0	LOT 93 RIDGEWOOD UNIT 2 S-40
477-360-002-000	A	100.00	100.00	1.0	LOT 94 RIDGEWOOD UNIT 2 S-40
477-360-003-000	A	100.00	100.00	1.0	LOT 95 RIDGEWOOD UNIT 2 S-40
477-360-004-000	A	100.00	100.00	1.0	LOT 96 RIDGEWOOD UNIT 2 S-40
477-360-005-000	A	100.00	100.00	1.0	LOT 97 RIDGEWOOD UNIT 2 S-40
477-360-006-000	A	100.00	100.00	1.0	LOT 98 RIDGEWOOD UNIT 2 S-40
477-360-007-000	A	100.00	100.00	1.0	LOT 99 RIDGEWOOD UNIT 2 S-40
477-360-008-000	A	100.00	100.00	1.0	LOT 100 RIDGEWOOD UNIT 2 S-40
477-360-009-000	A	100.00	100.00	1.0	LOT 101 RIDGEWOOD UNIT 2 S-40
477-360-010-000	A	100.00	100.00	1.0	LOT 102 RIDGEWOOD UNIT 2 S-40
477-360-011-000	A	100.00	100.00	1.0	LOT 103 RIDGEWOOD UNIT 2 S-40
477-360-012-000	A	100.00	100.00	1.0	LOT 104 RIDGEWOOD UNIT 2 S-40
477-360-013-000	A	100.00	100.00	1.0	LOT 105 RIDGEWOOD UNIT 2 S-40
477-360-014-000	A	100.00	100.00	1.0	LOT 106 RIDGEWOOD UNIT 2 S-40
477-360-015-000	A	100.00	100.00	1.0	LOT 107 RIDGEWOOD UNIT 2 S-40

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477-360-016-000	A	100.00	100.00	1.0	LOT 108 RIDGEWOOD UNIT 2 S-40
477-360-017-000	A	100.00	100.00	1.0	LOT 109 RIDGEWOOD UNIT 2 S-40
477-360-018-000	A	100.00	100.00	1.0	LOT 110 RIDGEWOOD UNIT 2 S-40
477-360-019-000	A	100.00	100.00	1.0	LOT 111 RIDGEWOOD UNIT 2 S-40
477-360-020-000	A	100.00	100.00	1.0	LOT 112 RIDGEWOOD UNIT 2 S-40
477-360-021-000	A	100.00	100.00	1.0	LOT 113 RIDGEWOOD UNIT 2 S-40
477-360-022-000	A	100.00	100.00	1.0	LOT 114 RIDGEWOOD UNIT 2 S-40
477-360-023-000	A	100.00	100.00	1.0	LOT 115 RIDGEWOOD UNIT 2 S-40
477-360-024-000	A	100.00	100.00	1.0	LOT 116 RIDGEWOOD UNIT 2 S-40
477-360-025-000	A	100.00	100.00	1.0	LOT 117 RIDGEWOOD UNIT 2 S-40
477-360-026-000	A	100.00	100.00	1.0	LOT 118 RIDGEWOOD UNIT 2 S-40
477-360-027-000	A	100.00	100.00	1.0	LOT 119 RIDGEWOOD UNIT 2 S-40
477-360-028-000	A	100.00	100.00	1.0	LOT 120 RIDGEWOOD UNIT 2 S-40
477-360-029-000	A	100.00	100.00	1.0	LOT 121 RIDGEWOOD UNIT 2 S-40
477-360-030-000	A	100.00	100.00	1.0	LOT 122 RIDGEWOOD UNIT 2 S-40
477-360-031-000	A	100.00	100.00	1.0	LOT 123 RIDGEWOOD UNIT 2 S-40
477-360-032-000	A	100.00	100.00	1.0	LOT 124 RIDGEWOOD UNIT 2 S-40
477-360-033-000	A	100.00	100.00	1.0	LOT 125 RIDGEWOOD UNIT 2 S-40
477-360-034-000	A	100.00	100.00	1.0	LOT 126 RIDGEWOOD UNIT 2 S-40
477-360-035-000	A	100.00	100.00	1.0	LOT 127 RIDGEWOOD UNIT 2 S-40
477-360-036-000	A	100.00	100.00	1.0	LOT 128 RIDGEWOOD UNIT 2 S-40
477-360-037-000	A	100.00	100.00	1.0	LOT 129 RIDGEWOOD UNIT 2 S-40
477-360-038-000	A	100.00	100.00	1.0	LOT 130 RIDGEWOOD UNIT 2 S-40
477-360-039-000	A	100.00	100.00	1.0	LOT 131 RIDGEWOOD UNIT 2 S-40
477-360-040-000	A	100.00	100.00	1.0	LOT 132 RIDGEWOOD UNIT 2 S-40
477-360-041-000	A	100.00	100.00	1.0	LOT 133 RIDGEWOOD UNIT 2 S-40
477-360-042-000	A	100.00	100.00	1.0	LOT 134 RIDGEWOOD UNIT 2 S-40
477-360-043-000	A	100.00	100.00	1.0	LOT 135 RIDGEWOOD UNIT 2 S-40
477-360-044-000	A	100.00	100.00	1.0	LOT 136 RIDGEWOOD UNIT 2 S-40
477-360-045-000	A	100.00	100.00	1.0	LOT 137 RIDGEWOOD UNIT 2 S-40
477-360-046-000	A	100.00	100.00	1.0	LOT 138 RIDGEWOOD UNIT 2 S-40
477-360-047-000	A	100.00	100.00	1.0	LOT 139 RIDGEWOOD UNIT 2 S-40
477-360-048-000	A	100.00	100.00	1.0	LOT 140 RIDGEWOOD UNIT 2 S-40
477-360-049-000	A	100.00	100.00	1.0	LOT 141 RIDGEWOOD UNIT 2 S-40
477-360-050-000	A	100.00	100.00	1.0	LOT 142 RIDGEWOOD UNIT 2 S-40
477-360-051-000	A	100.00	100.00	1.0	LOT 143 RIDGEWOOD UNIT 2 S-40
477-360-052-000	A	100.00	100.00	1.0	LOT 144 RIDGEWOOD UNIT 2 S-40
477-360-053-000	A	100.00	100.00	1.0	LOT 145 RIDGEWOOD UNIT 2 S-40
477-360-054-000	A	100.00	100.00	1.0	LOT 146 RIDGEWOOD UNIT 2 S-40
477-360-055-000	A	100.00	100.00	1.0	LOT 147 RIDGEWOOD UNIT 2 S-40
477-360-056-000	A	100.00	100.00	1.0	LOT 148 RIDGEWOOD UNIT 2 S-40
477-360-057-000	A	100.00	100.00	1.0	LOT 149 RIDGEWOOD UNIT 2 S-40
477-360-058-000	A	100.00	100.00	1.0	LOT 150 RIDGEWOOD UNIT 2 S-40
477-360-059-000	A	100.00	100.00	1.0	LOT 151 RIDGEWOOD UNIT 2 S-40
477-360-060-000	A	100.00	100.00	1.0	LOT 152 RIDGEWOOD UNIT 2 S-40
477-360-061-000	A	100.00	100.00	1.0	LOT 153 RIDGEWOOD UNIT 2 S-40
477-360-062-000	A	100.00	100.00	1.0	LOT 154 RIDGEWOOD UNIT 2 S-40
477-360-063-000	A	100.00	100.00	1.0	LOT 155 RIDGEWOOD UNIT 2 S-40
477-360-064-000	A	100.00	100.00	1.0	LOT 156 RIDGEWOOD UNIT 2 S-40
477-360-065-000	A	100.00	100.00	1.0	LOT 157 RIDGEWOOD UNIT 2 S-40
477-360-066-000	A	100.00	100.00	1.0	LOT 158 RIDGEWOOD UNIT 2 S-40
477-360-067-000	A	100.00	100.00	1.0	LOT 159 RIDGEWOOD UNIT 2 S-40
477-360-068-000	A	100.00	100.00	1.0	LOT 160 RIDGEWOOD UNIT 2 S-40

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477-360-069-000	A	100.00	100.00	1.0	LOT 161 RIDGEWOOD UNIT 2 S-40
477-360-070-000	A	100.00	100.00	1.0	LOT 162 RIDGEWOOD UNIT 2 S-40
477-360-071-000	A	100.00	100.00	1.0	LOT 163 RIDGEWOOD UNIT 2 S-40
477-360-072-000	A	100.00	100.00	1.0	LOT 164 RIDGEWOOD UNIT 2 S-40
477-360-073-000	A	100.00	100.00	1.0	LOT 165 RIDGEWOOD UNIT 2 S-40
477-370-001-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-002-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-003-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-004-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-005-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-006-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-007-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-008-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-009-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-010-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-011-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-012-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-013-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-014-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-015-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-016-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-017-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-018-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-019-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-020-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-021-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-022-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-023-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS VILLAGE #12 PH B S
477-370-024-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS VILLAGE #12 PH B
477-370-025-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS VILLAGE #12 PH B
477-370-026-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS VILLAGE #12 PH B
477-370-027-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS VILLAGE #12 PH B
477-370-028-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS VILLAGE #12 PH B
477-370-029-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS VILLAGE #12 PH B
477-370-030-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS VILLAGE #12 PH B
477-370-031-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS VILLAGE #12 PH B
477-370-032-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS VILLAGE #12 PH B
477-370-033-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS VILLAGE #12 PH B
477-370-034-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS VILLAGE #12 PH B
477-370-038-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS VILLAGE #12 PH B
477-370-039-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS VILLAGE #12 PH B
477-370-040-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS VILLAGE #12 PH B
477-370-041-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS VILLAGE #12 PH B
477-370-042-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS VILLAGE #12 PH B
477-370-043-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS VILLAGE #12 PH B
477-370-044-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS VILLAGE #12 PH B
477-370-045-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS VILLAGE #12 PH B
477-370-046-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS VILLAGE #12 PH B
477-370-047-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS VILLAGE #12 PH B
477-370-048-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS VILLAGE #12 PH B
477-370-052-000	A	100.00	100.00	1.0	POR LOT 111 WOODCREEK OAKS VILLAGE #12 P
477-370-053-000	A	100.00	100.00	1.0	POR LOTS111&112 WOODCREEK OAKS VILLAGE#1
477-370-054-000	A	100.00	100.00	1.0	LOT 113&POR112 WOODCREEK OAKS VILLAGE#12

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-380-001-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS VILLAGE #12 PH C
477-380-002-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS VILLAGE #12 PH C
477-380-003-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS VILLAGE #12 PH C
477-380-004-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS VILLAGE #12 PH C
477-380-005-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS VILLAGE #12 PH C
477-380-006-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS VILLAGE #12 PH C
477-380-007-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS VILLAGE #12 PH C
477-380-008-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS VILLAGE #12 PH C
477-380-009-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS VILLAGE #12 PH C
477-380-010-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS VILLAGE #12 PH C
477-380-011-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS VILLAGE #12 PH C
477-380-012-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS VILLAGE #12 PH C
477-380-013-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS VILLAGE #12 PH C
477-380-014-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS VILLAGE #12 PH C
477-380-015-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS VILLAGE #12 PH C
477-380-016-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS VILLAGE #12 PH C
477-380-017-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS VILLAGE #12 PH C
477-380-018-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS VILLAGE #12 PH C
477-380-019-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS VILLAGE #12 PH C
477-380-020-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS VILLAGE #12 PH C
477-380-021-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS VILLAGE #12 PH C
477-380-022-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS VILLAGE #12 PH C
477-380-023-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS VILLAGE #12 PH C
477-380-024-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS VILLAGE #12 PH C
477-380-025-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS VILLAGE #12 PH C
477-380-026-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS VILLAGE #12 PH C
477-380-027-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS VILLAGE #12 PH C
477-380-028-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS VILLAGE #12 PH C
477-380-029-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS VILLAGE #12 PH C
477-380-030-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS VILLAGE #12 PH C
477-380-031-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS VILLAGE #12 PH C
477-380-032-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS VILLAGE #12 PH C
477-380-033-000	A	100.00	100.00	1.0	LOT 166 WOODCREEK OAKS VILLAGE #12 PH C
477-380-034-000	A	100.00	100.00	1.0	LOT 167 WOODCREEK OAKS VILLAGE #12 PH C
477-380-035-000	A	100.00	100.00	1.0	LOT 168 WOODCREEK OAKS VILLAGE #12 PH C
477-380-036-000	A	100.00	100.00	1.0	LOT 169 WOODCREEK OAKS VILLAGE #12 PH C
477-380-037-000	A	100.00	100.00	1.0	LOT 170 WOODCREEK OAKS VILLAGE #12 PH C
477-380-038-000	A	100.00	100.00	1.0	LOT 171 WOODCREEK OAKS VILLAGE #12 PH C
477-380-039-000	A	100.00	100.00	1.0	LOT 172 WOODCREEK OAKS VILLAGE #12 PH C
477-380-040-000	A	100.00	100.00	1.0	LOT 173 WOODCREEK OAKS VILLAGE #12 PH C
477-380-041-000	A	100.00	100.00	1.0	LOT 174 WOODCREEK OAKS VILLAGE #12 PH C
477-380-042-000	A	100.00	100.00	1.0	LOT 175 WOODCREEK OAKS VILLAGE #12 PH C
477-380-043-000	A	100.00	100.00	1.0	LOT 176 WOODCREEK OAKS VILLAGE #12 PH C
477-380-044-000	A	100.00	100.00	1.0	LOT 177 WOODCREEK OAKS VILLAGE #12 PH C
477-380-045-000	A	100.00	100.00	1.0	LOT 178 WOODCREEK OAKS VILLAGE #12 PH C
477-380-046-000	A	100.00	100.00	1.0	LOT 179 WOODCREEK OAKS VILLAGE #12 PH C
477-380-047-000	A	100.00	100.00	1.0	LOT 180 WOODCREEK OAKS VILLAGE #12 PH C
477-380-048-000	A	100.00	100.00	1.0	LOT 181 WOODCREEK OAKS VILLAGE #12 PH C
477-380-049-000	A	100.00	100.00	1.0	LOT 182 WOODCREEK OAKS VILLAGE #12 PH C
477-380-050-000	A	100.00	100.00	1.0	LOT 183 WOODCREEK OAKS VILLAGE #12 PH C
477-380-051-000	A	100.00	100.00	1.0	LOT 184 WOODCREEK OAKS VILLAGE #12 PH C
477-380-052-000	A	100.00	100.00	1.0	LOT 185 WOODCREEK OAKS VILLAGE #12 PH C
477-380-053-000	A	100.00	100.00	1.0	LOT 186 WOODCREEK OAKS VILLAGE #12 PH C

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-380-054-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS VILLAGE #12 PH B
477-380-055-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS VILLAGE #12 PH B
477-380-056-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS VILLAGE #12 PH B
477-380-057-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS VILLAGE #12 PH B
477-380-060-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS VILLAGE #12 PH B
477-380-061-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS VILLAGE #12 PH B
477-380-062-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS VILLAGE #12 PH B
477-380-063-000	A	100.00	100.00	1.0	POR LOT 122 WOODCREEK OAKS VILLAGE #12 P
477-380-064-000	A	100.00	100.00	1.0	POR LOT 121 WOODCREEK OAKS VILLAGE #12 P
477-390-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT B MO
477-390-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT B MO
477-390-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT B MO
477-390-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT B MO
477-390-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT B MO
477-390-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT B MO
477-390-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT B MO
477-390-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT B MO
477-390-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT B MO
477-390-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-011-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-012-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-013-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-014-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-015-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-016-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-017-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-018-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-019-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-020-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-021-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-022-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-023-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-024-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-025-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-026-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-027-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-028-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-029-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-030-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-031-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-032-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-033-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-034-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-035-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-390-036-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS VILLAGE 8 UNIT B
477-400-001-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-002-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-003-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-004-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-005-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-006-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-007-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-008-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS VILLAGE 8 UNIT B M

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-400-009-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-010-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-011-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-012-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-013-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-014-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-015-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-016-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-017-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-018-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-019-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-020-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-021-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-022-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-023-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-024-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-025-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-026-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-027-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-028-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-400-029-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-001-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-002-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-003-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-004-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-007-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-008-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-009-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-010-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-011-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-012-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-013-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-014-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-015-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-016-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-017-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-018-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-019-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-020-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-021-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-022-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-023-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-024-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-025-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-026-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-027-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-028-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-029-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-030-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-031-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-032-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-033-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-034-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS VILLAGE 8 UNIT B M

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-410-035-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS VILLAGE 8 UNIT B M
477-410-036-000	A	100.00	100.00	1.0	POR LOT 50 WOODCREEK OAKS VILLAGE 8 UNT
477-410-038-000	A	100.00	100.00	1.0	L 49&POR L 50WOODCREEK OAKS VILLAGE8UN B
477-420-001-000	A	100.00	100.00	1.0	LOT 350 WOODCREEK OAKS VILLAGE II UNIT A
477-420-002-000	A	100.00	100.00	1.0	LOT 351 WOODCREEK OAKS VILLAGE II UNIT A
477-420-003-000	A	100.00	100.00	1.0	LOT 352 WOODCREEK OAKS VILLAGE II UNIT A
477-420-004-000	A	100.00	100.00	1.0	LOT 353 WOODCREEK OAKS VILLAGE II UNIT A
477-420-005-000	A	100.00	100.00	1.0	LOT 354 WOODCREEK OAKS VILLAGE II UNIT A
477-420-006-000	A	100.00	100.00	1.0	LOT 355 WOODCREEK OAKS VILLAGE II UNIT A
477-420-007-000	A	100.00	100.00	1.0	LOT 356 WOODCREEK OAKS VILLAGE II UNIT A
477-420-008-000	A	100.00	100.00	1.0	LOT 357 WOODCREEK OAKS VILLAGE II UNIT A
477-420-009-000	A	100.00	100.00	1.0	LOT 358 WOODCREEK OAKS VILLAGE II UNIT A
477-420-010-000	A	100.00	100.00	1.0	LOT 359 WOODCREEK OAKS VILLAGE II UNIT A
477-420-011-000	A	100.00	100.00	1.0	LOT 360 WOODCREEK OAKS VILLAGE II UNIT A
477-420-012-000	A	100.00	100.00	1.0	LOT 361 WOODCREEK OAKS VILLAGE II UNIT A
477-420-013-000	A	100.00	100.00	1.0	LOT 362 WOODCREEK OAKS VILLAGE II UNIT A
477-420-014-000	A	100.00	100.00	1.0	LOT 363 WOODCREEK OAKS VILLAGE II UNIT A
477-420-015-000	A	100.00	100.00	1.0	LOT 364 WOODCREEK OAKS VILLAGE II UNIT A
477-420-016-000	A	100.00	100.00	1.0	LOT 365 WOODCREEK OAKS VILLAGE II UNIT A
477-420-017-000	A	100.00	100.00	1.0	LOT 366 WOODCREEK OAKS VILLAGE II UNIT A
477-420-018-000	A	100.00	100.00	1.0	LOT 367 WOODCREEK OAKS VILLAGE II UNIT A
477-420-019-000	A	100.00	100.00	1.0	LOT 368 WOODCREEK OAKS VILLAGE II UNIT A
477-420-020-000	A	100.00	100.00	1.0	LOT 369 WOODCREEK OAKS VILLAGE II UNIT A
477-420-021-000	A	100.00	100.00	1.0	LOT 370 WOODCREEK OAKS VILLAGE II UNIT A
477-420-022-000	A	100.00	100.00	1.0	LOT 371 WOODCREEK OAKS VILLAGE II UNIT A
477-420-023-000	A	100.00	100.00	1.0	LOT 372 WOODCREEK OAKS VILLAGE II UNIT A
477-420-024-000	A	100.00	100.00	1.0	LOT 373 WOODCREEK OAKS VILLAGE II UNIT A
477-420-025-000	A	100.00	100.00	1.0	LOT 374 WOODCREEK OAKS VILLAGE II UNIT A
477-420-026-000	A	100.00	100.00	1.0	LOT 375 WOODCREEK OAKS VILLAGE II UNIT A
477-420-027-000	A	100.00	100.00	1.0	LOT 376 WOODCREEK OAKS VILLAGE II UNIT A
477-420-028-000	A	100.00	100.00	1.0	LOT 377 WOODCREEK OAKS VILLAGE II UNIT A
477-420-029-000	A	100.00	100.00	1.0	LOT 378 WOODCREEK OAKS VILLAGE II UNIT A
477-420-030-000	A	100.00	100.00	1.0	LOT 379 WOODCREEK OAKS VILLAGE II UNIT A
477-420-031-000	A	100.00	100.00	1.0	LOT 380 WOODCREEK OAKS VILLAGE II UNIT A
477-420-032-000	A	100.00	100.00	1.0	LOT 381 WOODCREEK OAKS VILLAGE II UNIT A
477-420-033-000	A	100.00	100.00	1.0	LOT 382 WOODCREEK OAKS VILLAGE II UNIT A
477-420-034-000	A	100.00	100.00	1.0	LOT 383 WOODCREEK OAKS VILLAGE II UNIT A
477-420-035-000	A	100.00	100.00	1.0	LOT 384 WOODCREEK OAKS VILLAGE II UNIT A
477-420-036-000	A	100.00	100.00	1.0	LOT 385 WOODCREEK OAKS VILLAGE II UNIT A
477-420-037-000	A	100.00	100.00	1.0	LOT 386 WOODCREEK OAKS VILLAGE 11 UNIT A
477-420-038-000	A	100.00	100.00	1.0	LOT 387 WOODCREEK OAKS VILLAGE II UNIT A
477-420-039-000	A	100.00	100.00	1.0	LOT 388 WOODCREEK OAKS VILLAGE II UNIT A
477-420-040-000	A	100.00	100.00	1.0	LOT 389 WOODCREEK OAKS VILLAGE II UNIT A
477-420-041-000	A	100.00	100.00	1.0	LOT 390 WOODCREEK OAKS VILLAGE II UNIT A
477-420-042-000	A	100.00	100.00	1.0	LOT 391 WOODCREEK OAKS VILLAGE II UNIT A
477-420-043-000	A	100.00	100.00	1.0	LOT 392 WOODCREEK OAKS VILLAGE II UNIT A
477-420-044-000	A	100.00	100.00	1.0	LOT 393 WOODCREEK OAKS VILLAGE II UNIT A
477-420-045-000	A	100.00	100.00	1.0	LOT 394 WOODCREEK OAKS VILLAGE II UNIT A
477-420-046-000	A	100.00	100.00	1.0	LOT 395 WOODCREEK OAKS VILLAGE II UNIT A
477-420-047-000	A	100.00	100.00	1.0	LOT 396 WOODCREEK OAKS VILLAGE II UNIT A
477-420-048-000	A	100.00	100.00	1.0	LOT 397 WOODCREEK OAKS VILLAGE II UNIT A
477-420-049-000	A	100.00	100.00	1.0	LOT 398 WOODCREEK OAKS VILLAGE II UNIT A
477-420-050-000	A	100.00	100.00	1.0	LOT 399 WOODCREEK OAKS VILLAGE II UNIT A

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-420-051-000	A	100.00	100.00	1.0	LOT 400 WOODCREEK OAKS VILLAGE II UNIT A
477-420-052-000	A	100.00	100.00	1.0	LOT 401 WOODCREEK OAKS VILLAGE II UNIT A
477-420-053-000	A	100.00	100.00	1.0	LOT 402 WOODCREEK OAKS VILLAGE II UNIT A
477-420-054-000	A	100.00	100.00	1.0	LOT 403 WOODCREEK OAKS VILLAGE II UNIT A
477-420-055-000	A	100.00	100.00	1.0	LOT 419 WOODCREEK OAKS VILLAGE II UNIT A
477-420-056-000	A	100.00	100.00	1.0	LOT 420 WOODCREEK OAKS VILLAGE II UNIT A
477-420-057-000	A	100.00	100.00	1.0	LOT 421 WOODCREEK OAKS VILLAGE II UNIT A
477-420-058-000	A	100.00	100.00	1.0	LOT 422 WOODCREEK OAKS VILLAGE II UNIT A
477-420-059-000	A	100.00	100.00	1.0	LOT 423 WOODCREEK OAKS VILLAGE II UNIT A
477-420-060-000	A	100.00	100.00	1.0	LOT 424 WOODCREEK OAKS VILLAGE II UNIT A
477-420-061-000	A	100.00	100.00	1.0	LOT 425 WOODCREEK OAKS VILLAGE II UNIT A
477-420-062-000	A	100.00	100.00	1.0	LOT 426 WOODCREEK OAKS VILLAGE II UNIT A
477-420-063-000	A	100.00	100.00	1.0	LOT 427 WOODCREEK OAKS VILLAGE II UNIT A
477-420-064-000	A	100.00	100.00	1.0	LOT 428 WOODCREEK OAKS VILLAGE II UNIT A
477-420-065-000	A	100.00	100.00	1.0	LOT 429 WOODCREEK OAKS VILLAGE II UNIT A
477-420-066-000	A	100.00	100.00	1.0	LOT 430 WOODCREEK OAKS VILLAGE II UNIT A
477-420-067-000	A	100.00	100.00	1.0	LOT 431 WOODCREEK OAKS VILLAGE II UNIT A
477-420-068-000	A	100.00	100.00	1.0	LOT 432 WOODCREEK OAKS VILLAGE II UNIT A
477-430-001-000	A	100.00	100.00	1.0	LOT 346 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-002-000	A	100.00	100.00	1.0	LOT 347 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-003-000	A	100.00	100.00	1.0	LOT 348 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-004-000	A	100.00	100.00	1.0	LOT 349 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-005-000	A	100.00	100.00	1.0	LOT 404 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-006-000	A	100.00	100.00	1.0	LOT 405 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-007-000	A	100.00	100.00	1.0	LOT 406 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-008-000	A	100.00	100.00	1.0	LOT 407 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-009-000	A	100.00	100.00	1.0	LOT 408 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-010-000	A	100.00	100.00	1.0	LOT 409 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-011-000	A	100.00	100.00	1.0	LOT 410 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-012-000	A	100.00	100.00	1.0	LOT 411 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-013-000	A	100.00	100.00	1.0	LOT 412 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-014-000	A	100.00	100.00	1.0	LOT 413 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-015-000	A	100.00	100.00	1.0	LOT 414 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-016-000	A	100.00	100.00	1.0	LOT 415 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-017-000	A	100.00	100.00	1.0	LOT 416 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-018-000	A	100.00	100.00	1.0	LOT 417 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-019-000	A	100.00	100.00	1.0	LOT 418 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-020-000	A	100.00	100.00	1.0	LOT 433 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-021-000	A	100.00	100.00	1.0	LOT 451 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-022-000	A	100.00	100.00	1.0	LOT 452 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-023-000	A	100.00	100.00	1.0	LOT 453 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-024-000	A	100.00	100.00	1.0	LOT 454 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-025-000	A	100.00	100.00	1.0	LOT 455 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-026-000	A	100.00	100.00	1.0	LOT 456 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-027-000	A	100.00	100.00	1.0	LOT 457 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-028-000	A	100.00	100.00	1.0	LOT 458 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-029-000	A	100.00	100.00	1.0	LOT 459 WOODCREEK OAKS VILLAGE 11 UNIT B
477-430-030-000	A	100.00	100.00	1.0	LOT 460 WOODCREEK OAKS VILLAGE 11 UNIT B
477-440-001-000	A	100.00	100.00	1.0	LOT 1 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-002-000	A	100.00	100.00	1.0	LOT 2 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-003-000	A	100.00	100.00	1.0	LOT 3 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-004-000	A	100.00	100.00	1.0	LOT 4 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-005-000	A	100.00	100.00	1.0	LOT 5 RIDGEWOOD OAKS UNIT NO 5 T-59

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477-440-006-000	A	100.00	100.00	1.0	LOT 6 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-007-000	A	100.00	100.00	1.0	LOT 7 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-008-000	A	100.00	100.00	1.0	LOT 8 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-009-000	A	100.00	100.00	1.0	LOT 9 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-010-000	A	100.00	100.00	1.0	LOT 10 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-011-000	A	100.00	100.00	1.0	LOT 11 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-012-000	A	100.00	100.00	1.0	LOT 12 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-013-000	A	100.00	100.00	1.0	LOT 13 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-014-000	A	100.00	100.00	1.0	LOT 14 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-015-000	A	100.00	100.00	1.0	LOT 15 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-016-000	A	100.00	100.00	1.0	LOT 16 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-017-000	A	100.00	100.00	1.0	LOT 17 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-018-000	A	100.00	100.00	1.0	LOT 18 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-019-000	A	100.00	100.00	1.0	LOT 19 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-020-000	A	100.00	100.00	1.0	LOT 20 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-021-000	A	100.00	100.00	1.0	LOT 21 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-022-000	A	100.00	100.00	1.0	LOT 22 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-023-000	A	100.00	100.00	1.0	LOT 23 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-024-000	A	100.00	100.00	1.0	LOT 24 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-025-000	A	100.00	100.00	1.0	LOT 25 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-026-000	A	100.00	100.00	1.0	LOT 26 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-027-000	A	100.00	100.00	1.0	LOT 27 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-028-000	A	100.00	100.00	1.0	LOT 28 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-029-000	A	100.00	100.00	1.0	LOT 29 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-030-000	A	100.00	100.00	1.0	LOT 30 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-031-000	A	100.00	100.00	1.0	LOT 31 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-032-000	A	100.00	100.00	1.0	LOT 32 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-033-000	A	100.00	100.00	1.0	LOT 33 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-034-000	A	100.00	100.00	1.0	LOT 34 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-035-000	A	100.00	100.00	1.0	LOT 35 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-036-000	A	100.00	100.00	1.0	LOT 36 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-037-000	A	100.00	100.00	1.0	LOT 37 RIDGEWOOD OAKS UNIT NO 5 T-59
477-440-038-000	A	100.00	100.00	1.0	LOT 38 RIDGEWOOD OAKS UNIT NO 5 T-59
477-450-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS VILL 4-PH A T-65
477-450-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS VILL 4-PH A T-65
477-450-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS VILL 4-PH A T-65
477-450-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS VILL 4-PH A T-65
477-450-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS VILL 4-PH A T-65
477-450-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS VILL 4-PH A T-65
477-450-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS VILL 4-PH A T-65
477-450-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS VILL 4-PH A T-65
477-450-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS VILL 4-PH A T-65
477-450-010-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS VILL 4-PH A T-65
477-450-011-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS VILL 4-PH A T-65
477-450-012-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS VILL 4-PH A T-65
477-460-001-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS VILL 4-PH A T-65
477-460-002-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS VILL 4-PH A T-65
477-460-003-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS VILL 4-PH A T-65
477-460-004-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS VILL 4-PH A T-65
477-460-005-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS VILL 4-PH A T-65
477-460-006-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS VILL 4-PH A T-65
477-460-007-000	A	100.00	100.00	1.0	104 HEMINGWAY CT RSVL
477-460-008-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS VILL 4-PH A T-65

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-460-009-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS VILL 4-PH A T-65
477-460-010-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS VILL 4-PH A T-65
477-460-011-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS VILL 4-PH A T-65
477-460-012-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS VILL 4-PH A T-65
477-460-013-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS VILL 4-PH A T-65
477-460-014-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS VILL 4-PH A T-65
477-460-015-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS VILL 4-PH A T-65
477-460-016-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS VILL 4-PH A T-65
477-460-017-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS VILL 4-PH A T-65
477-460-018-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS VILL 4-PH A T-65
477-460-019-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS VILL 4-PH A T-65
477-470-001-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS VILL 4-PH A T-65
477-470-002-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS VILL 4-PH A T-65
477-470-003-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS VILL 4-PH A T-65
477-470-004-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS VILL 4-PH A T-65
477-470-005-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS VILL 4-PH A T-65
477-470-006-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS VILL 4-PH A T-65
477-470-007-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS VILL 4-PH A T-65
477-470-008-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS VILL 4-PH A T-65
477-470-009-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS VILL 4-PH A T-65
477-470-010-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS VILL 4-PH A T-65
477-470-011-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS VILL 4-PH A T-65
477-470-012-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS VILL 4-PH A T-65
477-470-013-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS VILL 4-PH A T-65
477-480-001-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-002-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-003-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-004-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-005-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-006-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-007-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-008-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-009-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-010-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-011-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-012-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-013-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-014-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-015-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS VILL 4 PHASE B T-6
477-480-016-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-001-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-002-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-003-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-004-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-005-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-006-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-007-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-008-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-009-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-010-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-011-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-012-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-013-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS VILL 4 PHASE B T-6

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477-490-014-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-015-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-016-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-017-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-018-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-019-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-020-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-021-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-022-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS VILL 4 PHASE B T-6
477-490-023-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS VILL 4 PHASE B T-6
477-500-001-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS VILL 4-PH B T-66
477-500-002-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS VILL 4-PH B T-66
477-500-003-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS VILL 4-PH B T-66
477-500-004-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS VILL 4-PH B T-66
477-500-005-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS VILL 4-PH B T-66
477-500-006-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS VILL 4-PH B T-66
477-500-007-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS VILL 4-PH B T-66
477-500-008-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS VILL 4-PH B T-66
477-500-009-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS VILL 4-PH B T-66
477-500-010-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS VILL 4-PH B T-66
477-500-011-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS VILL 4-PH B T-66
477-500-012-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS VILL 4-PH B T-66
477-500-013-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS VILL 4-PH B T-66
477-500-014-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS VILL 4-PH B T-66
477-500-015-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS VILL 4-PH B T-66
477-500-016-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS VILL 4-PH B T-66
477-510-001-000	A	100.00	100.00	1.0	LOT 302 WOODCREEK OAKS VILL 3 T-67
477-510-002-000	A	100.00	100.00	1.0	LOT 303 WOODCREEK OAKS VILL 3 T-67
477-510-003-000	A	100.00	100.00	1.0	LOT 304 WOODCREEK OAKS VILL 3 T-67
477-510-004-000	A	100.00	100.00	1.0	LOT 305 WOODCREEK OAKS VILL 3 T-67
477-510-005-000	A	100.00	100.00	1.0	LOT 306 WOODCREEK OAKS VILL 3 T-67
477-510-006-000	A	100.00	100.00	1.0	LOT 307 WOODCREEK OAKS VILL 3 T-67
477-510-007-000	A	100.00	100.00	1.0	LOT 308 WOODCREEK OAKS VILL 3 T-67
477-510-008-000	A	100.00	100.00	1.0	LOT 309 WOODCREEK OAKS VILL 3 T-67
477-510-009-000	A	100.00	100.00	1.0	LOT 310 WOODCREEK OAKS VILL 3 MOR T-67
477-510-010-000	A	100.00	100.00	1.0	LOT 311 WOODCREEK OAKS VILL 3 T-67
477-510-011-000	A	100.00	100.00	1.0	LOT 312 WOODCREEK OAKS VILL 3 T-67
477-510-012-000	A	100.00	100.00	1.0	LOT 313 WOODCREEK OAKS VILL 3 T-67
477-510-013-000	A	100.00	100.00	1.0	LOT 314 WOODCREEK OAKS VILL 3 T-67
477-510-014-000	A	100.00	100.00	1.0	LOT 315 WOODCREEK OAKS VILL 3 T-67
477-510-015-000	A	100.00	100.00	1.0	LOT 316 WOODCREEK OAKS VILL 3 T-67
477-520-001-000	A	100.00	100.00	1.0	LOT 274 WOODCREEK OAKS VILL 3 T-67
477-520-002-000	A	100.00	100.00	1.0	LOT 275 WOODCREEK OAKS VILL 3 T-67
477-520-003-000	A	100.00	100.00	1.0	LOT 276 WOODCREEK OAKS VILL 3 T-67
477-520-004-000	A	100.00	100.00	1.0	LOT 277 WOODCREEK OAKS VILL 3 T-67
477-520-005-000	A	100.00	100.00	1.0	LOT 278 WOODCREEK OAKS VILL 3 T-67
477-520-006-000	A	100.00	100.00	1.0	LOT 279 WOODCREEK OAKS VILL 3 T-67
477-520-007-000	A	100.00	100.00	1.0	LOT 292 WOODCREEK OAKS VILL 3 T-67
477-520-008-000	A	100.00	100.00	1.0	LOT 293 WOODCREEK OAKS VILL 3 T-67
477-520-009-000	A	100.00	100.00	1.0	LOT 294 WOODCREEK OAKS VILL 3 T-67
477-520-010-000	A	100.00	100.00	1.0	LOT 295 WOODCREEK OAKS VILL 3 T-67
477-520-011-000	A	100.00	100.00	1.0	LOT 296 WOODCREEK OAKS VILL 3 T-67
477-520-012-000	A	100.00	100.00	1.0	LOT 297 WOODCREEK OAKS VILL 3 T-67

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-520-013-000	A	100.00	100.00	1.0	LOT 298 WOODCREEK OAKS VILL 3 T-67
477-520-014-000	A	100.00	100.00	1.0	LOT 299 WOODCREEK OAKS VILL 3 T-67
477-520-015-000	A	100.00	100.00	1.0	LOT 300 WOODCREEK OAKS VILL 3 T-67
477-520-016-000	A	100.00	100.00	1.0	LOT 301 WOODCREEK OAKS VILL 3 T-67
477-530-001-000	A	100.00	100.00	1.0	LOT 234 WOODCREEK OAKS VILL 3 T-67
477-530-002-000	A	100.00	100.00	1.0	LOT 235 WOODCREEK OAKS VILL 3 T-67
477-530-003-000	A	100.00	100.00	1.0	LOT 236 WOODCREEK OAKS VILL 3 T-67
477-530-004-000	A	100.00	100.00	1.0	LOT 237 WOODCREEK OAKS VILL 3 T-67
477-530-005-000	A	100.00	100.00	1.0	LOT 250 WOODCREEK OAKS VILL 3 T-67
477-530-006-000	A	100.00	100.00	1.0	LOT 251 WOODCREEK OAKS VILL 3 T-67
477-530-007-000	A	100.00	100.00	1.0	LOT 252 WOODCREEK OAKS VILL 3 T-67
477-530-008-000	A	100.00	100.00	1.0	LOT 253 WOODCREEK OAKS VILL 3 T-67
477-530-009-000	A	100.00	100.00	1.0	LOT 261 WOODCREEK OAKS VILL 3 T-67
477-530-010-000	A	100.00	100.00	1.0	LOT 262 WOODCREEK OAKS VILL 3 T-67
477-530-011-000	A	100.00	100.00	1.0	LOT 263 WOODCREEK OAKS VILL 3 T-67
477-530-012-000	A	100.00	100.00	1.0	LOT 264 WOODCREEK OAKS VILL 3 T-67
477-530-013-000	A	100.00	100.00	1.0	LOT 265 WOODCREEK OAKS VILL 3 T-67
477-530-014-000	A	100.00	100.00	1.0	LOT 266 WOODCREEK OAKS VILL 3 T-67
477-530-015-000	A	100.00	100.00	1.0	LOT 267 WOODCREEK OAKS VILL 3 T-67
477-530-016-000	A	100.00	100.00	1.0	LOT 268 WOODCREEK OAKS VILL 3 T-67
477-530-017-000	A	100.00	100.00	1.0	LOT 269 WOODCREEK OAKS VILL 3 T-67
477-530-018-000	A	100.00	100.00	1.0	LOT 270 WOODCREEK OAKS VILL 3 T-67
477-530-019-000	A	100.00	100.00	1.0	LOT 271 WOODCREEK OAKS VILL 3 T-67
477-530-020-000	A	100.00	100.00	1.0	LOT 272 WOODCREEK OAKS VILL 3 T-67
477-530-021-000	A	100.00	100.00	1.0	LOT 273 WOODCREEK OAKS VILL 3 T-67
477-530-022-000	A	100.00	100.00	1.0	LOT 280 WOODCREEK OAKS VILL 3 T-67
477-530-023-000	A	100.00	100.00	1.0	LOT 281 WOODCREEK OAKS VILL 3 T-67
477-530-024-000	A	100.00	100.00	1.0	LOT 282 WOODCREEK OAKS VILL 3 T-67
477-530-025-000	A	100.00	100.00	1.0	LOT 283 WOODCREEK OAKS VILL 3 T-67
477-530-026-000	A	100.00	100.00	1.0	LOT 284 WOODCREEK OAKS VILL 3 T-67
477-530-027-000	A	100.00	100.00	1.0	LOT 285 WOODCREEK OAKS VILL 3 T-67
477-530-028-000	A	100.00	100.00	1.0	LOT 286 WOODCREEK OAKS VILL 3 T-67
477-530-029-000	A	100.00	100.00	1.0	LOT 287 WOODCREEK OAKS VILL 3 T-67
477-530-030-000	A	100.00	100.00	1.0	LOT 288 WOODCREEK OAKS VILL 3 T-67
477-530-031-000	A	100.00	100.00	1.0	LOT 289 WOODCREEK OAKS VILL 3 T-67
477-530-032-000	A	100.00	100.00	1.0	LOT 290 WOODCREEK OAKS VILL 3 T-67
477-530-033-000	A	100.00	100.00	1.0	LOT 291 WOODCREEK OAKS VILL 3 T-67
477-540-001-000	A	100.00	100.00	1.0	LOT 238 WOODCREEK OAKS VILL 3 T-67
477-540-002-000	A	100.00	100.00	1.0	LOT 239 WOODCREEK OAKS VILL 3 T-67
477-540-003-000	A	100.00	100.00	1.0	LOT 240 WOODCREEK OAKS VILL 3 T-67
477-540-004-000	A	100.00	100.00	1.0	LOT 241 WOODCREEK OAKS VILL 3 T-67
477-540-005-000	A	100.00	100.00	1.0	LOT 242 WOODCREEK OAKS VILL 3 T-67
477-540-006-000	A	100.00	100.00	1.0	LOT 243 WOODCREEK OAKS VILL 3 T-67
477-540-007-000	A	100.00	100.00	1.0	LOT 244 WOODCREEK OAKS VILL 3 T-67
477-540-008-000	A	100.00	100.00	1.0	LOT 245 WOODCREEK OAKS VILL 3 T-67
477-540-009-000	A	100.00	100.00	1.0	LOT 246 WOODCREEK OAKS VILL 3 T-67
477-540-010-000	A	100.00	100.00	1.0	LOT 247 WOODCREEK OAKS VILL 3 T-67
477-540-011-000	A	100.00	100.00	1.0	LOT 248 WOODCREEK OAKS VILL 3 T-67
477-540-012-000	A	100.00	100.00	1.0	LOT 249 WOODCREEK OAKS VILL 3 T-67
477-540-013-000	A	100.00	100.00	1.0	LOT 254 WOODCREEK OAKS VILL 3 T-67
477-540-014-000	A	100.00	100.00	1.0	LOT 255 WOODCREEK OAKS VILL 3 T-67
477-540-015-000	A	100.00	100.00	1.0	LOT 256 WOODCREEK OAKS VILL 3 T-67
477-540-016-000	A	100.00	100.00	1.0	LOT 257 WOODCREEK OAKS VILL 3 T-67

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-540-017-000	A	100.00	100.00	1.0	LOT 258 WOODCREEK OAKS VILL 3 T-67
477-540-018-000	A	100.00	100.00	1.0	LOT 259 WOODCREEK OAKS VILL 3 T-67
477-540-019-000	A	100.00	100.00	1.0	LOT 260 WOODCREEK OAKS VILL 3 T-67
477-550-001-000	A	100.00	100.00	1.0	LOT 34 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-002-000	A	100.00	100.00	1.0	LOT 35 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-003-000	A	100.00	100.00	1.0	LOT 36 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-004-000	A	100.00	100.00	1.0	LOT 37 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-005-000	A	100.00	100.00	1.0	LOT 38 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-006-000	A	100.00	100.00	1.0	LOT 39 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-007-000	A	100.00	100.00	1.0	LOT 40 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-008-000	A	100.00	100.00	1.0	LOT 41 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-009-000	A	100.00	100.00	1.0	LOT 42 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-010-000	A	100.00	100.00	1.0	LOT 43 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-011-000	A	100.00	100.00	1.0	LOT 46 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-012-000	A	100.00	100.00	1.0	LOT 47 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-013-000	A	100.00	100.00	1.0	LOT 48 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-014-000	A	100.00	100.00	1.0	LOT 49 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-015-000	A	100.00	100.00	1.0	LOT 50 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-016-000	A	100.00	100.00	1.0	LOT 51 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-017-000	A	100.00	100.00	1.0	LOT 52 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-018-000	A	100.00	100.00	1.0	LOT 53 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-019-000	A	100.00	100.00	1.0	LOT 54 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-020-000	A	100.00	100.00	1.0	LOT 55 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-021-000	A	100.00	100.00	1.0	LOT 56 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-022-000	A	100.00	100.00	1.0	LOT 57 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-023-000	A	100.00	100.00	1.0	LOT 58 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-024-000	A	100.00	100.00	1.0	LOT 59 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-025-000	A	100.00	100.00	1.0	LOT 60 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-026-000	A	100.00	100.00	1.0	LOT 61 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-027-000	A	100.00	100.00	1.0	LOT 62 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-028-000	A	100.00	100.00	1.0	LOT 63 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-029-000	A	100.00	100.00	1.0	LOT 64 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-030-000	A	100.00	100.00	1.0	LOT 65 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-031-000	A	100.00	100.00	1.0	LOT 66 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-550-032-000	A	100.00	100.00	1.0	LOT 67 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-001-000	A	100.00	100.00	1.0	LOT 1 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-002-000	A	100.00	100.00	1.0	LOT 2 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-003-000	A	100.00	100.00	1.0	LOT 3 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-004-000	A	100.00	100.00	1.0	LOT 4 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-005-000	A	100.00	100.00	1.0	LOT 5 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-006-000	A	100.00	100.00	1.0	LOT 6 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-007-000	A	100.00	100.00	1.0	LOT 7 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-008-000	A	100.00	100.00	1.0	LOT 8 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-009-000	A	100.00	100.00	1.0	LOT 9 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-010-000	A	100.00	100.00	1.0	LOT 10 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-011-000	A	100.00	100.00	1.0	LOT 11 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-012-000	A	100.00	100.00	1.0	LOT 12 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-013-000	A	100.00	100.00	1.0	LOT 13 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-014-000	A	100.00	100.00	1.0	LOT 14 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-015-000	A	100.00	100.00	1.0	LOT 15 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-016-000	A	100.00	100.00	1.0	LOT 16 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-017-000	A	100.00	100.00	1.0	LOT 17 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-018-000	A	100.00	100.00	1.0	LOT 18 WOODCREEK OAKS UNIT NO 1 PH A MOR

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-560-019-000	A	100.00	100.00	1.0	LOT 19 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-020-000	A	100.00	100.00	1.0	LOT 20 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-021-000	A	100.00	100.00	1.0	LOT 21 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-022-000	A	100.00	100.00	1.0	LOT 22 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-023-000	A	100.00	100.00	1.0	LOT 23 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-024-000	A	100.00	100.00	1.0	LOT 24 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-025-000	A	100.00	100.00	1.0	LOT 25 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-026-000	A	100.00	100.00	1.0	LOT 26 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-027-000	A	100.00	100.00	1.0	LOT 27 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-028-000	A	100.00	100.00	1.0	LOT 28 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-029-000	A	100.00	100.00	1.0	LOT 29 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-030-000	A	100.00	100.00	1.0	LOT 30 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-031-000	A	100.00	100.00	1.0	LOT 31 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-032-000	A	100.00	100.00	1.0	LOT 32 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-033-000	A	100.00	100.00	1.0	LOT 33 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-034-000	A	100.00	100.00	1.0	LOT 44 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-560-035-000	A	100.00	100.00	1.0	LOT 45 WOODCREEK OAKS UNIT NO 1 PH A MOR
477-570-001-000	A	100.00	100.00	1.0	LOT 322 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-002-000	A	100.00	100.00	1.0	LOT 323 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-003-000	A	100.00	100.00	1.0	LOT 324 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-004-000	A	100.00	100.00	1.0	LOT 325 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-005-000	A	100.00	100.00	1.0	LOT 326 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-006-000	A	100.00	100.00	1.0	LOT 327 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-007-000	A	100.00	100.00	1.0	LOT 328 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-008-000	A	100.00	100.00	1.0	LOT 329 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-009-000	A	100.00	100.00	1.0	LOT 330 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-010-000	A	100.00	100.00	1.0	LOT 331 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-011-000	A	100.00	100.00	1.0	LOT 332 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-012-000	A	100.00	100.00	1.0	LOT 333 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-013-000	A	100.00	100.00	1.0	LOT 334 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-014-000	A	100.00	100.00	1.0	LOT 335 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-015-000	A	100.00	100.00	1.0	LOT 336 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-016-000	A	100.00	100.00	1.0	LOT 337 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-017-000	A	100.00	100.00	1.0	LOT 338 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-018-000	A	100.00	100.00	1.0	LOT 339 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-019-000	A	100.00	100.00	1.0	LOT 340 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-020-000	A	100.00	100.00	1.0	LOT 341 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-021-000	A	100.00	100.00	1.0	LOT 342 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-022-000	A	100.00	100.00	1.0	LOT 343 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-023-000	A	100.00	100.00	1.0	LOT 344 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-024-000	A	100.00	100.00	1.0	LOT 345 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-025-000	A	100.00	100.00	1.0	LOT 434 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-026-000	A	100.00	100.00	1.0	LOT 435 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-027-000	A	100.00	100.00	1.0	LOT 436 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-028-000	A	100.00	100.00	1.0	LOT 437 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-029-000	A	100.00	100.00	1.0	LOT 438 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-030-000	A	100.00	100.00	1.0	LOT 439 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-031-000	A	100.00	100.00	1.0	LOT 440 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-032-000	A	100.00	100.00	1.0	LOT 441 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-033-000	A	100.00	100.00	1.0	LOT 442 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-034-000	A	100.00	100.00	1.0	LOT 443 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-035-000	A	100.00	100.00	1.0	LOT 444 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-036-000	A	100.00	100.00	1.0	LOT 445 WOODCREEK OAKS VILLAGE 11 UNIT C

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477-570-037-000	A	100.00	100.00	1.0	LOT 446 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-038-000	A	100.00	100.00	1.0	LOT 447 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-039-000	A	100.00	100.00	1.0	LOT 448 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-040-000	A	100.00	100.00	1.0	LOT 449 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-041-000	A	100.00	100.00	1.0	LOT 450 WOODCREEK OAKS VILLAGE 11 UNIT C
477-570-042-000	A	100.00	100.00	1.0	LOT 461 WOODCREEK OAKS VILLAGE 11 UNIT C
477-580-001-000	A	100.00	100.00	1.0	LOT 81 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-002-000	A	100.00	100.00	1.0	LOT 82 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-003-000	A	100.00	100.00	1.0	LOT 83 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-004-000	A	100.00	100.00	1.0	LOT 84 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-005-000	A	100.00	100.00	1.0	LOT 85 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-006-000	A	100.00	100.00	1.0	LOT 86 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-007-000	A	100.00	100.00	1.0	LOT 87 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-008-000	A	100.00	100.00	1.0	LOT 88 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-009-000	A	100.00	100.00	1.0	LOT 89 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-010-000	A	100.00	100.00	1.0	LOT 90 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-011-000	A	100.00	100.00	1.0	LOT 91 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-012-000	A	100.00	100.00	1.0	LOT 92 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-013-000	A	100.00	100.00	1.0	LOT 93 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-014-000	A	100.00	100.00	1.0	LOT 94 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-015-000	A	100.00	100.00	1.0	LOT 95 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-016-000	A	100.00	100.00	1.0	LOT 96 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-017-000	A	100.00	100.00	1.0	LOT 97 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-018-000	A	100.00	100.00	1.0	LOT 98 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-019-000	A	100.00	100.00	1.0	LOT 99 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-580-020-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS UNIT 1 PH B MOR U
477-580-021-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS UNIT 1 PH B MOR U
477-580-022-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS UNIT 1 PH B MOR U
477-580-023-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS UNIT 1 PH B MOR U
477-580-024-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS UNIT 1 PH B MOR U
477-580-025-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS UNIT 1 PH B MOR U
477-580-026-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS UNIT 1 PH B MOR U
477-580-027-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS UNIT 1 PH B MOR U
477-580-028-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS UNIT 1 PH B MOR U
477-590-001-000	A	100.00	100.00	1.0	LOT 68 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-002-000	A	100.00	100.00	1.0	LOT 69 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-003-000	A	100.00	100.00	1.0	LOT 70 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-004-000	A	100.00	100.00	1.0	LOT 71 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-005-000	A	100.00	100.00	1.0	LOT 72 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-006-000	A	100.00	100.00	1.0	LOT 73 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-007-000	A	100.00	100.00	1.0	LOT 74 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-008-000	A	100.00	100.00	1.0	LOT 75 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-009-000	A	100.00	100.00	1.0	LOT 76 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-010-000	A	100.00	100.00	1.0	LOT 77 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-011-000	A	100.00	100.00	1.0	LOT 78 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-012-000	A	100.00	100.00	1.0	LOT 79 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-013-000	A	100.00	100.00	1.0	LOT 80 WOODCREEK OAKS UNIT 1 PH B MOR U-
477-590-014-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS UNIT 1 PH B MOR U
477-590-015-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS UNIT 1 PH B MOR U
477-590-016-000	A	100.00	100.00	1.0	LOT 111 WOODCREEK OAKS UNIT 1 PH B MOR U
477-600-001-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS VILL 2 U-20
477-600-002-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS VILL 2 U-20
477-600-003-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS VILL 2 U-20

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477-600-004-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS VILL 2 U-20
477-600-005-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS VILL 2 U-20
477-600-006-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS VILL 2 U-20
477-600-007-000	A	100.00	100.00	1.0	LOT 188 WOODCREEK OAKS VILL 2 U-20
477-600-008-000	A	100.00	100.00	1.0	LOT 189 WOODCREEK OAKS VILL 2 U-20
477-600-009-000	A	100.00	100.00	1.0	LOT 190 WOODCREEK OAKS VILL 2 U-20
477-600-010-000	A	100.00	100.00	1.0	LOT 191 WOODCREEK OAKS VILL 2 U-20
477-600-011-000	A	100.00	100.00	1.0	LOT 192 WOODCREEK OAKS VILL 2 U-20
477-600-012-000	A	100.00	100.00	1.0	LOT 193 WOODCREEK OAKS VILL 2 U-20
477-600-013-000	A	100.00	100.00	1.0	LOT 194 WOODCREEK OAKS VILL 2 U-20
477-600-014-000	A	100.00	100.00	1.0	LOT 195 WOODCREEK OAKS VILL 2 U-20
477-600-015-000	A	100.00	100.00	1.0	LOT 196 WOODCREEK OAKS VILL 2 U-20
477-600-016-000	A	100.00	100.00	1.0	LOT 197 WOODCREEK OAKS VILL 2 U-20
477-600-017-000	A	100.00	100.00	1.0	LOT 198 WOODCREEK OAKS VILL 2 U-20
477-600-018-000	A	100.00	100.00	1.0	LOT 199 WOODCREEK OAKS VILL 2 U-20
477-600-019-000	A	100.00	100.00	1.0	LOT 200 WOODCREEK OAKS VILL 2 U-20
477-600-020-000	A	100.00	100.00	1.0	LOT 201 WOODCREEK OAKS VILL 2 U-20
477-610-001-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS VILL 2 U-20
477-610-002-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS VILL 2 U-20
477-610-003-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS VILL 2 U-20
477-610-004-000	A	100.00	100.00	1.0	LOT 166 WOODCREEK OAKS VILL 2 U-20
477-610-005-000	A	100.00	100.00	1.0	LOT 167 WOODCREEK OAKS VILL 2 U-20
477-610-006-000	A	100.00	100.00	1.0	LOT 168 WOODCREEK OAKS VILL 2 U-20
477-610-007-000	A	100.00	100.00	1.0	LOT 169 WOODCREEK OAKS VILL 2 U-20
477-610-008-000	A	100.00	100.00	1.0	LOT 170 WOODCREEK OAKS VILL 2 U-20
477-610-009-000	A	100.00	100.00	1.0	LOT 171 WOODCREEK OAKS VILL 2 U-20
477-610-010-000	A	100.00	100.00	1.0	LOT 172 WOODCREEK OAKS VILL 2 U-20
477-610-011-000	A	100.00	100.00	1.0	LOT 173 WOODCREEK OAKS VILL 2 U-20
477-610-012-000	A	100.00	100.00	1.0	LOT 174 WOODCREEK OAKS VILL 2 U-20
477-610-013-000	A	100.00	100.00	1.0	LOT 175 WOODCREEK OAKS VILL 2 U-20
477-610-014-000	A	100.00	100.00	1.0	LOT 176 WOODCREEK OAKS VILL 2 U-20
477-610-015-000	A	100.00	100.00	1.0	LOT 177 WOODCREEK OAKS VILL 2 U-20
477-610-016-000	A	100.00	100.00	1.0	LOT 178 WOODCREEK OAKS VILL 2 U-20
477-610-017-000	A	100.00	100.00	1.0	LOT 179 WOODCREEK OAKS VILL 2 U-20
477-610-018-000	A	100.00	100.00	1.0	LOT 180 WOODCREEK OAKS VILL 2 U-20
477-610-019-000	A	100.00	100.00	1.0	LOT 181 WOODCREEK OAKS VILL 2 U-20
477-610-020-000	A	100.00	100.00	1.0	LOT 182 WOODCREEK OAKS VILL 2 U-20
477-610-021-000	A	100.00	100.00	1.0	LOT 183 WOODCREEK OAKS VILL 2 U-20
477-610-022-000	A	100.00	100.00	1.0	LOT 184 WOODCREEK OAKS VILL 2 U-20
477-610-023-000	A	100.00	100.00	1.0	LOT 226 WOODCREEK OAKS VILL 2 U-20
477-610-024-000	A	100.00	100.00	1.0	LOT 227 WOODCREEK OAKS VILL 2 U-20
477-610-025-000	A	100.00	100.00	1.0	LOT 228 WOODCREEK OAKS VILL 2 U-20
477-610-026-000	A	100.00	100.00	1.0	LOT 229 WOODCREEK OAKS VILL 2 U-20
477-610-027-000	A	100.00	100.00	1.0	LOT 230 WOODCREEK OAKS VILL 2 U-20
477-610-028-000	A	100.00	100.00	1.0	LOT 231 WOODCREEK OAKS VILL 2 U-20
477-610-029-000	A	100.00	100.00	1.0	LOT 232 WOODCREEK OAKS VILL 2 U-20
477-610-030-000	A	100.00	100.00	1.0	LOT 233 WOODCREEK OAKS VILL 2 U-20
477-620-001-000	A	100.00	100.00	1.0	LOT 185 WOODCREEK OAKS VILL 2 U-20
477-620-002-000	A	100.00	100.00	1.0	LOT 186 WOODCREEK OAKS VILL 2 U-20
477-620-003-000	A	100.00	100.00	1.0	LOT 187 WOODCREEK OAKS VILL 2 U-20
477-620-004-000	A	100.00	100.00	1.0	LOT 202 WOODCREEK OAKS VILL 2 U-20
477-620-005-000	A	100.00	100.00	1.0	LOT 203 WOODCREEK OAKS VILL 2 U-20
477-620-006-000	A	100.00	100.00	1.0	LOT 204 WOODCREEK OAKS VILL 2 U-20

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477-620-007-000	A	100.00	100.00	1.0	LOT 205 WOODCREEK OAKS VILL 2 U-20
477-620-008-000	A	100.00	100.00	1.0	LOT 206 WOODCREEK OAKS VILL 2 U-20
477-620-009-000	A	100.00	100.00	1.0	LOT 207 WOODCREEK OAKS VILL 2 U-20
477-620-010-000	A	100.00	100.00	1.0	LOT 208 WOODCREEK OAKS VILL 2 U-20
477-620-011-000	A	100.00	100.00	1.0	LOT 209 WOODCREEK OAKS VILL 2 U-20
477-620-012-000	A	100.00	100.00	1.0	LOT 210 WOODCREEK OAKS VILL 2 U-20
477-620-013-000	A	100.00	100.00	1.0	LOT 211 WOODCREEK OAKS VILL 2 U-20
477-620-014-000	A	100.00	100.00	1.0	LOT 212 WOODCREEK OAKS VILL 2 U-20
477-620-015-000	A	100.00	100.00	1.0	LOT 213 WOODCREEK OAKS VILL 2 U-20
477-620-016-000	A	100.00	100.00	1.0	LOT 214 WOODCREEK OAKS VILL 2 U-20
477-620-017-000	A	100.00	100.00	1.0	LOT 215 WOODCREEK OAKS VILL 2 U-20
477-620-018-000	A	100.00	100.00	1.0	LOT 216 WOODCREEK OAKS VILL 2 U-20
477-620-019-000	A	100.00	100.00	1.0	LOT 217 WOODCREEK OAKS VILL 2 U-20
477-620-020-000	A	100.00	100.00	1.0	LOT 218 WOODCREEK OAKS VILL 2 U-20
477-620-021-000	A	100.00	100.00	1.0	LOT 219 WOODCREEK OAKS VILL 2 U-20
477-620-022-000	A	100.00	100.00	1.0	LOT 220 WOODCREEK OAKS VILL 2 U-20
477-620-023-000	A	100.00	100.00	1.0	LOT 221 WOODCREEK OAKS VILL 2 U-20
477-620-024-000	A	100.00	100.00	1.0	LOT 222 WOODCREEK OAKS VILL 2 U-20
477-620-025-000	A	100.00	100.00	1.0	LOT 223 WOODCREEK OAKS VILL 2 U-20
477-620-026-000	A	100.00	100.00	1.0	LOT 224 WOODCREEK OAKS VILL 2 U-20
477-620-027-000	A	100.00	100.00	1.0	LOT 225 WOODCREEK OAKS VILL 2 U-20
477-630-001-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-002-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-003-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-004-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-005-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-006-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-007-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-008-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-009-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-010-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-011-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-012-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-013-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-014-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-015-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-016-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-017-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-018-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-019-000	A	100.00	100.00	1.0	LOT 157 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-020-000	A	100.00	100.00	1.0	LOT 158 WOODCREEK OAKS VILLAGE 5A MOR U-
477-630-021-000	A	100.00	100.00	1.0	LOT 159 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-001-000	A	100.00	100.00	1.0	LOT 100 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-002-000	A	100.00	100.00	1.0	LOT 101 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-003-000	A	100.00	100.00	1.0	LOT 102 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-004-000	A	100.00	100.00	1.0	LOT 103 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-005-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-006-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-007-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-008-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-009-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-010-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-011-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS VILLAGE 5A MOR U-

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477-640-012-000	A	100.00	100.00	1.0	LOT 160 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-013-000	A	100.00	100.00	1.0	LOT 161 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-014-000	A	100.00	100.00	1.0	LOT 162 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-015-000	A	100.00	100.00	1.0	LOT 163 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-016-000	A	100.00	100.00	1.0	LOT 164 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-017-000	A	100.00	100.00	1.0	LOT 189 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-018-000	A	100.00	100.00	1.0	LOT 190 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-019-000	A	100.00	100.00	1.0	LOT 191 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-020-000	A	100.00	100.00	1.0	LOT 192 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-021-000	A	100.00	100.00	1.0	LOT 193 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-022-000	A	100.00	100.00	1.0	LOT 194 WOODCREEK OAKS VILLAGE 5A MOR U-
477-640-023-000	A	100.00	100.00	1.0	LOT 195 WOODCREEK OAKS VILLAGE 5A MOR U-
477-650-001-000	A	100.00	100.00	1.0	LOT 112 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-002-000	A	100.00	100.00	1.0	LOT 113 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-003-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-004-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-005-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-006-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-007-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-008-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-009-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-010-000	A	100.00	100.00	1.0	LOT 121 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-011-000	A	100.00	100.00	1.0	LOT 122 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-012-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-013-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-014-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-015-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-016-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-017-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-018-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-019-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-020-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-021-000	A	100.00	100.00	1.0	LOT 132 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-022-000	A	100.00	100.00	1.0	LOT 133 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-023-000	A	100.00	100.00	1.0	LOT 134 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-024-000	A	100.00	100.00	1.0	LOT 135 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-025-000	A	100.00	100.00	1.0	LOT 136 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-026-000	A	100.00	100.00	1.0	LOT 137 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-027-000	A	100.00	100.00	1.0	LOT 138 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-028-000	A	100.00	100.00	1.0	LOT 139 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-029-000	A	100.00	100.00	1.0	LOT 140 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-030-000	A	100.00	100.00	1.0	LOT 141 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-031-000	A	100.00	100.00	1.0	LOT 142 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-032-000	A	100.00	100.00	1.0	LOT 143 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-033-000	A	100.00	100.00	1.0	LOT 144 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-034-000	A	100.00	100.00	1.0	LOT 145 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-035-000	A	100.00	100.00	1.0	LOT 146 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-036-000	A	100.00	100.00	1.0	LOT 147 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-037-000	A	100.00	100.00	1.0	LOT 148 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-038-000	A	100.00	100.00	1.0	LOT 149 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-039-000	A	100.00	100.00	1.0	LOT 150 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-040-000	A	100.00	100.00	1.0	LOT 151 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-041-000	A	100.00	100.00	1.0	LOT 152 WOODCREEK OAKS UNIT #1 PH C MOR

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477-650-042-000	A	100.00	100.00	1.0	LOT 153 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-043-000	A	100.00	100.00	1.0	LOT 154 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-044-000	A	100.00	100.00	1.0	LOT 155 WOODCREEK OAKS UNIT #1 PH C MOR
477-650-045-000	A	100.00	100.00	1.0	LOT 156 WOODCREEK OAKS UNIT #1 PH C MOR
477-660-001-000	A	100.00	100.00	1.0	LOT 104 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-002-000	A	100.00	100.00	1.0	LOT 105 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-003-000	A	100.00	100.00	1.0	LOT 106 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-004-000	A	100.00	100.00	1.0	LOT 107 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-005-000	A	100.00	100.00	1.0	LOT 108 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-006-000	A	100.00	100.00	1.0	LOT 109 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-007-000	A	100.00	100.00	1.0	LOT 110 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-008-000	A	100.00	100.00	1.0	LOT 111 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-009-000	A	100.00	100.00	1.0	LOT 112 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-010-000	A	100.00	100.00	1.0	LOT 113 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-011-000	A	100.00	100.00	1.0	LOT 114 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-012-000	A	100.00	100.00	1.0	LOT 115 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-013-000	A	100.00	100.00	1.0	LOT 116 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-014-000	A	100.00	100.00	1.0	LOT 117 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-015-000	A	100.00	100.00	1.0	LOT 118 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-016-000	A	100.00	100.00	1.0	LOT 119 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-017-000	A	100.00	100.00	1.0	LOT 120 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-018-000	A	100.00	100.00	1.0	LOT 121 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-019-000	A	100.00	100.00	1.0	LOT 122 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-020-000	A	100.00	100.00	1.0	LOT 123 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-021-000	A	100.00	100.00	1.0	LOT 124 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-022-000	A	100.00	100.00	1.0	LOT 125 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-023-000	A	100.00	100.00	1.0	LOT 126 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-024-000	A	100.00	100.00	1.0	LOT 127 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-025-000	A	100.00	100.00	1.0	LOT 128 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-026-000	A	100.00	100.00	1.0	LOT 129 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-027-000	A	100.00	100.00	1.0	LOT 130 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-028-000	A	100.00	100.00	1.0	LOT 131 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-029-000	A	100.00	100.00	1.0	LOT 165 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-030-000	A	100.00	100.00	1.0	LOT 166 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-031-000	A	100.00	100.00	1.0	LOT 167 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-032-000	A	100.00	100.00	1.0	LOT 168 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-033-000	A	100.00	100.00	1.0	LOT 169 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-034-000	A	100.00	100.00	1.0	LOT 170 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-035-000	A	100.00	100.00	1.0	LOT 171 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-036-000	A	100.00	100.00	1.0	LOT 172 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-037-000	A	100.00	100.00	1.0	LOT 173 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-038-000	A	100.00	100.00	1.0	LOT 174 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-039-000	A	100.00	100.00	1.0	LOT 175 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-040-000	A	100.00	100.00	1.0	LOT 176 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-041-000	A	100.00	100.00	1.0	LOT 177 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-042-000	A	100.00	100.00	1.0	LOT 178 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-043-000	A	100.00	100.00	1.0	LOT 179 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-044-000	A	100.00	100.00	1.0	LOT 180 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-045-000	A	100.00	100.00	1.0	LOT 181 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-046-000	A	100.00	100.00	1.0	LOT 182 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-047-000	A	100.00	100.00	1.0	LOT 183 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-048-000	A	100.00	100.00	1.0	LOT 184 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-049-000	A	100.00	100.00	1.0	LOT 185 WOODCREEK OAKS VILLAGE 5B MOR V-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
477-660-050-000	A	100.00	100.00	1.0	LOT 186 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-051-000	A	100.00	100.00	1.0	LOT 187 WOODCREEK OAKS VILLAGE 5B MOR V-
477-660-052-000	A	100.00	100.00	1.0	LOT 188 WOODCREEK OAKS VILLAGE 5B MOR V-
480-010-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO VILLAGE UNIT 2 PHASE A S
480-010-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO VILLAGE UNIT 2 PHASE A S
480-010-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO VILLAGE UNIT 2 PHASE A S
480-010-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO VILLAGE UNIT 2 PHASE A S
480-010-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO VILLAGE UNIT 2 PHASE A S
480-010-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO VILLAGE UNIT 2 PHASE A S
480-010-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO VILLAGE UNIT 2 PHASE A S
480-010-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO VILLAGE UNIT 2 PHASE A S
480-010-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO VILLAGE UNIT 2 PHASE A S
480-010-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-021-000	A	100.00	100.00	1.0	LOT 21 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-022-000	A	100.00	100.00	1.0	LOT 22 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-023-000	A	100.00	100.00	1.0	LOT 23 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-024-000	A	100.00	100.00	1.0	LOT 24 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-025-000	A	100.00	100.00	1.0	LOT 25 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-026-000	A	100.00	100.00	1.0	LOT 26 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-027-000	A	100.00	100.00	1.0	LOT 27 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-028-000	A	100.00	100.00	1.0	LOT 28 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-029-000	A	100.00	100.00	1.0	LOT 29 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-030-000	A	100.00	100.00	1.0	LOT 30 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-031-000	A	100.00	100.00	1.0	LOT 31 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-032-000	A	100.00	100.00	1.0	LOT 32 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-033-000	A	100.00	100.00	1.0	LOT 33 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-034-000	A	100.00	100.00	1.0	LOT 34 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-035-000	A	100.00	100.00	1.0	LOT 35 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-036-000	A	100.00	100.00	1.0	LOT 36 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-037-000	A	100.00	100.00	1.0	LOT 37 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-038-000	A	100.00	100.00	1.0	LOT 38 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-039-000	A	100.00	100.00	1.0	LOT 39 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-040-000	A	100.00	100.00	1.0	LOT 40 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-041-000	A	100.00	100.00	1.0	LOT 41 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-042-000	A	100.00	100.00	1.0	LOT 42 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-043-000	A	100.00	100.00	1.0	LOT 43 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-044-000	A	100.00	100.00	1.0	LOT 44 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-045-000	A	100.00	100.00	1.0	LOT 45 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-046-000	A	100.00	100.00	1.0	LOT 46 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-047-000	A	100.00	100.00	1.0	LOT 47 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-048-000	A	100.00	100.00	1.0	LOT 48 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-049-000	A	100.00	100.00	1.0	LOT 49 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-050-000	A	100.00	100.00	1.0	LOT 50 SILVERADO VILLAGE UNIT 2 PHASE A

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480-010-051-000	A	100.00	100.00	1.0	LOT 51 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-052-000	A	100.00	100.00	1.0	LOT 52 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-053-000	A	100.00	100.00	1.0	LOT 53 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-054-000	A	100.00	100.00	1.0	LOT 54 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-055-000	A	100.00	100.00	1.0	LOT 55 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-056-000	A	100.00	100.00	1.0	LOT 56 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-057-000	A	100.00	100.00	1.0	LOT 57 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-058-000	A	100.00	100.00	1.0	LOT 58 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-059-000	A	100.00	100.00	1.0	LOT 59 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-060-000	A	100.00	100.00	1.0	LOT 60 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-061-000	A	100.00	100.00	1.0	LOT 61 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-062-000	A	100.00	100.00	1.0	LOT 62 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-063-000	A	100.00	100.00	1.0	LOT 63 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-064-000	A	100.00	100.00	1.0	LOT 64 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-065-000	A	100.00	100.00	1.0	LOT 65 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-066-000	A	100.00	100.00	1.0	LOT 66 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-067-000	A	100.00	100.00	1.0	LOT 67 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-068-000	A	100.00	100.00	1.0	LOT 68 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-069-000	A	100.00	100.00	1.0	LOT 69 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-070-000	A	100.00	100.00	1.0	LOT 70 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-071-000	A	100.00	100.00	1.0	LOT 71 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-072-000	A	100.00	100.00	1.0	LOT 72 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-073-000	A	100.00	100.00	1.0	LOT 73 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-074-000	A	100.00	100.00	1.0	LOT 74 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-075-000	A	100.00	100.00	1.0	LOT 75 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-076-000	A	100.00	100.00	1.0	LOT 76 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-077-000	A	100.00	100.00	1.0	LOT 77 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-078-000	A	100.00	100.00	1.0	LOT 78 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-079-000	A	100.00	100.00	1.0	LOT 79 SILVERADO VILLAGE UNIT 2 PHASE A
480-010-080-000	A	100.00	100.00	1.0	LOT 80 SILVERADO VILLAGE UNIT 2 PHASE A
480-020-001-000	A	100.00	100.00	1.0	LOT 81 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-002-000	A	100.00	100.00	1.0	LOT 82 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-003-000	A	100.00	100.00	1.0	LOT 83 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-004-000	A	100.00	100.00	1.0	LOT 84 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-005-000	A	100.00	100.00	1.0	LOT 85 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-006-000	A	100.00	100.00	1.0	LOT 86 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-007-000	A	100.00	100.00	1.0	LOT 87 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-008-000	A	100.00	100.00	1.0	LOT 88 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-009-000	A	100.00	100.00	1.0	LOT 89 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-010-000	A	100.00	100.00	1.0	LOT 90 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-011-000	A	100.00	100.00	1.0	LOT 91 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-012-000	A	100.00	100.00	1.0	LOT 92 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-013-000	A	100.00	100.00	1.0	LOT 93 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-014-000	A	100.00	100.00	1.0	LOT 94 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-015-000	A	100.00	100.00	1.0	LOT 95 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-016-000	A	100.00	100.00	1.0	LOT 96 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-017-000	A	100.00	100.00	1.0	LOT 97 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-018-000	A	100.00	100.00	1.0	LOT 98 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-019-000	A	100.00	100.00	1.0	LOT 99 SILVERADO VILLAGE UNIT 2 PH B S-3
480-020-020-000	A	100.00	100.00	1.0	LOT 100 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-021-000	A	100.00	100.00	1.0	LOT 101 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-022-000	A	100.00	100.00	1.0	LOT 102 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-023-000	A	100.00	100.00	1.0	LOT 103 SILVERADO VILLAGE UNIT 2 PH B S-

City of Roseville
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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-020-024-000	A	100.00	100.00	1.0	LOT 104 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-025-000	A	100.00	100.00	1.0	LOT 105 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-026-000	A	100.00	100.00	1.0	LOT 106 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-027-000	A	100.00	100.00	1.0	LOT 107 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-028-000	A	100.00	100.00	1.0	LOT 108 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-029-000	A	100.00	100.00	1.0	LOT 109 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-030-000	A	100.00	100.00	1.0	LOT 110 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-031-000	A	100.00	100.00	1.0	LOT 111 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-032-000	A	100.00	100.00	1.0	LOT 112 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-033-000	A	100.00	100.00	1.0	LOT 113 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-034-000	A	100.00	100.00	1.0	LOT 114 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-035-000	A	100.00	100.00	1.0	LOT 115 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-036-000	A	100.00	100.00	1.0	LOT 116 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-037-000	A	100.00	100.00	1.0	LOT 117 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-038-000	A	100.00	100.00	1.0	LOT 118 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-039-000	A	100.00	100.00	1.0	LOT 119 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-040-000	A	100.00	100.00	1.0	LOT 120 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-041-000	A	100.00	100.00	1.0	LOT 121 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-042-000	A	100.00	100.00	1.0	LOT 122 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-043-000	A	100.00	100.00	1.0	LOT 123 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-044-000	A	100.00	100.00	1.0	LOT 124 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-045-000	A	100.00	100.00	1.0	LOT 125 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-046-000	A	100.00	100.00	1.0	LOT 126 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-047-000	A	100.00	100.00	1.0	LOT 127 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-048-000	A	100.00	100.00	1.0	LOT 128 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-049-000	A	100.00	100.00	1.0	LOT 129 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-050-000	A	100.00	100.00	1.0	LOT 130 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-051-000	A	100.00	100.00	1.0	LOT 131 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-052-000	A	100.00	100.00	1.0	LOT 132 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-053-000	A	100.00	100.00	1.0	LOT 133 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-054-000	A	100.00	100.00	1.0	LOT 134 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-055-000	A	100.00	100.00	1.0	LOT 135 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-056-000	A	100.00	100.00	1.0	LOT 136 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-057-000	A	100.00	100.00	1.0	LOT 137 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-058-000	A	100.00	100.00	1.0	LOT 138 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-059-000	A	100.00	100.00	1.0	LOT 139 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-060-000	A	100.00	100.00	1.0	LOT 140 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-061-000	A	100.00	100.00	1.0	LOT 141 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-062-000	A	100.00	100.00	1.0	LOT 142 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-063-000	A	100.00	100.00	1.0	LOT 143 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-064-000	A	100.00	100.00	1.0	LOT 144 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-065-000	A	100.00	100.00	1.0	LOT 145 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-066-000	A	100.00	100.00	1.0	LOT 146 SILVERADO VILLAGE UNIT 2 PH B S-
480-020-067-000	A	100.00	100.00	1.0	LOT 147 SILVERADO VILLAGE UNIT 2 PH B S-
480-030-001-000	A	100.00	100.00	1.0	LOT 48 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-002-000	A	100.00	100.00	1.0	LOT 49 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-003-000	A	100.00	100.00	1.0	LOT 50 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-005-000	A	100.00	100.00	1.0	LOT 52 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-006-000	A	100.00	100.00	1.0	LOT 53 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-007-000	A	100.00	100.00	1.0	LOT 54 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-008-000	A	100.00	100.00	1.0	LOT 55 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-009-000	A	100.00	100.00	1.0	LOT 56 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-010-000	A	100.00	100.00	1.0	LOT 57 SILVERADO OAKS UNIT NO 7 PH A T-7

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-030-011-000	A	100.00	100.00	1.0	LOT 58 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-012-000	A	100.00	100.00	1.0	LOT 59 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-013-000	A	100.00	100.00	1.0	LOT 94 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-014-000	A	100.00	100.00	1.0	LOT 95 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-015-000	A	100.00	100.00	1.0	LOT 96 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-016-000	A	100.00	100.00	1.0	LOT 97 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-017-000	A	100.00	100.00	1.0	LOT 98 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-018-000	A	100.00	100.00	1.0	LOT 99 SILVERADO OAKS UNIT NO 7 PH A T-7
480-030-019-000	A	100.00	100.00	1.0	LOT 100 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-020-000	A	100.00	100.00	1.0	LOT 101 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-021-000	A	100.00	100.00	1.0	LOT 102 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-022-000	A	100.00	100.00	1.0	LOT 103 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-023-000	A	100.00	100.00	1.0	LOT 104 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-024-000	A	100.00	100.00	1.0	LOT 105 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-025-000	A	100.00	100.00	1.0	LOT 106 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-026-000	A	100.00	100.00	1.0	LOT 113 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-027-000	A	100.00	100.00	1.0	LOT 114 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-028-000	A	100.00	100.00	1.0	LOT 115 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-029-000	A	100.00	100.00	1.0	LOT 116 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-030-000	A	100.00	100.00	1.0	LOT 117 SILVERADO OAKS UNIT NO 7 PH A T-
480-030-033-000	A	100.00	100.00	1.0	LOT 51 & X SILVERADO OAKS UT #7 PH A T-7
480-040-001-000	A	100.00	100.00	1.0	LOT 36 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-002-000	A	100.00	100.00	1.0	LOT 37 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-003-000	A	100.00	100.00	1.0	LOT 38 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-004-000	A	100.00	100.00	1.0	LOT 39 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-005-000	A	100.00	100.00	1.0	LOT 40 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-006-000	A	100.00	100.00	1.0	LOT 41 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-007-000	A	100.00	100.00	1.0	LOT 42 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-008-000	A	100.00	100.00	1.0	LOT 43 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-009-000	A	100.00	100.00	1.0	LOT 44 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-010-000	A	100.00	100.00	1.0	LOT 45 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-011-000	A	100.00	100.00	1.0	LOT 46 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-012-000	A	100.00	100.00	1.0	LOT 47 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-013-000	A	100.00	100.00	1.0	LOT 107 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-014-000	A	100.00	100.00	1.0	LOT 108 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-015-000	A	100.00	100.00	1.0	LOT 109 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-016-000	A	100.00	100.00	1.0	LOT 110 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-017-000	A	100.00	100.00	1.0	LOT 111 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-018-000	A	100.00	100.00	1.0	LOT 112 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-019-000	A	100.00	100.00	1.0	LOT 118 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-020-000	A	100.00	100.00	1.0	LOT 119 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-021-000	A	100.00	100.00	1.0	LOT 120 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-022-000	A	100.00	100.00	1.0	LOT 121 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-023-000	A	100.00	100.00	1.0	LOT 122 SILVERADO OAKS UNIT NO 7 PH A T-
480-040-024-000	A	100.00	100.00	1.0	LOT 91 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-025-000	A	100.00	100.00	1.0	LOT 92 SILVERADO OAKS UNIT NO 7 PH A T-7
480-040-026-000	A	100.00	100.00	1.0	LOT 93 SILVERADO OAKS UNIT NO 7 PH A T-7
480-050-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT NO 7 PH A T-77

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-050-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT NO 7 PH A T-77
480-050-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT NO 7 PH A T-7
480-050-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT NO 7 PH A T-7
480-050-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT NO 7 PH A T-7
480-050-017-000	A	100.00	100.00	1.0	LOT 17 SILVERADO OAKS UNIT NO 7 PH A T-7
480-050-018-000	A	100.00	100.00	1.0	LOT 18 SILVERADO OAKS UNIT NO 7 PH A T-7
480-050-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT NO 7 PH A T-7
480-050-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT NO 7 PH A T-7
480-050-022-000	A	100.00	100.00	1.0	POR LOT 13 SILVERADO OAKS UNIT NO 7 PH A
480-050-023-000	A	100.00	100.00	1.0	POR LTS 13 & 14 SILVERADO OAKSU NIT NO 7
480-050-024-000	A	100.00	100.00	1.0	LT15&PORLTS14&16SILVERADO OAKS UNIT NO 7
480-050-025-000	A	100.00	100.00	1.0	POR LOT 16 SILVERADO OAKS UNIT NO 7 PH A
480-060-001-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-002-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-003-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-004-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-005-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-006-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-007-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-008-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-009-000	A	100.00	100.00	1.0	LOT 29 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-010-000	A	100.00	100.00	1.0	LOT 30 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-011-000	A	100.00	100.00	1.0	LOT 31 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-012-000	A	100.00	100.00	1.0	LOT 32 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-013-000	A	100.00	100.00	1.0	LOT 33 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-014-000	A	100.00	100.00	1.0	LOT 34 SILVERADO OAKS UNIT NO 7 PH A T-7
480-060-015-000	A	100.00	100.00	1.0	LOT 35 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-001-000	A	100.00	100.00	1.0	LOT 60 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-002-000	A	100.00	100.00	1.0	LOT 61 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-003-000	A	100.00	100.00	1.0	LOT 62 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-004-000	A	100.00	100.00	1.0	LOT 63 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-005-000	A	100.00	100.00	1.0	LOT 64 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-006-000	A	100.00	100.00	1.0	LOT 65 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-007-000	A	100.00	100.00	1.0	LOT 66 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-008-000	A	100.00	100.00	1.0	LOT 67 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-009-000	A	100.00	100.00	1.0	LOT 68 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-010-000	A	100.00	100.00	1.0	LOT 69 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-011-000	A	100.00	100.00	1.0	LOT 70 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-012-000	A	100.00	100.00	1.0	LOT 71 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-013-000	A	100.00	100.00	1.0	LOT 72 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-014-000	A	100.00	100.00	1.0	LOT 73 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-015-000	A	100.00	100.00	1.0	LOT 74 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-016-000	A	100.00	100.00	1.0	LOT 75 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-017-000	A	100.00	100.00	1.0	LOT 76 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-018-000	A	100.00	100.00	1.0	LOT 77 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-019-000	A	100.00	100.00	1.0	LOT 78 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-020-000	A	100.00	100.00	1.0	LOT 79 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-021-000	A	100.00	100.00	1.0	LOT 80 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-022-000	A	100.00	100.00	1.0	LOT 81 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-023-000	A	100.00	100.00	1.0	LOT 82 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-024-000	A	100.00	100.00	1.0	LOT 83 SILVERADO OAKS UNIT NO 7 PH A T-7

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480-070-025-000	A	100.00	100.00	1.0	LOT 84 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-026-000	A	100.00	100.00	1.0	LOT 85 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-027-000	A	100.00	100.00	1.0	LOT 86 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-028-000	A	100.00	100.00	1.0	LOT 87 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-029-000	A	100.00	100.00	1.0	LOT 88 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-030-000	A	100.00	100.00	1.0	LOT 89 SILVERADO OAKS UNIT NO 7 PH A T-7
480-070-031-000	A	100.00	100.00	1.0	LOT 90 SILVERADO OAKS UNIT NO 7 PH A T-7
480-080-001-000	A	100.00	100.00	1.0	LOT 353A SILVERADO OAKS UNIT 7 PH F MOR
480-080-002-000	A	100.00	100.00	1.0	LOT 353B SILVERADO OAKS UNIT 7 PH F MOR
480-080-003-000	A	100.00	100.00	1.0	LOT 386A SILVERADO OAKS UNIT 7 PH F MOR
480-080-006-000	A	100.00	100.00	1.0	LOT 388 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-010-000	A	100.00	100.00	1.0	LOT 404 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-011-000	A	100.00	100.00	1.0	LOT 405 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-012-000	A	100.00	100.00	1.0	LOT 406 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-013-000	A	100.00	100.00	1.0	LOT 407 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-014-000	A	100.00	100.00	1.0	LOT 408 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-015-000	A	100.00	100.00	1.0	LOT 409 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-016-000	A	100.00	100.00	1.0	LOT 410A SILVERADO OAKS UNIT 7 PH F MOR
480-080-017-000	A	100.00	100.00	1.0	LOT 410B SILVERADO OAKS UNIT 7 PH F MOR
480-080-020-000	A	100.00	100.00	1.0	LOT 412 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-021-000	A	100.00	100.00	1.0	LOT 413 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-022-000	A	100.00	100.00	1.0	LOT 414 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-023-000	A	100.00	100.00	1.0	LOT 415 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-024-000	A	100.00	100.00	1.0	LOT 416 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-025-000	A	100.00	100.00	1.0	LOT 417 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-026-000	A	100.00	100.00	1.0	LOT 418 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-027-000	A	100.00	100.00	1.0	LOT 419 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-028-000	A	100.00	100.00	1.0	LOT 420 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-029-000	A	100.00	100.00	1.0	LOT 421 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-030-000	A	100.00	100.00	1.0	LOT 422 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-031-000	A	100.00	100.00	1.0	LOT 423 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-032-000	A	100.00	100.00	1.0	LOT 424 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-035-000	A	100.00	100.00	1.0	LOT 426A SILVERADO OAKS UNIT 7 PH F MOR
480-080-037-000	A	100.00	100.00	1.0	LOT 427 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-042-000	A	100.00	100.00	1.0	LOT 430 SILVERADO OAKS UNIT 7 PH F MOR T
480-080-047-000	A	100.00	100.00	1.0	POR LT 387 SILVERADO OAKS UNIT 7 PH F MO
480-080-051-000	A	100.00	100.00	1.0	POR LT 390 SILVERADO OAKS UNIT 7 PH F MO
480-080-053-000	A	100.00	100.00	1.0	POR LT 411B SILVERADO OAKS UNIT 7 PH F M
480-080-055-000	A	100.00	100.00	1.0	POR LT 425B SILVERADO OAKS UNIT 7 PH F M
480-080-057-000	A	100.00	100.00	1.0	POR LT 431B SILVERADO OAKS UNIT 7 PH F M
480-080-060-000	A	100.00	100.00	1.0	POR LT 428B SILVERADO OAKS UNIT 7 PH F M
480-080-062-000	A	100.00	100.00	1.0	POR LT 429A SILVERADO OAKS UNIT 7 PH F M
480-080-064-000	A	100.00	100.00	1.0	LOT 386 B & POR 387 SILVERADO OAKS U7 PH
480-080-065-000	A	100.00	100.00	1.0	POR LTS 389B & 390 SILVERADO OAKS U7 PH
480-080-066-000	A	100.00	100.00	1.0	LOT 389 A & POR 389 B SILVERADO OAKS U7
480-080-067-000	A	100.00	100.00	1.0	LOT 411 A & POR 411 B SILVERADO OAKS U7
480-080-068-000	A	100.00	100.00	1.0	LOT 425 A & POR 425 B SILVERADO OAKS U7
480-080-069-000	A	100.00	100.00	1.0	LOT 426 B & POR 431 B SILVERADO OAKS U7
480-080-070-000	A	100.00	100.00	1.0	LOT 431 A & POR 431 B SILVERADO OAKS U7
480-080-071-000	A	100.00	100.00	1.0	LOT 428 A & POR 428 B SILVERADO OAKS U7
480-080-072-000	A	100.00	100.00	1.0	LOT 429 B & POR 429 A SILVERADO OAKS U7
480-090-001-000	A	100.00	100.00	1.0	LOT 354 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-002-000	A	100.00	100.00	1.0	LOT 355 SILVERADO OAKS UNIT 7 PH F MOR T

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-090-003-000	A	100.00	100.00	1.0	LOT 356 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-004-000	A	100.00	100.00	1.0	LOT 357 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-005-000	A	100.00	100.00	1.0	LOT 358 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-006-000	A	100.00	100.00	1.0	LOT 359 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-007-000	A	100.00	100.00	1.0	LOT 360 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-008-000	A	100.00	100.00	1.0	LOT 361 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-009-000	A	100.00	100.00	1.0	LOT 362 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-010-000	A	100.00	100.00	1.0	LOT 363 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-011-000	A	100.00	100.00	1.0	LOT 364 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-012-000	A	100.00	100.00	1.0	LOT 365 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-013-000	A	100.00	100.00	1.0	LOT 366 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-014-000	A	100.00	100.00	1.0	LOT 367 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-015-000	A	100.00	100.00	1.0	LOT 368 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-016-000	A	100.00	100.00	1.0	LOT 369 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-017-000	A	100.00	100.00	1.0	LOT 370 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-018-000	A	100.00	100.00	1.0	LOT 371 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-019-000	A	100.00	100.00	1.0	LOT 372A SILVERADO OAKS UNIT 7 PH F MOR
480-090-020-000	A	100.00	100.00	1.0	LOT 372B SILVERADO OAKS UNIT 7 PH F MOR
480-090-021-000	A	100.00	100.00	1.0	LOT 373 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-022-000	A	100.00	100.00	1.0	LOT 374 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-023-000	A	100.00	100.00	1.0	LOT 375 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-024-000	A	100.00	100.00	1.0	LOT 376 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-025-000	A	100.00	100.00	1.0	LOT 377 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-030-000	A	100.00	100.00	1.0	LOT 380 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-031-000	A	100.00	100.00	1.0	LOT 381 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-032-000	A	100.00	100.00	1.0	LOT 382 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-033-000	A	100.00	100.00	1.0	LOT 383 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-034-000	A	100.00	100.00	1.0	LOT 384 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-037-000	A	100.00	100.00	1.0	LOT 391 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-038-000	A	100.00	100.00	1.0	LOT 392 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-039-000	A	100.00	100.00	1.0	LOT 393 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-040-000	A	100.00	100.00	1.0	LOT 394 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-041-000	A	100.00	100.00	1.0	LOT 395 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-042-000	A	100.00	100.00	1.0	LOT 396 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-043-000	A	100.00	100.00	1.0	LOT 397A SILVERADO OAKS UNIT 7 PH F MOR
480-090-044-000	A	100.00	100.00	1.0	LOT 397B SILVERADO OAKS UNIT 7 PH F MOR
480-090-045-000	A	100.00	100.00	1.0	LOT 398 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-046-000	A	100.00	100.00	1.0	LOT 399 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-047-000	A	100.00	100.00	1.0	LOT 400 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-048-000	A	100.00	100.00	1.0	LOT 401 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-049-000	A	100.00	100.00	1.0	LOT 402 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-050-000	A	100.00	100.00	1.0	LOT 403 SILVERADO OAKS UNIT 7 PH F MOR T
480-090-051-000	A	100.00	100.00	1.0	POR LT 378B SILVERADO OAKS UNIT 7 PH F M
480-090-053-000	A	100.00	100.00	1.0	POR LT 379A SILVERADO OAKS UNIT 7 PH F M
480-090-055-000	A	100.00	100.00	1.0	POR LT 385B SILVERADO OAKS UNIT 7 PH F M
480-090-057-000	A	100.00	100.00	1.0	LOT 378 A & POR 378 B SILVERADO OAKS U7
480-090-058-000	A	100.00	100.00	1.0	LOT 379 B & POR 379 A SILVERADO OAKS U7
480-090-059-000	A	100.00	100.00	1.0	LOT 385 A & POR 385 B SILVERADO OAKS U7
480-100-001-000	A	100.00	100.00	1.0	LOT 123A SILVERADO OAKS UNIT NO 7 PH B U
480-100-002-000	A	100.00	100.00	1.0	LOT 123B SILVERADO OAKS UNIT NO 7 PH B U
480-100-003-000	A	100.00	100.00	1.0	LOT 124 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-004-000	A	100.00	100.00	1.0	LOT 125 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-005-000	A	100.00	100.00	1.0	LOT 126 SILVERADO OAKS UNIT NO 7 PH B U-

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ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-100-006-000	A	100.00	100.00	1.0	LOT 127 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-007-000	A	100.00	100.00	1.0	LOT 128 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-008-000	A	100.00	100.00	1.0	LOT 129 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-009-000	A	100.00	100.00	1.0	LOT 130 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-010-000	A	100.00	100.00	1.0	LOT 131A SILVERADO OAKS UNIT NO 7 PH B U
480-100-011-000	A	100.00	100.00	1.0	LOT 131B SILVERADO OAKS UNIT NO 7 PH B U
480-100-012-000	A	100.00	100.00	1.0	LOT 132 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-013-000	A	100.00	100.00	1.0	LOT 133 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-014-000	A	100.00	100.00	1.0	LOT 134 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-015-000	A	100.00	100.00	1.0	LOT 135 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-016-000	A	100.00	100.00	1.0	LOT 136 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-017-000	A	100.00	100.00	1.0	LOT 137 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-018-000	A	100.00	100.00	1.0	LOT 138 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-019-000	A	100.00	100.00	1.0	LOT 139 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-020-000	A	100.00	100.00	1.0	LOT 140 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-021-000	A	100.00	100.00	1.0	LOT 141 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-022-000	A	100.00	100.00	1.0	LOT 142A SILVERADO OAKS UNIT NO 7 PH B U
480-100-023-000	A	100.00	100.00	1.0	LOT 142B SILVERADO OAKS UNIT NO 7 PH B U
480-100-024-000	A	100.00	100.00	1.0	LOT 143A SILVERADO OAKS UNIT NO 7 PH B U
480-100-025-000	A	100.00	100.00	1.0	LOT 143B SILVERADO OAKS UNIT NO 7 PH B U
480-100-026-000	A	100.00	100.00	1.0	LOT 144 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-027-000	A	100.00	100.00	1.0	LOT 145 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-028-000	A	100.00	100.00	1.0	LOT 146 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-029-000	A	100.00	100.00	1.0	LOT 147 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-030-000	A	100.00	100.00	1.0	LOT 148 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-031-000	A	100.00	100.00	1.0	LOT 149 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-032-000	A	100.00	100.00	1.0	LOT 150 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-033-000	A	100.00	100.00	1.0	LOT 151A SILVERADO OAKS UNIT NO 7 PH B U
480-100-034-000	A	100.00	100.00	1.0	LOT 151B SILVERADO OAKS UNIT NO 7 PH B U
480-100-035-000	A	100.00	100.00	1.0	LOT 152 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-036-000	A	100.00	100.00	1.0	LOT 153 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-037-000	A	100.00	100.00	1.0	LOT 154A SILVERADO OAKS UNIT NO 7 PH B U
480-100-038-000	A	100.00	100.00	1.0	LOT 154B SILVERADO OAKS UNIT NO 7 PH B U
480-100-039-000	A	100.00	100.00	1.0	LOT 155 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-040-000	A	100.00	100.00	1.0	LOT 156 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-041-000	A	100.00	100.00	1.0	LOT 157 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-042-000	A	100.00	100.00	1.0	LOT 158 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-043-000	A	100.00	100.00	1.0	LOT 159 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-044-000	A	100.00	100.00	1.0	LOT 160A SILVERADO OAKS UNIT NO 7 PH B U
480-100-045-000	A	100.00	100.00	1.0	LOT 160B SILVERADO OAKS UNIT NO 7 PH B U
480-100-046-000	A	100.00	100.00	1.0	LOT 161 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-047-000	A	100.00	100.00	1.0	LOT 162A SILVERADO OAKS UNIT NO 7 PH B U
480-100-048-000	A	100.00	100.00	1.0	LOT 162B SILVERADO OAKS UNIT NO 7 PH B U
480-100-049-000	A	100.00	100.00	1.0	LOT 163 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-050-000	A	100.00	100.00	1.0	LOT 164 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-051-000	A	100.00	100.00	1.0	LOT 165 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-052-000	A	100.00	100.00	1.0	LOT 166 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-053-000	A	100.00	100.00	1.0	LOT 167A SILVERADO OAKS UNIT NO 7 PH B U
480-100-054-000	A	100.00	100.00	1.0	LOT 167B SILVERADO OAKS UNIT NO 7 PH B U
480-100-055-000	A	100.00	100.00	1.0	LOT 168 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-056-000	A	100.00	100.00	1.0	LOT 169 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-057-000	A	100.00	100.00	1.0	LOT 170 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-058-000	A	100.00	100.00	1.0	LOT 171 SILVERADO OAKS UNIT NO 7 PH B U-

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480-100-059-000	A	100.00	100.00	1.0	LOT 172 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-060-000	A	100.00	100.00	1.0	LOT 173 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-061-000	A	100.00	100.00	1.0	LOT 174 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-062-000	A	100.00	100.00	1.0	LOT 175 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-063-000	A	100.00	100.00	1.0	LOT 176A SILVERADO OAKS UNIT NO 7 PH B U
480-100-064-000	A	100.00	100.00	1.0	LOT 176B SILVERADO OAKS UNIT NO 7 PH B U
480-100-065-000	A	100.00	100.00	1.0	LOT 177A SILVERADO OAKS UNIT NO 7 PH B U
480-100-066-000	A	100.00	100.00	1.0	LOT 177B SILVERADO OAKS UNIT NO 7 PH B U
480-100-067-000	A	100.00	100.00	1.0	LOT 178 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-068-000	A	100.00	100.00	1.0	LOT 179 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-069-000	A	100.00	100.00	1.0	LOT 180 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-070-000	A	100.00	100.00	1.0	LOT 181 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-071-000	A	100.00	100.00	1.0	LOT 182 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-072-000	A	100.00	100.00	1.0	LOT 183 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-073-000	A	100.00	100.00	1.0	LOT 184 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-074-000	A	100.00	100.00	1.0	LOT 185 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-075-000	A	100.00	100.00	1.0	LOT 186 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-076-000	A	100.00	100.00	1.0	LOT 187 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-077-000	A	100.00	100.00	1.0	LOT 188 SILVERADO OAKS UNIT NO 7 PH B U-
480-100-078-000	A	100.00	100.00	1.0	LOT 189A SILVERADO OAKS UNIT NO 7 PH B U
480-100-079-000	A	100.00	100.00	1.0	LOT 189B SILVERADO OAKS UNIT NO 7 PH B U
480-110-001-000	A	100.00	100.00	1.0	LOT 190 SILVERADO OAKS #7 PH C MOR U-52
480-110-002-000	A	100.00	100.00	1.0	LOT 191 SILVERADO OAKS #7 PH C MOR U-52
480-110-003-000	A	100.00	100.00	1.0	LOT 192 SILVERADO OAKS #7 PH C MOR U-52
480-110-004-000	A	100.00	100.00	1.0	LOT 193 SILVERADO OAKS #7 PH C MOR U-52
480-110-005-000	A	100.00	100.00	1.0	LOT 194 SILVERADO OAKS #7 PH C MOR U-52
480-110-006-000	A	100.00	100.00	1.0	LOT 195 SILVERADO OAKS #7 PH C MOR U-52
480-110-007-000	A	100.00	100.00	1.0	LOT 196 SILVERADO OAKS #7 PH C MOR U-52
480-110-008-000	A	100.00	100.00	1.0	LOT 197 SILVERADO OAKS #7 PH C MOR U-52
480-110-009-000	A	100.00	100.00	1.0	LOT 198 SILVERADO OAKS #7 PH C MOR U-52
480-110-010-000	A	100.00	100.00	1.0	LOT 199 SILVERADO OAKS #7 PH C MOR U-52
480-110-011-000	A	100.00	100.00	1.0	LOT 200 SILVERADO OAKS #7 PH C MOR U-52
480-110-012-000	A	100.00	100.00	1.0	LOT 201 SILVERADO OAKS #7 PH C MOR U-52
480-110-013-000	A	100.00	100.00	1.0	LOT 202 SILVERADO OAKS #7 PH C MOR U-52
480-110-014-000	A	100.00	100.00	1.0	LOT 203 SILVERADO OAKS #7 PH C MOR U-52
480-110-015-000	A	100.00	100.00	1.0	LOT 204 SILVERADO OAKS #7 PH C MOR U-52
480-110-016-000	A	100.00	100.00	1.0	LOT 205 SILVERADO OAKS #7 PH C MOR U-52
480-110-017-000	A	100.00	100.00	1.0	LOT 206 SILVERADO OAKS #7 PH C MOR U-52
480-110-018-000	A	100.00	100.00	1.0	LOT 207 SILVERADO OAKS #7 PH C MOR U-52
480-110-019-000	A	100.00	100.00	1.0	LOT 208 SILVERADO OAKS #7 PH C MOR U-52
480-110-020-000	A	100.00	100.00	1.0	LOT 209 SILVERADO OAKS #7 PH C MOR U-52
480-110-021-000	A	100.00	100.00	1.0	LOT 210 SILVERADO OAKS #7 PH C MOR U-52
480-110-022-000	A	100.00	100.00	1.0	LOT 211 SILVERADO OAKS #7 PH C MOR U-52
480-110-023-000	A	100.00	100.00	1.0	LOT 212 SILVERADO OAKS #7 PH C MOR U-52
480-110-024-000	A	100.00	100.00	1.0	LOT 213 SILVERADO OAKS #7 PH C MOR U-52
480-110-025-000	A	100.00	100.00	1.0	LOT 214 SILVERADO OAKS #7 PH C MOR U-52
480-110-026-000	A	100.00	100.00	1.0	LOT 215 SILVERADO OAKS #7 PH C MOR U-52
480-110-027-000	A	100.00	100.00	1.0	LOT 216 SILVERADO OAKS #7 PH C MOR U-52
480-110-028-000	A	100.00	100.00	1.0	LOT 217 SILVERADO OAKS #7 PH C MOR U-52
480-110-029-000	A	100.00	100.00	1.0	LOT 218 SILVERADO OAKS #7 PH C MOR U-52
480-110-030-000	A	100.00	100.00	1.0	LOT 219 SILVERADO OAKS #7 PH C MOR U-52
480-110-031-000	A	100.00	100.00	1.0	LOT 220 SILVERADO OAKS #7 PH C MOR U-52
480-110-032-000	A	100.00	100.00	1.0	LOT 221 SILVERADO OAKS #7 PH C MOR U-52

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480-110-033-000	A	100.00	100.00	1.0	LOT 222 SILVERADO OAKS #7 PH C MOR U-52
480-110-034-000	A	100.00	100.00	1.0	LOT 223 SILVERADO OAKS #7 PH C MOR U-52
480-110-035-000	A	100.00	100.00	1.0	LOT 224 SILVERADO OAKS #7 PH C MOR U-52
480-110-036-000	A	100.00	100.00	1.0	LOT 225 SILVERADO OAKS #7 PH C MOR U-52
480-110-037-000	A	100.00	100.00	1.0	LOT 226 SILVERADO OAKS #7 PH C MOR U-52
480-110-038-000	A	100.00	100.00	1.0	LOT 227 SILVERADO OAKS #7 PH C MOR U-52
480-110-039-000	A	100.00	100.00	1.0	LOT 235 SILVERADO OAKS #7 PH C MOR U-52
480-110-040-000	A	100.00	100.00	1.0	LOT 236 SILVERADO OAKS #7 PH C MOR U-52
480-110-041-000	A	100.00	100.00	1.0	LOT 237 SILVERADO OAKS #7 PH C MOR U-52
480-110-042-000	A	100.00	100.00	1.0	LOT 238 SILVERADO OAKS #7 PH C MOR U-52
480-110-043-000	A	100.00	100.00	1.0	LOT 239 SILVERADO OAKS #7 PH C MOR U-52
480-110-044-000	A	100.00	100.00	1.0	LOT 240 SILVERADO OAKS #7 PH C MOR U-52
480-110-045-000	A	100.00	100.00	1.0	LOT 241 SILVERADO OAKS #7 PH C MOR U-52
480-110-046-000	A	100.00	100.00	1.0	LOT 242 SILVERADO OAKS #7 PH C MOR U-52
480-110-047-000	A	100.00	100.00	1.0	LOT 243 SILVERADO OAKS #7 PH C MOR U-52
480-110-048-000	A	100.00	100.00	1.0	LOT 244 SILVERADO OAKS #7 PH C MOR U-52
480-110-049-000	A	100.00	100.00	1.0	LOT 245 SILVERADO OAKS #7 PH C MOR U-52
480-110-050-000	A	100.00	100.00	1.0	LOT 246 SILVERADO OAKS #7 PH C MOR U-52
480-110-051-000	A	100.00	100.00	1.0	LOT 247 SILVERADO OAKS #7 PH C MOR U-52
480-110-052-000	A	100.00	100.00	1.0	LOT 248 SILVERADO OAKS #7 PH C MOR U-52
480-110-053-000	A	100.00	100.00	1.0	LOT 249 SILVERADO OAKS #7 PH C MOR U-52
480-110-054-000	A	100.00	100.00	1.0	LOT 250 SILVERADO OAKS #7 PH C MOR U-52
480-110-055-000	A	100.00	100.00	1.0	LOT 251 SILVERADO OAKS #7 PH C MOR U-52
480-110-056-000	A	100.00	100.00	1.0	LOT 252 SILVERADO OAKS #7 PH C MOR U-52
480-110-057-000	A	100.00	100.00	1.0	LOT 253 SILVERADO OAKS #7 PH C MOR U-52
480-110-058-000	A	100.00	100.00	1.0	LOT 254 SILVERADO OAKS #7 PH C MOR U-52
480-110-059-000	A	100.00	100.00	1.0	LOT 255 SILVERADO OAKS #7 PH C MOR U-52
480-110-060-000	A	100.00	100.00	1.0	LOT 256 SILVERADO OAKS #7 PH C MOR U-52
480-110-061-000	A	100.00	100.00	1.0	LOT 257 SILVERADO OAKS #7 PH C MOR U-52
480-120-001-000	A	100.00	100.00	1.0	LOT 228 SILVERADO OAKS #7 PH C MOR U-52
480-120-002-000	A	100.00	100.00	1.0	LOT 229 SILVERADO OAKS #7 PH C MOR U-52
480-120-003-000	A	100.00	100.00	1.0	LOT 230 SILVERADO OAKS #7 PH C MOR U-52
480-120-004-000	A	100.00	100.00	1.0	LOT 231 SILVERADO OAKS #7 PH C MOR U-52
480-120-005-000	A	100.00	100.00	1.0	LOT 232 SILVERADO OAKS #7 PH C MOR U-52
480-120-006-000	A	100.00	100.00	1.0	LOT 233 SILVERADO OAKS #7 PH C MOR U-52
480-120-007-000	A	100.00	100.00	1.0	LOT 234 SILVERADO OAKS #7 PH C MOR U-52
480-120-008-000	A	100.00	100.00	1.0	LOT 258 SILVERADO OAKS #7 PH C MOR U-52
480-120-009-000	A	100.00	100.00	1.0	LOT 259 SILVERADO OAKS #7 PH C MOR U-52
480-120-010-000	A	100.00	100.00	1.0	LOT 260 SILVERADO OAKS #7 PH C MOR U-52
480-120-011-000	A	100.00	100.00	1.0	LOT 261 SILVERADO OAKS #7 PH C MOR U-52
480-120-012-000	A	100.00	100.00	1.0	LOT 262 SILVERADO OAKS #7 PH C MOR U-52
480-120-013-000	A	100.00	100.00	1.0	LOT 263 SILVERADO OAKS #7 PH C MOR U-52
480-120-014-000	A	100.00	100.00	1.0	LOT 264 SILVERADO OAKS #7 PH C MOR U-52
480-120-015-000	A	100.00	100.00	1.0	LOT 265 SILVERADO OAKS #7 PH C MOR U-52
480-120-016-000	A	100.00	100.00	1.0	LOT 266 SILVERADO OAKS #7 PH C MOR U-52
480-120-017-000	A	100.00	100.00	1.0	LOT 267 SILVERADO OAKS #7 PH C MOR U-52
480-120-018-000	A	100.00	100.00	1.0	LOT 268 SILVERADO OAKS #7 PH C MOR U-52
480-120-019-000	A	100.00	100.00	1.0	LOT 269 SILVERADO OAKS #7 PH C MOR U-52
480-120-020-000	A	100.00	100.00	1.0	LOT 270 SILVERADO OAKS #7 PH C MOR U-52
480-120-021-000	A	100.00	100.00	1.0	LOT 271 SILVERADO OAKS #7 PH C MOR U-52
480-120-022-000	A	100.00	100.00	1.0	LOT 272 SILVERADO OAKS #7 PH C MOR U-52
480-120-023-000	A	100.00	100.00	1.0	LOT 273 SILVERADO OAKS #7 PH C MOR U-52
480-120-024-000	A	100.00	100.00	1.0	LOT 274 SILVERADO OAKS #7 PH C MOR U-52

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480-120-025-000	A	100.00	100.00	1.0	LOT 275 SILVERADO OAKS #7 PH C MOR U-52
480-120-026-000	A	100.00	100.00	1.0	LOT 276 SILVERADO OAKS #7 PH C MOR U-52
480-120-027-000	A	100.00	100.00	1.0	LOT 277 SILVERADO OAKS #7 PH C MOR U-52
480-120-028-000	A	100.00	100.00	1.0	LOT 278 SILVERADO OAKS #7 PH C MOR U-52
480-120-029-000	A	100.00	100.00	1.0	LOT 279 SILVERADO OAKS #7 PH C MOR U-52
480-120-030-000	A	100.00	100.00	1.0	LOT 280 SILVERADO OAKS #7 PH C MOR U-52
480-120-031-000	A	100.00	100.00	1.0	LOT 281 SILVERADO OAKS #7 PH C MOR U-52
480-120-032-000	A	100.00	100.00	1.0	LOT 282 SILVERADO OAKS #7 PH C MOR U-52
480-120-033-000	A	100.00	100.00	1.0	LOT 283 SILVERADO OAKS #7 PH C MOR U-52
480-120-034-000	A	100.00	100.00	1.0	LOT 284 SILVERADO OAKS #7 PH C MOR U-52
480-120-035-000	A	100.00	100.00	1.0	LOT 285 SILVERADO OAKS #7 PH C MOR U-52
480-120-036-000	A	100.00	100.00	1.0	LOT 286 SILVERADO OAKS #7 PH C MOR U-52
480-120-037-000	A	100.00	100.00	1.0	LOT 287 SILVERADO OAKS #7 PH C MOR U-52
480-130-001-000	A	100.00	100.00	1.0	LOT 288 SILVERADO OAKS #7 PH C MOR U-52
480-130-002-000	A	100.00	100.00	1.0	LOT 289 SILVERADO OAKS #7 PH C MOR U-52
480-130-003-000	A	100.00	100.00	1.0	LOT 290 SILVERADO OAKS #7 PH C MOR U-52
480-130-004-000	A	100.00	100.00	1.0	LOT 291 SILVERADO OAKS #7 PH C MOR U-52
480-130-005-000	A	100.00	100.00	1.0	LOT 292 SILVERADO OAKS #7 PH C MOR U-52
480-130-006-000	A	100.00	100.00	1.0	LOT 293 SILVERADO OAKS #7 PH C MOR U-52
480-130-007-000	A	100.00	100.00	1.0	LOT 294 SILVERADO OAKS #7 PH C MOR U-52
480-130-008-000	A	100.00	100.00	1.0	LOT 295 SILVERADO OAKS #7 PH C MOR U-52
480-130-009-000	A	100.00	100.00	1.0	LOT 296 SILVERADO OAKS #7 PH C MOR U-52
480-130-010-000	A	100.00	100.00	1.0	LOT 297 SILVERADO OAKS #7 PH C MOR U-52
480-130-011-000	A	100.00	100.00	1.0	LOT 298 SILVERADO OAKS #7 PH C MOR U-52
480-130-012-000	A	100.00	100.00	1.0	LOT 299 SILVERADO OAKS #7 PH C MOR U-52
480-130-013-000	A	100.00	100.00	1.0	LOT 300 SILVERADO OAKS #7 PH C MOR U-52
480-130-014-000	A	100.00	100.00	1.0	LOT 301 SILVERADO OAKS #7 PH C MOR U-52
480-130-015-000	A	100.00	100.00	1.0	LOT 302 SILVERADO OAKS #7 PH C MOR U-52
480-130-016-000	A	100.00	100.00	1.0	LOT 309 SILVERADO OAKS #7 PH C MOR U-52
480-130-017-000	A	100.00	100.00	1.0	LOT 310 SILVERADO OAKS #7 PH C MOR U-52
480-130-018-000	A	100.00	100.00	1.0	LOT 311 SILVERADO OAKS #7 PH C MOR U-52
480-130-019-000	A	100.00	100.00	1.0	LOT 312 SILVERADO OAKS #7 PH C MOR U-52
480-130-020-000	A	100.00	100.00	1.0	LOT 313 SILVERADO OAKS #7 PH C MOR U-52
480-130-021-000	A	100.00	100.00	1.0	LOT 314 SILVERADO OAKS #7 PH C MOR U-52
480-130-022-000	A	100.00	100.00	1.0	LOT 315 SILVERADO OAKS #7 PH C MOR U-52
480-130-023-000	A	100.00	100.00	1.0	LOT 316 SILVERADO OAKS #7 PH C MOR U-52
480-130-024-000	A	100.00	100.00	1.0	LOT 317 SILVERADO OAKS #7 PH C MOR U-52
480-130-025-000	A	100.00	100.00	1.0	LOT 318 SILVERADO OAKS #7 PH C MOR U-52
480-130-026-000	A	100.00	100.00	1.0	LOT 319 SILVERADO OAKS #7 PH C MOR U-52
480-130-027-000	A	100.00	100.00	1.0	LOT 320 SILVERADO OAKS #7 PH C MOR U-52
480-130-028-000	A	100.00	100.00	1.0	LOT 321 SILVERADO OAKS #7 PH C MOR U-52
480-130-029-000	A	100.00	100.00	1.0	LOT 322 SILVERADO OAKS #7 PH C MOR U-52
480-130-030-000	A	100.00	100.00	1.0	LOT 323 SILVERADO OAKS #7 PH C MOR U-52
480-130-031-000	A	100.00	100.00	1.0	LOT 324 SILVERADO OAKS #7 PH C MOR U-52
480-130-032-000	A	100.00	100.00	1.0	LOT 325 SILVERADO OAKS #7 PH C MOR U-52
480-130-033-000	A	100.00	100.00	1.0	LOT 326 SILVERADO OAKS #7 PH C MOR U-52
480-140-001-000	A	100.00	100.00	1.0	LOT 303 SILVERADO OAKS #7 PH C MOR U-52
480-140-002-000	A	100.00	100.00	1.0	LOT 304 SILVERADO OAKS #7 PH C MOR U-52
480-140-003-000	A	100.00	100.00	1.0	LOT 305 SILVERADO OAKS #7 PH C MOR U-52
480-140-004-000	A	100.00	100.00	1.0	LOT 306 SILVERADO OAKS #7 PH C MOR U-52
480-140-005-000	A	100.00	100.00	1.0	LOT 307 SILVERADO OAKS #7 PH C MOR U-52
480-140-006-000	A	100.00	100.00	1.0	LOT 308 SILVERADO OAKS #7 PH C MOR U-52
480-140-007-000	A	100.00	100.00	1.0	LOT 327 SILVERADO OAKS #7 PH C MOR U-52

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480-140-008-000	A	100.00	100.00	1.0	LOT 328 SILVERADO OAKS #7 PH C MOR U-52
480-140-009-000	A	100.00	100.00	1.0	LOT 329 SILVERADO OAKS #7 PH C MOR U-52
480-140-010-000	A	100.00	100.00	1.0	LOT 330 SILVERADO OAKS #7 PH C MOR U-52
480-140-011-000	A	100.00	100.00	1.0	LOT 331 SILVERADO OAKS #7 PH C MOR U-52
480-140-012-000	A	100.00	100.00	1.0	LOT 332 SILVERADO OAKS #7 PH C MOR U-52
480-140-013-000	A	100.00	100.00	1.0	LOT 333 SILVERADO OAKS #7 PH C MOR U-52
480-140-014-000	A	100.00	100.00	1.0	LOT 334 SILVERADO OAKS #7 PH C MOR U-52
480-140-015-000	A	100.00	100.00	1.0	LOT 335 SILVERADO OAKS #7 PH C MOR U-52
480-140-016-000	A	100.00	100.00	1.0	LOT 336 SILVERADO OAKS #7 PH C MOR U-52
480-140-017-000	A	100.00	100.00	1.0	LOT 337 SILVERADO OAKS #7 PH C MOR U-52
480-140-018-000	A	100.00	100.00	1.0	LOT 338 SILVERADO OAKS #7 PH C MOR U-52
480-140-019-000	A	100.00	100.00	1.0	LOT 339 SILVERADO OAKS #7 PH C MOR U-52
480-140-020-000	A	100.00	100.00	1.0	LOT 340 SILVERADO OAKS #7 PH C MOR U-52
480-140-021-000	A	100.00	100.00	1.0	LOT 341 SILVERADO OAKS #7 PH C MOR U-52
480-140-022-000	A	100.00	100.00	1.0	LOT 342 SILVERADO OAKS #7 PH C MOR U-52
480-140-023-000	A	100.00	100.00	1.0	LOT 343 SILVERADO OAKS #7 PH C MOR U-52
480-140-024-000	A	100.00	100.00	1.0	LOT 344 SILVERADO OAKS #7 PH C MOR U-52
480-140-025-000	A	100.00	100.00	1.0	LOT 345 SILVERADO OAKS #7 PH C MOR U-52
480-140-026-000	A	100.00	100.00	1.0	LOT 346 SILVERADO OAKS #7 PH C MOR U-52
480-140-027-000	A	100.00	100.00	1.0	LOT 347 SILVERADO OAKS #7 PH C MOR U-52
480-140-028-000	A	100.00	100.00	1.0	LOT 348 SILVERADO OAKS #7 PH C MOR U-52
480-140-029-000	A	100.00	100.00	1.0	LOT 349 SILVERADO OAKS #7 PH C MOR U-52
480-140-030-000	A	100.00	100.00	1.0	LOT 350 SILVERADO OAKS #7 PH C MOR U-52
480-150-001-000	A	100.00	100.00	1.0	LOT 450 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-002-000	A	100.00	100.00	1.0	LOT 451 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-003-000	A	100.00	100.00	1.0	LOT 452 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-004-000	A	100.00	100.00	1.0	LOT 453 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-005-000	A	100.00	100.00	1.0	LOT 454 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-006-000	A	100.00	100.00	1.0	LOT 455 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-007-000	A	100.00	100.00	1.0	LOT 456 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-008-000	A	100.00	100.00	1.0	LOT 457 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-009-000	A	100.00	100.00	1.0	LOT 458 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-010-000	A	100.00	100.00	1.0	LOT 459 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-011-000	A	100.00	100.00	1.0	LOT 460 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-012-000	A	100.00	100.00	1.0	LOT 461 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-013-000	A	100.00	100.00	1.0	LOT 462 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-014-000	A	100.00	100.00	1.0	LOT 463 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-015-000	A	100.00	100.00	1.0	LOT 464 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-016-000	A	100.00	100.00	1.0	LOT 465 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-017-000	A	100.00	100.00	1.0	LOT 466 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-018-000	A	100.00	100.00	1.0	LOT 467 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-019-000	A	100.00	100.00	1.0	LOT 468 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-020-000	A	100.00	100.00	1.0	LOT 469 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-021-000	A	100.00	100.00	1.0	LOT 470 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-022-000	A	100.00	100.00	1.0	LOT 471 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-023-000	A	100.00	100.00	1.0	LOT 472 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-024-000	A	100.00	100.00	1.0	LOT 473 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-025-000	A	100.00	100.00	1.0	LOT 474 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-026-000	A	100.00	100.00	1.0	LOT 475 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-027-000	A	100.00	100.00	1.0	LOT 476 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-028-000	A	100.00	100.00	1.0	LOT 477 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-029-000	A	100.00	100.00	1.0	LOT 478 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-030-000	A	100.00	100.00	1.0	LOT 479 SILVERADO OAKS UNIT NO 7 PHASE G

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480-150-031-000	A	100.00	100.00	1.0	LOT 480 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-032-000	A	100.00	100.00	1.0	LOT 481 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-033-000	A	100.00	100.00	1.0	LOT 482 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-034-000	A	100.00	100.00	1.0	LOT 483 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-035-000	A	100.00	100.00	1.0	LOT 484 SILVERADO OAKS UNIT NO 7 PHASE G
480-150-036-000	A	100.00	100.00	1.0	LOT 485 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-001-000	A	100.00	100.00	1.0	LOT 432 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-002-000	A	100.00	100.00	1.0	LOT 433 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-003-000	A	100.00	100.00	1.0	LOT 434 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-004-000	A	100.00	100.00	1.0	LOT 435 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-005-000	A	100.00	100.00	1.0	LOT 436 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-006-000	A	100.00	100.00	1.0	LOT 437 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-007-000	A	100.00	100.00	1.0	LOT 438 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-008-000	A	100.00	100.00	1.0	LOT 439 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-009-000	A	100.00	100.00	1.0	LOT 440 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-010-000	A	100.00	100.00	1.0	LOT 441 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-011-000	A	100.00	100.00	1.0	LOT 442 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-012-000	A	100.00	100.00	1.0	LOT 443 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-013-000	A	100.00	100.00	1.0	LOT 444 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-014-000	A	100.00	100.00	1.0	LOT 445 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-015-000	A	100.00	100.00	1.0	LOT 446 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-016-000	A	100.00	100.00	1.0	LOT 447 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-017-000	A	100.00	100.00	1.0	LOT 448 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-018-000	A	100.00	100.00	1.0	LOT 449 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-019-000	A	100.00	100.00	1.0	LOT 486 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-020-000	A	100.00	100.00	1.0	LOT 487 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-021-000	A	100.00	100.00	1.0	LOT 488 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-022-000	A	100.00	100.00	1.0	LOT 489 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-023-000	A	100.00	100.00	1.0	LOT 490 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-024-000	A	100.00	100.00	1.0	LOT 491 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-025-000	A	100.00	100.00	1.0	LOT 492 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-026-000	A	100.00	100.00	1.0	LOT 493 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-027-000	A	100.00	100.00	1.0	LOT 494 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-028-000	A	100.00	100.00	1.0	LOT 495 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-029-000	A	100.00	100.00	1.0	LOT 496 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-030-000	A	100.00	100.00	1.0	LOT 497 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-031-000	A	100.00	100.00	1.0	LOT 498 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-032-000	A	100.00	100.00	1.0	LOT 499 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-033-000	A	100.00	100.00	1.0	LOT 500 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-034-000	A	100.00	100.00	1.0	LOT 501 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-035-000	A	100.00	100.00	1.0	LOT 502 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-036-000	A	100.00	100.00	1.0	LOT 503 SILVERADO OAKS UNIT NO 7 PHASE G
480-160-037-000	A	100.00	100.00	1.0	LOT 504 SILVERADO OAKS UNIT NO 7 PHASE G
480-170-001-000	A	100.00	100.00	1.0	LOT 21 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-002-000	A	100.00	100.00	1.0	LOT 22 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-003-000	A	100.00	100.00	1.0	LOT 23 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-004-000	A	100.00	100.00	1.0	LOT 24 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-005-000	A	100.00	100.00	1.0	LOT 25 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-006-000	A	100.00	100.00	1.0	LOT 26 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-007-000	A	100.00	100.00	1.0	LOT 27 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-008-000	A	100.00	100.00	1.0	LOT 28 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-009-000	A	100.00	100.00	1.0	LOT 29 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-010-000	A	100.00	100.00	1.0	LOT 30 SILVERADO OAKS UNIT NO 8 MOR V-75

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-170-011-000	A	100.00	100.00	1.0	LOT 31 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-012-000	A	100.00	100.00	1.0	LOT 32 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-013-000	A	100.00	100.00	1.0	LOT 33 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-014-000	A	100.00	100.00	1.0	LOT 34 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-015-000	A	100.00	100.00	1.0	LOT 35 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-016-000	A	100.00	100.00	1.0	LOT 36 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-017-000	A	100.00	100.00	1.0	LOT 37 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-018-000	A	100.00	100.00	1.0	LOT 38 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-019-000	A	100.00	100.00	1.0	LOT 39 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-020-000	A	100.00	100.00	1.0	LOT 40 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-021-000	A	100.00	100.00	1.0	LOT 41 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-022-000	A	100.00	100.00	1.0	LOT 42 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-025-000	A	100.00	100.00	1.0	LOT 45 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-026-000	A	100.00	100.00	1.0	LOT 46 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-027-000	A	100.00	100.00	1.0	LOT 47 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-028-000	A	100.00	100.00	1.0	LOT 48 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-029-000	A	100.00	100.00	1.0	LOT 49 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-030-000	A	100.00	100.00	1.0	LOT 50 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-031-000	A	100.00	100.00	1.0	LOT 51 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-032-000	A	100.00	100.00	1.0	LOT 52 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-033-000	A	100.00	100.00	1.0	LOT 53 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-034-000	A	100.00	100.00	1.0	LOT 54 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-035-000	A	100.00	100.00	1.0	LOT 55 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-036-000	A	100.00	100.00	1.0	LOT 56 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-037-000	A	100.00	100.00	1.0	LOT 57 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-038-000	A	100.00	100.00	1.0	LOT 58 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-039-000	A	100.00	100.00	1.0	LOT 59 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-040-000	A	100.00	100.00	1.0	LOT 60 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-041-000	A	100.00	100.00	1.0	LOT 61 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-042-000	A	100.00	100.00	1.0	LOT 62 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-043-000	A	100.00	100.00	1.0	LOT 63 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-044-000	A	100.00	100.00	1.0	LOT 64 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-045-000	A	100.00	100.00	1.0	LOT 65 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-046-000	A	100.00	100.00	1.0	LOT 66 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-047-000	A	100.00	100.00	1.0	LOT 67 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-048-000	A	100.00	100.00	1.0	LOT 68 SILVERADO OAKS UNIT NO 8 MOR V-75
480-170-052-000	A	100.00	100.00	1.0	POR LOT 43 SILVERADO OAKS UNIT NO 8 MOR
480-170-053-000	A	100.00	100.00	1.0	LOT 44 & POR 43 SILVERADO OAKS UNIT NO 8
480-180-001-000	A	100.00	100.00	1.0	LOT 69 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-002-000	A	100.00	100.00	1.0	LOT 70 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-003-000	A	100.00	100.00	1.0	LOT 71 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-004-000	A	100.00	100.00	1.0	LOT 72 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-005-000	A	100.00	100.00	1.0	LOT 73 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-006-000	A	100.00	100.00	1.0	LOT 74 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-007-000	A	100.00	100.00	1.0	LOT 75 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-008-000	A	100.00	100.00	1.0	LOT 76 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-009-000	A	100.00	100.00	1.0	LOT 77 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-010-000	A	100.00	100.00	1.0	LOT 78 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-011-000	A	100.00	100.00	1.0	LOT 79 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-012-000	A	100.00	100.00	1.0	LOT 80 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-013-000	A	100.00	100.00	1.0	LOT 81 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-014-000	A	100.00	100.00	1.0	LOT 82 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-015-000	A	100.00	100.00	1.0	LOT 90 SILVERADO OAKS UNIT NO 8 MOR V-75

City of Roseville
Northwest Roseville Landscaping & Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ZONE	CHARGE	MAXIMUM ASSESSMENT	NO. OF UNITS	LEGAL DESCRIPTION
480-180-016-000	A	100.00	100.00	1.0	LOT 91 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-017-000	A	100.00	100.00	1.0	LOT 92 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-018-000	A	100.00	100.00	1.0	LOT 93 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-019-000	A	100.00	100.00	1.0	LOT 94 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-020-000	A	100.00	100.00	1.0	LOT 95 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-021-000	A	100.00	100.00	1.0	LOT 96 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-022-000	A	100.00	100.00	1.0	LOT 97 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-023-000	A	100.00	100.00	1.0	LOT 98 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-024-000	A	100.00	100.00	1.0	LOT 99 SILVERADO OAKS UNIT NO 8 MOR V-75
480-180-025-000	A	100.00	100.00	1.0	LOT 100 SILVERADO OAKS UNIT NO 8 MOR V-7
480-180-026-000	A	100.00	100.00	1.0	LOT 101 SILVERADO OAKS UNIT NO 8 MOR V-7
480-180-027-000	A	100.00	100.00	1.0	LOT 102 SILVERADO OAKS UNIT NO 8 MOR V-7
480-180-028-000	A	100.00	100.00	1.0	LOT 103 SILVERADO OAKS UNIT NO 8 MOR V-7
480-180-029-000	A	100.00	100.00	1.0	LOT 104 SILVERADO OAKS UNIT NO 8 MOR V-7
480-180-030-000	A	100.00	100.00	1.0	LOT 105 SILVERADO OAKS UNIT NO 8 MOR V-7
480-190-001-000	A	100.00	100.00	1.0	LOT 1 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-002-000	A	100.00	100.00	1.0	LOT 2 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-003-000	A	100.00	100.00	1.0	LOT 3 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-004-000	A	100.00	100.00	1.0	LOT 4 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-005-000	A	100.00	100.00	1.0	LOT 5 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-006-000	A	100.00	100.00	1.0	LOT 6 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-007-000	A	100.00	100.00	1.0	LOT 7 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-008-000	A	100.00	100.00	1.0	LOT 8 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-009-000	A	100.00	100.00	1.0	LOT 9 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-010-000	A	100.00	100.00	1.0	LOT 10 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-011-000	A	100.00	100.00	1.0	LOT 11 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-012-000	A	100.00	100.00	1.0	LOT 12 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-013-000	A	100.00	100.00	1.0	LOT 13 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-014-000	A	100.00	100.00	1.0	LOT 14 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-015-000	A	100.00	100.00	1.0	LOT 15 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-016-000	A	100.00	100.00	1.0	LOT 16 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-019-000	A	100.00	100.00	1.0	LOT 19 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-020-000	A	100.00	100.00	1.0	LOT 20 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-021-000	A	100.00	100.00	1.0	LOT 83 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-022-000	A	100.00	100.00	1.0	LOT 84 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-023-000	A	100.00	100.00	1.0	LOT 85 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-024-000	A	100.00	100.00	1.0	LOT 86 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-025-000	A	100.00	100.00	1.0	LOT 87 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-026-000	A	100.00	100.00	1.0	LOT 88 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-027-000	A	100.00	100.00	1.0	LOT 89 SILVERADO OAKS UNIT NO 8 MOR V-75
480-190-030-000	A	100.00	100.00	1.0	POR LOTS 17 & 18 SILVERADO OAKS UNIT NO
480-190-031-000	A	100.00	100.00	1.0	POR LOTS 17 & 18 SILVERADO OAKS UNIT NO

Summary Fields	Value
ACTIVE PARCELS	4,759
LEVIED PARCELS	4,752
CHARGE	481,336.00
MAXIMUM ASSESSMENT	481,336.00

RESOLUTION NO. 16-260

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Northwest Roseville Specific Plan Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR NORTHWEST ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: turf, ground cover, shrubs and trees, irrigation systems, drainage systems, natural areas, open space areas, public pedestrian paths, entry monuments, fencing, lighting systems, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Northwest Roseville Specific Plan Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 16-260

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-259 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 16-261

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Levy Report (hereafter referred to as the "Report") for said district known and designated as: Olympus Pointe Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"); and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 16-261

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-261 was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville



City of Roseville

Olympus Pointe Landscaping and Lighting District

2016/17 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 18, 2016
Public Hearing: June 15, 2016

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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

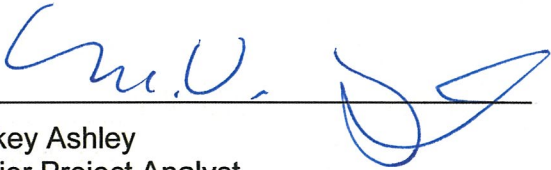
Olympus Pointe Landscaping and Lighting District

City of Roseville
Placer County, State of California

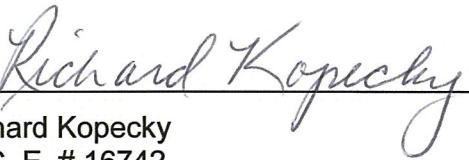
This Report describes the District and all relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/17 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of APRIL, 2016

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 

Mickey Ashley
Senior Project Analyst
District Administration Services

By: 

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the certain public improvements within the Olympus Pointe Landscaping and Lighting District (“District”) within the City. The District, which was formed in 1989, is levied annual assessments pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the “Act”).

The Engineer’s Report (“Report”) describes the District boundaries, any new annexations, improvements maintained by the District and the proposed assessments for the period of July 1, 2016 through June 30, 2017.

The District consists of two (2) benefit Zones (“Zones”). The improvements that benefit properties within each Zone and the costs associated with those improvements are identified and budgeted separately. Each parcel within a Zone is assessed proportionately for only those improvements and services that are a direct and special benefit to the properties within the respective Zone. The assessments are based on the historical and estimated cost to maintain the improvements that provide a direct and special benefit to properties within the District.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office.

Following approval of the Report, the City Council will by resolution, order the improvements to be made, if any, and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District and respective Zones for Fiscal Year (“FY”) 2016/17. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the Act and are in compliance with the substantive and procedural requirements of the California State Constitution Articles XIIC and XIID (“Article XIIC” and “Article XIID”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIIC and XIID and the Implementation Act collectively are hereinafter referred to as “Proposition 218”.

The District’s Maximum Assessment Rates for all Zones and the Inflationary Adjustment Factor were previously approved and confirmed through property owner ballot proceedings and as such, comply with the provisions of Proposition 218.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. CLARIFICATION OF ZONE DESIGNATIONS

In order to increase consistency with the City’s other districts and to facilitate presentation within the Engineer’s Report, the names of both Zones were redesignated, commencing with FY 2007/2008, as follows:

- The “Non-Residential/Multi-Family Residential Zone” was redesignated to “Zone A”. ⁽¹⁾
- The “Residential Zone” was redesignated to “Zone D”. ⁽²⁾

(1) Prior to FY 2005/2006, this territory was known as “Zone A”. In FY 2005/2006, Zone A was redesignated to the “Non-Residential/Multi-Family Residential Zone”.

(2) Prior to FY 2005/2006, this territory was known as “Zones B & C”. In FY 2005/2006, Zones B & C were combined and redesignated to the “Residential Zone”.

D. GENERAL DESCRIPTION OF DISTRICT

The Olympus Pointe Landscaping and Lighting District is located in the City of Roseville at the southerly edge of Placer County, northeast of the intersection of Interstate 80 and Douglas Boulevard. The site is generally bounded by Interstate 80 on the west, East Roseville Parkway and Olympus Drive to the north, Douglas Boulevard to the south and Sierra College Boulevard to the east. See Appendix A for a rendering of the District boundary map.

The District consists of two zones as described below. These zones were established by the City through a District reengineering commencing with the FY 2005/2006 levy. Additional information regarding the reengineering is provided in Section III of the Report.

Zone A

Zone A includes land zoned for non-residential and multi-family residential uses. The Zone comprises the majority of the District and is primarily west and south of East Roseville Parkway, east of Interstate 80 north of Douglas Boulevard. This Zone contains 581.78 acres of assessable land that was originally designated as “Zone A”. The area was then redesignated as the “Non-Residential/Multi-Family Zone” commencing with the FY 2005/06 and then redesignated back to “Zone A” commencing with the FY 2007/08 levy.

Zone D

Zone D includes two single-family residential developments on the eastern side of the District. The Zone is bisected by Olympus Drive and Sierra College Boulevard on the District’s eastern boundary and includes 468 developed single-family residences. Originally, the each residential development was designated as separate zones (Zones B and C). The area was redesignated as the “Residential Zone” commencing with the FY 2005/2006 levy and then redesignated to the “Zone D” commencing with the FY 2007/2008 levy.

E. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

F. DESCRIPTION AND LOCATION OF IMPROVEMENTS

This District, through the levy special assessments, provides funding for the maintenance and operation of the following improvements located within the public right-of-ways and dedicated easements: project identification signs, including surrounding landscape and hardscape; special street materials; sculptures and sculpture park; special street signs; special lighting for the project identification signs and special illuminated street signs; and landscaped street medians (the “Improvements”). The specific locations of the improvements within the district are described as follows:

1. Zone A

a. Landscaped Median Islands:

- Eureka Road from Douglas Boulevard to Taylor Road Connector
- Sunrise Avenue from southern boundary of NERSP to East Roseville Parkway
- East Roseville Parkway from Douglas Boulevard to Rocky Ridge Drive
- Douglas Boulevard from eastern boundary of NERSP to Rocky Ridge Drive

b. Project identification signs (granite entryways) and special paving materials:

- Eureka Road at Douglas Boulevard
- East Roseville Parkway at Douglas Boulevard
- Eureka Road at Taylor Road

c. Sculpture and Sculpture Park:

- Aris Demetrio's original sculpture located on Parcel 14
- Sculpture park (0.85 acres located on Parcel 14)

d. Special street signs:

- Eureka Road at Sunrise Avenue, Rocky Ridge Drive, Lead Hill Drive and Douglas Boulevard
- Lead Hill Drive at Rocky Ridge Drive
- Sunrise Avenue at Auto Mall entrance
- East Roseville Parkway at Taylor Road, Lead Hill Drive, Olympus Drive and Douglas Boulevard
- Olympus Drive at Sierra College Boulevard

2. Zone D

a. Landscaped Frontage:

- Southern side of Olympus Drive from East Roseville Parkway to Sierra College Boulevard, excluding any landscaping not within or adjacent to the Zone
- Northern side of Olympus Drive from the Zone boundary (the former Zone C boundary), which is 175 feet southwest of Corniche Lane, to Sierra College Boulevard, western side of Sierra College Boulevard from Olympus Drive to the Zone boundary (the former Zone C boundary), which is approximately 600 feet.

b. Project identification signs and special paving materials:

- Sierra College Boulevard at Olympus Drive

G. DESCRIPTION OF MAINTENANCE AND SERVICES

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the Improvements and appurtenant facilities, including repair, removal or replacement of all or part of any of Improvements or appurtenant facilities; providing for the life, growth, health and beauty of the Improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste.

Servicing means the furnishing of water and electricity for the Improvements including any decorative lighting and the furnishing of electric current or energy, gas or other illuminating agent for the special street signs.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Act permits the establishment of assessment districts by public agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of street lights, traffic signals and landscaping facilities. Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provide that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties, which specifically benefit from the improvements, be assessed.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall 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. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

The City initiated and conducted a property owner protest ballot proceedings in accordance with Article XIID and the Implementation Act for both the Non-Residential/Multi-Family Zone (Zone A) and the Residential Zone (Zone D). Each Zone's Improvements, the associated costs and assessments had been reviewed, identified and allocated based on special benefit pursuant to the provisions of the Constitution and Act.

All Improvements associated with these Zones have been identified as necessary, required and/or desired for the orderly development of the properties to their full potential. As such, these Improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of these Improvements would be the financial obligation of those properties. Therefore, the Improvements and the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The method of apportionment (method of assessment) is based on the premise that each of the assessed parcels within these Zones receives special benefit from the Improvements maintained and financed by the assessments. Specifically, the assessments associated with the Zones are for the maintenance of the Improvements installed as part of the original development of the parcels within the Zones. The desirability and security of properties within each Zone is enhanced by the close proximity of these amenities to those properties.

The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep the Zone Improvements in a healthy, vigorous, and satisfactory condition.

The special benefits associated with these improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.

- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

All of the preceding special benefits allowed the property to be developed for the enjoyment of the property owners and contribute to an ongoing specific enhancement and desirability of each of the assessed parcels within the Zones.

The improvements are for the special benefit, enhancement and use of properties within the Zones. Although the improvements include public easements, right-of-ways, streets and other amenities available or visible to the public at large, the construction and installation of these Improvements were only necessary for the development of properties within the Zones and were not required nor necessarily desired by any properties or developments outside the Zone's boundaries. Therefore, any public access or use of the Improvements by others is incidental and there is no measurable general benefit to properties outside the Zones or to the public at large. In making this determination, it should be noted that all parkway and perimeter landscaping within the City is both funded and maintained by a special district, individual property owners or through some type of association.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual lots and parcels within the District an Equivalent Benefit Unit ("EBU") system is used. The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the Act, as the benefit to each parcel from the Improvements are apportioned as a function of land use type, size and development. Acreage of common area parcels shall be apportioned to the remaining assessable parcels of a subdivision and/or parcel split(s) related to the creation of the common area parcel(s).

EBU Application Table

Land Use	EBU per Unit/Acre
Single Family Residential	1.00 per Unit
Multi Family Residential	1.00 per Acre
Non-Residential	1.00 per Acre
Exempt	0.00 per Acre

1. Definitions and Formulas Related to the Product Type EBU Method

Single-Family Residential — This land use is defined as a fully subdivided residential parcel that is part of a final tract map.

Multi-Family Residential — This land use is defined as a residential parcel anticipated to have or has more than one residential unit.

Non-Residential — Parcels that are not considered Single Family Residential, Multi- Family Residential or Exempt.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.0 EBU per acre. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, greenbelts, parkways, park properties and other publicly owned properties that are part of the District Improvements. These types of parcels are considered to receive little or no benefit from the Improvements and are therefore exempted from assessment.

2. Zone Benefit Formula

The benefit formula applied to parcels within each Zone is based on the preceding Equivalent Benefit Unit (EBU) Application Table. Each parcel's EBU correlates the parcel's special benefit received as compared to all other parcels benefiting from the Improvements.

The following formula is used to calculate the EBU for each parcel (proportional benefit).

$$\text{Parcel Type EBU} \times \text{Units/Acres} = \text{Parcel EBU}$$

The total number of Equivalent Benefit Units (EBUs) is the sum of all individual EBUs applied to parcels within each Zone that receive a special benefit from the Improvements. An assessment amount per EBU (Assessment Rate) for each Zone is established by taking the total costs associated with the Zone's Improvements and dividing that amount by the total number of EBUs within each Zone of all parcels benefiting from those Improvements. This Rate is then applied back to each individual parcel's based on their assigned EBUs to determine the parcel's proportionate special benefit and assessment obligation from those Improvements.

$$\text{Zone Budget} / \text{Total EBU} = \text{Assessment per EBU}$$

$$\text{Assessment per EBU} \times \text{Parcel EBU} = \text{Maximum Parcel Assessment Amount}$$

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessments rather than initiating protest ballot proceedings to approve small increases in annual costs. This District provides for an annual adjustment to the Maximum Assessment Rate in an amount equal to three percent (3%).

The Maximum Assessment Rate is adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment rate (less than or equal to this Maximum Assessment Rate) is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment Rate will increase each year, the actual assessment rate may go up and down as compared to the previous year(s). The Maximum Assessment Rate adjustment is designed to allow for the adjustment of the annual assessment for inflation in order to maintain the original purchasing power of the District budget. The Maximum Assessment Rate calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment Rate, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment Rate, then the assessment is considered an increased assessment and would be subject to Proposition 218 balloting requirements.

E. BASE MAXIMUM ASSESSMENT RATES

The base assessment rates and the annual inflationary adjustment to each Zone are listed in the table below:

Zone	Base Year	Base Year Maximum Assessment Rate per EBU	Annual Inflationary Adjustment Commencing with FY 2006/07
Zone A	FY 2005/06	\$296.65	3.00%
Zone D	FY 2005/06	99.76	3.00%

III. DISTRICT BUDGET

A. 2016/17 BUDGET

DESCRIPTION	ZONE A	ZONE D	TOTAL
<u>DIRECT COSTS</u>			
Contract Maintenance - Landscaping	\$54,920.00	\$27,590.00	\$82,510.00
Contract Maintenance - Parks	2,670.00	n/a	2,670.00
Repair & Maintenance - Landscaping/Parks	30,000.00	11,000.00	41,000.00
Utilities	28,100.00	13,000.00	41,100.00
Maintenance - Parks City Staff	6,600.00	0.00	6,600.00
Rehab Reserve Project Expenditures - Walls & Medians	<u>25,000.00</u>	<u>0.00</u>	<u>25,000.00</u>
Total Direct Costs	\$147,290.00	\$51,590.00	\$198,880.00
<u>ADMINISTRATION COSTS</u>			
City Administration	\$7,634.95	\$1,000.00	\$8,634.95
Contract Administration - Park's Dept	13,000.00	3,000.00	16,000.00
County Auditor Fees	1,407.00	646.27	2,053.27
Consulting & Professional Services	2,926.66	356.14	3,282.80
Public Hearing Publishing Costs	782.00	58.00	840.00
ERP Project Costs	<u>2,061.59</u>	<u>842.06</u>	<u>2,903.65</u>
Total Administrative Costs	\$27,812.20	\$5,902.47	\$33,714.67
Total Direct and Administration Costs	\$175,102.20	\$57,492.47	\$232,594.67
<u>BUDGET ADJUSTMENTS</u>			
Replenishment/(Use) of Operating Reserve		\$7,134.21	
Contribution for /(Use of) Rehab Reserve	(25,000.00)	0.00	(25,000.00)
Rounding Adjustment	<u>(2.41)</u>	<u>(4.68)</u>	<u>(7.09)</u>
Total Adjustments	(\$34,400.21)	\$7,129.53	(\$27,270.68)
BALANCE TO LEVY	\$140,702.00	\$64,622.00	\$205,324.00

B. 2016/17 ASSESSMENT RATES

DESCRIPTION	ZONE A	ZONE D	TOTAL
<u>FY 2016/17 APPLIED ASSESSMENT RATES</u>			
Total Assessable Acreage	539.1302	0.00	
Total Assessable Units	<u>186</u>	<u>468</u>	
Total Equivalent Benefit Units (EBUs)	725.1302	468	1,193.1302
Assessment Rates per Equivalent Benefit Unit (EBU)			
Applied Assessment Rates per EBU	\$260.9796	\$138.0800	
Maximum Assessment Rates per EBU	\$410.6330	\$138.0912	
Potential Maximum Assessment Per Zone	\$297,762	\$64,627	\$362,389

C. 2016/17 FUND BALANCE INFORMATION

DESCRIPTION	ZONE A	ZONE D	TOTAL
<u>OPERATING RESERVE</u>			
Beginning Operating Reserve Balance 7-1-2016 (est.)	\$170,205.44	\$32,461.11	\$202,666.55
add: Replenish from FY 16/17 Levy		7,134.21	7,134.21
less: Use for FY 16/17 Expenses	(9,397.79)		(9,397.79)
Transfer from/(to) the Rehab Reserve	(73,194.38)	(8,749.09)	(81,943.47)
Repayment of Advance to General Fund		(2,100.00)	(2,100.00)
Ending Operating Reserve Balance 6-30-2017 (est.)	\$87,613.27	\$28,746.24	\$116,359.50
<u>REHABILITATION RESERVE</u>			
Beginning Rehab Reserve Balance 7-1-2016 (est.)	\$186,805.62	\$28,697.95	\$215,503.57
add: Collect from FY 16/17 Levy			0.00
less: Use for FY 16/17 Rehab Projects	(25,000.00)	0.00	(25,000.00)
Transfer from/(to) the Operating Reserve	73,194.38	8,749.09	81,943.47
Ending Rehab Reserve Balance 6-30-2017 (est.)	\$235,000.00	\$37,447.04	\$272,447.04
<u>ADVANCES FROM GENERAL FUND</u>			
Beginning Balance 7-1-2016 (est.)	N/A	(\$2,100.00)	(\$2,100.00)
General Fund Repayment	N/A	2,100.00	2,100.00
Ending Balance 6-30-2017 (est.)	N/A	\$0.00	\$0.00

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the “improvements”). Cost to maintain improvements within the District’s entryway areas are not included in this amount.

Contract Maintenance – Entryways – Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of entryway improvements, as well as maintenance of appurtenant facilities (the “improvements”).

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A "Replenishment" increases the levy in order to replenish the Operating Reserve. On the other hand, a "Use" of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in

the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATES

Total Assessable Acreage - The total acreage within each zone expected to be assessed in the current fiscal year.

Total Assessable Units - The total number of assessable single family units within each zone expected to be assessed in the current fiscal year.

Total Equivalent Benefit Units (“EBUs”) - Total assessable EBUs within the District for the current fiscal year. Each assessable parcel is assigned EBUs as follows:

Land Use	EBU per Unit/Acre
Single Family Residential	1.00 per Unit
Multi Family Residential	1.00 per Acre
Non-Residential	1.00 per Acre
Exempt	0.00 per Acre

Applied Assessment Rate per Equivalent Benefit Unit (EBU) - The assessment rate per EBU to be applied to the applicable Zone for the current fiscal year.

Maximum Assessment Rate per Equivalent Benefit Unit (EBU) - The maximum assessment rate per EBU that can be applied to the applicable Zone for the current fiscal year.

Potential Maximum Assessment Per Zone – The total amount that can be assessed to all parcels within each Zone for the current fiscal year based upon the expected number of assessable units and acres.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2016 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2016 to December 31, 2016, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 16/17 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Expenses – The amount of the Operating Reserve to be used to fund FY 16/17 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2017 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2017. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2016 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2016. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 16/17 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2017 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2017. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve or related activity, the Rehabilitation Reserve information may not be presented in the Report.

ADVANCES FROM GENERAL FUND

Beginning Balance 7-1-2016 (est.) - Represents the balance owed to the City, as a result of previous loans and/or advances from the City's General Fund, as of July 1, 2016.

General Fund Repayment/(Advance) - A negative amount represents funds advanced from the City's General Fund to pay costs related to Zone improvements that could not be funded by the Zone's assessments; a positive figure represents the amount of a repayment of a previous advance. The City is under no obligation to advance monies from the General Fund or any other source to fund District expenses.

Ending Balance 6-30-2017 (est.) - Represents the projected balance due to the City as of June 30, 2017.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below for each Zone with a projected ending Rehabilitation Reserve balance.

Zone A - Rehabilitation, renovation and/or replacement costs of median improvements are projected to be \$10,000 each in FYs 2017/18 and 2018/19. Repair of stone wall and medians are projected to be \$5,000 in FY 2016/17. Rehabilitation, renovation and/or replacement costs of project entryway improvements are projected to be \$20,000 in FY 2018/19. Rehabilitation of Sculpture Park is projected to be \$30,000 in FY 2017/18. Repainting of Cosmos statue is projected to be \$20,000 in 2016/17. Replacement, renovation, repair and/or refurbishment of plants, landscape & related materials are projected to be \$10,000 for each of FYs 2017/18, 2018/19, 2019/20 and 2020/21. Replacement of illuminated street signs is projected to be up to \$100,000 in FY 2017/18.

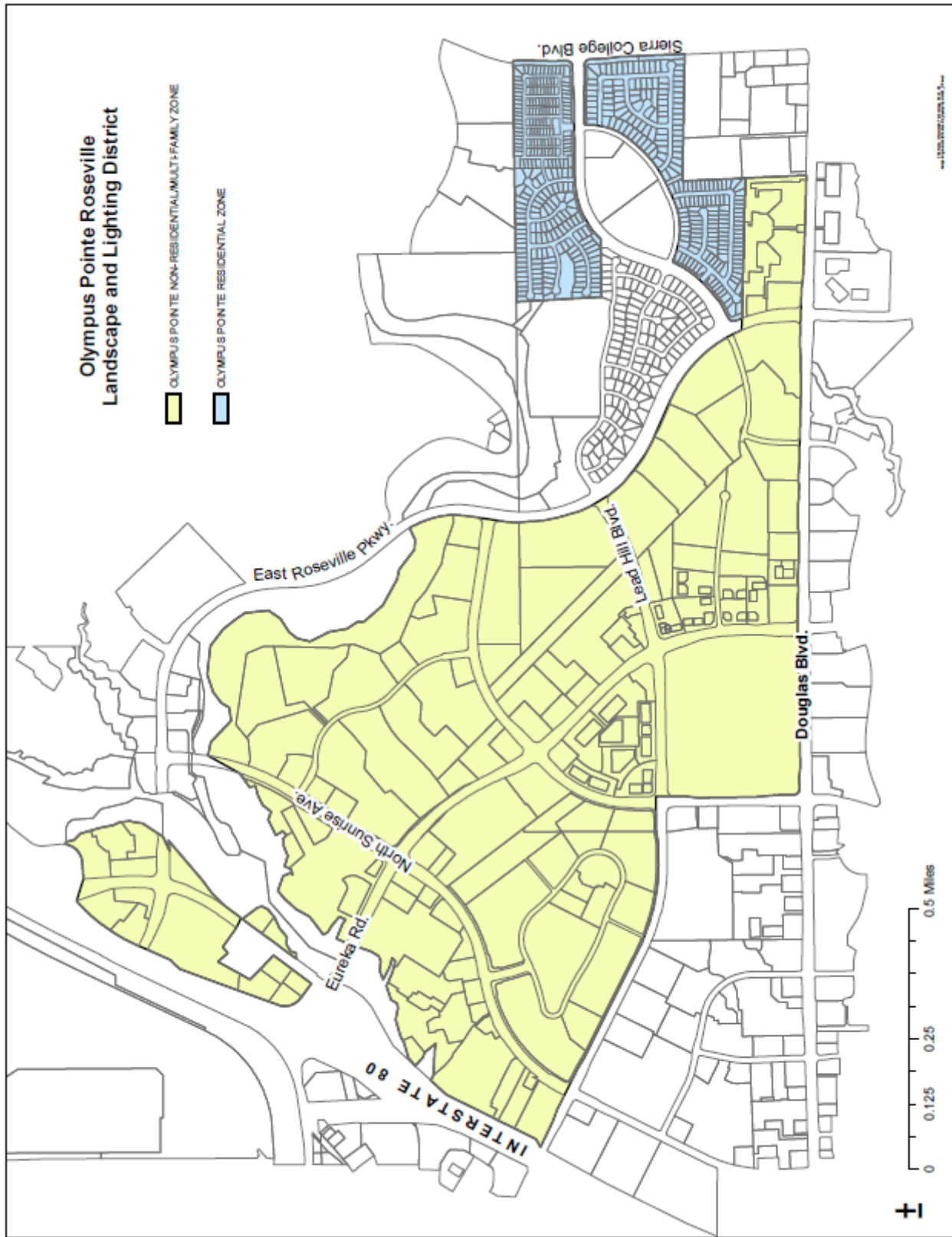
Zone D - Rehabilitation, renovation and/or replacement costs of project entryway improvements are projected to be \$5,000 in each FYs 2018/19 and 2020/21. Replacement, repair, renovation and/or refurbishment of plants, landscape & related materials are projected to be \$10,000 in FY 2017/18, \$5,000 in FY 2018/19 and \$15,000 in FY 2019/20.

Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a rendering of the District's Boundaries is presented herein.



APPENDIX B — 2016/17 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, may be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, including public greenbelts and parkways; utility rights-of-ways; small parcels vacated by the County, bifurcated lots, and other property that cannot be developed, excepting common area parcels. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2016/17. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
015-450-014-000	Assessable	Non Residential	A	211.30	447.18	1.0890	0.0	1.1 AC PAR 1 PMOR 27-1
015-450-015-000	Assessable	Non Residential	A	177.54	375.73	0.9150	0.0	PAR 2 PMOR 27-1
015-450-024-000	Assessable	Non Residential	A	209.16	442.66	1.0780	0.0	POR LOT 9 NORTHEAST PLAN #2P-97
015-450-027-000	Assessable	Non Residential	A	413.10	874.24	2.1290	0.0	2.1 AC LOT 13 NORTHEAST PLAN#2P-97& FR S
015-450-030-000	Assessable	Non Residential	A	198.30	419.67	1.0220	0.0	1 AC PAR 1 PMOR 27-131
015-450-031-000	Assessable	Non Residential	A	365.76	774.04	1.8850	0.0	1.9AC PAR 2 PMOR 27-131
015-450-042-000	Assessable	Non Residential	A	1,212.10	2,565.10	6.2467	0.0	1.9 AC PAR 1 PMOR 28 89
015-450-044-000	Assessable	Non Residential	A	235.70	498.80	1.2147	0.0	PAR 3 PMOR 28 89
015-450-057-000	Assessable	Non Residential	A	309.78	655.58	1.5965	0.0	TAYLOR RD 1905 ROS 1.6 AC POR PAR 4 PMOR
015-450-058-000	Assessable	Non Residential	A	387.22	819.46	1.9956	0.0	2.0 AC POR PARS 1 2 & 4 PMOR 29-11
015-450-059-000	Assessable	Non Residential	A	561.48	1,188.25	2.8937	0.0	2.9 AC PAR 3 & POR PARS 1 2 & 4 PMOR 29-
015-450-063-000	Assessable	Non Residential	A	354.04	749.24	1.8246	0.0	1.9 AC PAR 1 PMOR 29-106
015-450-064-000	Assessable	Non Residential	A	465.84	985.85	2.4008	0.0	2.5 AC PAR 2 PMOR 29-106
015-450-065-000	Assessable	Non Residential	A	372.66	788.66	1.9206	0.0	2.0 AC PAR 3 PMOR 29-106
015-450-066-000	Assessable	Non Residential	A	521.74	1,104.15	2.6889	0.0	2.8 AC PAR 4 PMOR 29-106
015-450-079-000	Assessable	Non Residential	A	1,914.00	4,050.48	9.8640	0.0	11.5 AC PAR 3 & 4 PMOR 27-131 & SEC 36 1
015-450-080-000	Assessable	Non Residential	A	324.38	686.50	1.6718	0.0	PAR A PMOR 32-133
015-450-082-000	Assessable	Non Residential	A	324.38	686.50	1.6718	0.0	PAR D PMOR 32-133
015-450-083-000	Assessable	Non Residential	A	259.52	549.22	1.3375	0.0	PAR E PMOR 32-133
015-450-085-000	Assessable	Non Residential	A	843.44	1,784.94	4.3468	0.0	1.3AC PAR F PMOR 33-135
015-450-086-000	Exempt	Common Area	A	-	-	-	0.0	16.1 AC POR PAR 2 PMOR 28 89
046-070-006-000	Assessable	MF Residential	A	1,959.80	4,147.39	10.1000	0.0	9.6 AC POR PAR 2 PMOR 32-28
048-010-030-000	Assessable	Non Residential	A	9,604.00	20,324.28	49.4950	0.0	53.2 AC PAR 4 PMOR 22-158 SBE# 2737-31-3
048-010-064-000	Assessable	Non Residential	A	1,940.40	4,106.33	10.0000	0.0	10.0AC POR PAR 2 & 3 PMOR 26-145
048-010-066-000	Assessable	Non Residential	A	390.06	825.50	2.0103	0.0	2.1 AC PAR 1 PMOR 29-12
048-010-067-000	Assessable	Non Residential	A	761.58	1,611.69	3.9249	0.0	4.1 AC PAR 2 PMOR 29-12
048-010-068-000	Assessable	Non Residential	A	534.10	1,130.31	2.7526	0.0	2.6 AC PAR 3 PMOR 29-12
048-010-069-000	Assessable	Non Residential	A	267.04	565.15	1.3763	0.0	1.3 AC PAR 4 PMOR 29-12
048-010-070-000	Assessable	Non Residential	A	297.18	628.93	1.5316	0.0	1.6 AC PAR 5 PMOR 29-12
048-010-071-000	Assessable	Non Residential	A	194.04	410.63	1.0000	0.0	1 AC PAR 1 PMOR 29-20
048-010-072-000	Assessable	Non Residential	A	194.04	410.63	1.0000	0.0	1 AC PAR 2 PMOR 29-20
048-010-073-000	Assessable	Non Residential	A	252.24	533.82	1.3000	0.0	1.3 AC PAR 3 PMOR 29-20
048-010-074-000	Assessable	Non Residential	A	75.86	160.56	0.3910	0.0	PAR 4 PMOR 29-20
048-010-081-000	Assessable	MF Residential	A	1,281.74	2,712.48	6.6056	0.0	7.4 AC POR PAR 2 PMOR 32-28
048-010-082-000	Assessable	Non Residential	A	1,073.88	2,272.61	5.5344	0.0	6.2 AC POR PAR 1 PMOR 32-28
048-021-016-000	Assessable	Non Residential	A	161.82	342.47	0.8340	0.0	PAR A PMOR 27-157
048-021-017-000	Assessable	Non Residential	A	483.92	1,024.12	2.4940	0.0	2.5 AC PAR B PMOR 27-157
048-021-018-000	Assessable	Non Residential	A	602.30	1,274.60	3.1040	0.0	3.1 AC PAR C PMOR 27-157
048-021-019-000	Assessable	Non Residential	A	538.46	1,139.51	2.7750	0.0	2.8 AC PAR D PMOR 27-157

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048-021-020-000	Assessable	Non Residential	A	714.44	1,511.95	3.6820	0.0	3.7 AC PAR E PMOR 27-157
048-021-021-000	Assessable	Non Residential	A	766.84	1,622.82	3.9520	0.0	4.0 AC PAR F PMOR 27-157
048-021-022-000	Assessable	Non Residential	A	415.82	879.99	2.1430	0.0	2.1 AC PAR G PMOR 27-157
048-021-052-000	Assessable	MF Residential	A	2,447.98	5,180.50	12.6159	0.0	11.9 AC POR PAR 2 PMOR 32-28
048-021-053-000	Assessable	Non Residential	A	82.28	174.15	0.4241	0.0	POR PAR 1 PMOR 32-28
048-451-003-000	Assessable	Non Residential	A	398.36	843.03	2.0530	0.0	2.1 AC PAR 2 PMOR 27-36 SBE# 2748-31-31
048-451-004-000	Assessable	Non Residential	A	66.74	141.26	0.3440	0.0	PAR 1 PMOR 27-36
048-451-005-000	Assessable	Non Residential	A	389.82	824.96	2.0090	0.0	2 AC PAR 3 PMOR 27-36
048-451-006-000	Assessable	Non Residential	A	1,886.44	3,992.17	9.7220	0.0	9.7AC PAR 4 PMOR 27-36
048-451-007-000	Assessable	Non Residential	A	117.38	248.43	0.6050	0.0	PAR 18 PMOR 27-36
048-451-009-000	Exempt	Park	A	-	-	-	0.0	PAR 5 PARK PMOR 27-36
048-451-010-000	Exempt	Open Space	A	-	-	-	0.0	5.2AC PAR 6 COMMON AREA PMOR 27-36
048-451-011-000	Assessable	Non Residential	A	189.18	400.37	0.9750	0.0	POR PAR 8 & 9 PMOR 27-36
048-451-012-000	Assessable	Non Residential	A	625.18	1,323.06	3.2220	0.0	3.2 AC PAR 7 PMOR 27-36
048-451-013-000	Assessable	Non Residential	A	129.02	273.07	0.6650	0.0	PAR 17 PMOR 27-36
048-451-014-000	Assessable	Non Residential	A	189.56	401.19	0.9770	0.0	1AC PAR 16 PMOR 27-36
048-451-015-000	Assessable	Non Residential	A	310.06	656.19	1.5980	0.0	1.6 AC POR PAR 14 & 15 PMOR 27-36
048-451-016-000	Assessable	Non Residential	A	834.36	1,765.72	4.3000	0.0	4.3 AC POR PAR 8 & 9 PMOR 27-36
048-451-018-000	Assessable	Non Residential	A	261.18	552.75	1.3461	0.0	1.4 AC PAR 1 PMOR 29-23
048-451-019-000	Assessable	Non Residential	A	223.88	473.79	1.1538	0.0	1.2 AC PAR 2 PMOR 29-23
048-451-020-000	Assessable	Non Residential	A	131.74	278.82	0.6790	0.0	POR PAR 12 PMOR 27-36
048-451-022-000	Assessable	Non Residential	A	2,232.42	4,724.33	11.5050	0.0	11.5 AC POR PAR 10 PMOR 27-36
048-451-024-000	Assessable	Non Residential	A	242.16	512.47	1.2480	0.0	1.1 AC POR PAR 13 PMOR 27-36
048-451-026-000	Assessable	Non Residential	A	174.42	369.12	0.8989	0.0	POR PARS 14 & 15 PMOR 27-36
048-452-004-000	Assessable	Non Residential	A	2,101.84	4,447.98	10.8320	0.0	10.8 AC L 6 AUTOMALL Q-74
048-452-005-000	Assessable	Non Residential	A	1,204.00	2,547.98	6.2050	0.0	5.6 AC POR L9 AUTOMALL Q-74
048-452-006-000	Assessable	Non Residential	A	147.66	312.49	0.7610	0.0	POR PAR 2 & 3 PMOR 28-73
048-452-007-000	Assessable	Non Residential	A	372.54	788.42	1.9200	0.0	1.9 AC PAR 1 PMOR 28-73
048-452-009-000	Assessable	Non Residential	A	2,541.92	5,379.29	13.1000	0.0	13.1 AC POR PAR 4 PMOR 28-73
048-452-010-000	Assessable	Non Residential	A	814.96	1,724.66	4.2000	0.0	4.2 AC POR PAR 4 PMOR 28-73
048-452-011-000	Assessable	Non Residential	A	450.36	953.08	2.3210	0.0	1.7ACPOR L 9 AUTOMALL Q-74
048-452-012-000	Assessable	Non Residential	A	528.36	1,118.15	2.7230	0.0	2.3 AC POR L 4 AUTOMALL Q-74
048-452-013-000	Assessable	Non Residential	A	352.36	745.71	1.8160	0.0	2.2 AC P L 4 AUTOMALL Q-74
048-452-014-000	Assessable	Non Residential	A	679.14	1,437.22	3.5000	0.0	3.5 AC L 5 AUTOMALL Q-74
048-452-015-000	Assessable	Non Residential	A	465.88	985.93	2.4010	0.0	2.4 AC POR PAR 2 PMOR 28-96
048-452-016-000	Assessable	Non Residential	A	978.72	2,071.23	5.0440	0.0	5 AC POR PAR 2 PMOR 28-96
048-452-017-000	Assessable	Non Residential	A	670.98	1,419.97	3.4580	0.0	3.5 AC PAR 1 PMOR 28-96
048-452-019-000	Assessable	Non Residential	A	1,489.64	3,152.43	7.6770	0.0	7.7 AC PAR 2 & 3 PMOR 27-100
048-452-020-000	Assessable	Non Residential	A	516.52	1,093.11	2.6620	0.0	2.7 AC PAR 1 PMOR 27-100

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048-452-021-000	Assessable	Non Residential	A	2,177.50	4,608.12	11.2220	0.0	11.2 AC L 7 AUTOMALL Q-74
048-452-022-000	Assessable	Non Residential	A	377.02	797.86	1.9430	0.0	1.9 AC PAR 4 PMOR 28-74
048-452-023-000	Assessable	Non Residential	A	517.88	1,095.98	2.6690	0.0	2.7 AC PAR 1 PMOR 28-74
048-452-024-000	Assessable	Non Residential	A	224.68	475.51	1.1580	0.0	1.2 AC PAR 2 PMOR 28-74
048-452-025-000	Assessable	Non Residential	A	250.30	529.72	1.2900	0.0	1.3 PAR 3 PMOR 28-74
048-452-026-000	Assessable	Non Residential	A	1,183.64	2,504.86	6.1000	0.0	6.1 AC PAR 1 PMOR 35-36
048-452-027-000	Assessable	Non Residential	A	485.10	1,026.58	2.5000	0.0	2.5 AC PAR 2 PMOR 35-36
048-452-028-000	Assessable	Non Residential	A	310.46	657.01	1.6000	0.0	1.6 AC PAR 3 PMOR 35-36
048-460-023-000	Exempt	Park	A	-	-	-	0.0	1.9 AC LOT 15 STONE POINT SUBD NO 00-07
048-460-024-000	Assessable	Non Residential	A	1,871.60	3,960.76	9.6455	0.0	7.3 AC LOT 16 STONE POINT SUBD NO 00-07
048-460-025-000	Assessable	Non Residential	A	1,490.62	3,154.52	7.6821	0.0	5.8 AC LOT 17 STONE POINT SUBD NO 00-07
048-460-026-000	Assessable	Non Residential	A	542.04	1,147.10	2.7935	0.0	2.1 AC LOT 18 STONE POINT SUBD NO 00-07
048-460-027-000	Exempt	Open Space	A	-	-	-	0.0	25.9 AC L19 OPN SP FLD PLAIN ACCESS BIKE
048-460-030-000	Assessable	Non Residential	A	1,175.88	2,488.44	6.0600	0.0	4.6 AC P LOTS 2&3 STONE POINT SUBD 00-00
048-460-031-000	Assessable	Non Residential	A	1,201.10	2,541.82	6.1900	0.0	4.7 AC LOT5& P LOTS3&4 STONE POINT SUBDO
048-460-032-000	Assessable	Non Residential	A	383.60	811.82	1.9770	0.0	1.5 AC POR LOT 1 & 2 STONE POINT SUBD Y-
048-460-034-000	Assessable	MF Residential	A	573.86	1,214.45	2.9575	0.0	3.3 AC POR PAR 2 PMOR 32-28
048-460-035-000	Assessable	Non Residential	A	347.80	736.06	1.7925	0.0	2.0 AC POR PAR 1 PMOR 32-28
048-460-036-000	Assessable	Non Residential	A	1,522.80	3,222.61	7.8479	0.0	5.9 AC PAR 1 PMOR 32-70
048-460-037-000	Assessable	Non Residential	A	229.70	486.11	1.1838	0.0	PAR 2 PMOR 32-70
048-460-038-000	Assessable	Non Residential	A	229.70	486.11	1.1838	0.0	PAR 3 PMOR 32-70
048-460-039-000	Assessable	Non Residential	A	1,445.36	3,058.72	7.4488	0.0	5.6 AC PAR 4 PMOR 32-70
048-460-041-000	Assessable	Non Residential	A	1,993.48	4,218.68	10.2736	0.0	7.8 AC LOT 7 STONE POINT II SUB.#04-22 M
048-460-042-000	Assessable	MF Residential	A	1,695.74	3,588.60	8.7392	0.0	6.6 AC LOT 8 STONE POINT II SUB.#04-22 M
048-460-043-000	Assessable	MF Residential	A	1,321.56	2,796.74	6.8108	0.0	5.2 AC LOT 9 STONE POINT II SUB.#04-22 M
048-460-052-000	Assessable	Non Residential	A	1,813.42	3,837.61	9.3456	0.0	7.1 AC POR L 6 STONE POINT II SUB.#04-22
456-290-001-000	Assessable	Non Residential	A	87.66	185.52	0.4518	0.0	UNT110-1ST FLR BLD E-N.SNRSE PROF CTR CN
456-290-002-000	Assessable	Non Residential	A	29.20	61.80	0.1505	0.0	UNT115-1ST FLR BLD E-N.SNRSE PROF CTR CN
456-290-003-000	Assessable	Non Residential	A	59.08	125.04	0.3045	0.0	UNT120-1ST FLR BLD E-N.SNRSE PROF CTR CN
456-290-004-000	Assessable	Non Residential	A	67.20	142.24	0.3464	0.0	UNT130-1ST FLR BLD E-N.SNRSE PROF CTR CN
456-290-005-000	Assessable	Non Residential	A	73.74	156.08	0.3801	0.0	UNT140-1ST FLR BLD E-N.SNRSE PROF CTR CN
456-290-006-000	Assessable	Non Residential	A	77.36	163.72	0.3987	0.0	UNT210-2ND FLR BLD E-N.SNRSE PROF CTR CN
456-290-007-000	Assessable	Non Residential	A	92.88	196.57	0.4787	0.0	UNT220-2ND FLR BLD E-N.SNRSE PROF CTR CN
456-290-009-000	Exempt	Common Area	A	-	-	-	0.0	CMN ARA FLR 1 BLD E-N.SNRSE PROF CTR CND
456-290-010-000	Exempt	Common Area	A	-	-	-	0.0	CMN ARA FLR 2 BLD E-N.SNRSE PROF CTR CND
456-290-011-000	Exempt	Common Area	A	-	-	-	0.0	1.0A PAR C - CMN ARA N.SNRSE PROF CTR CN
456-290-012-000	Assessable	Non Residential	A	64.58	136.70	0.3329	0.0	UNT230-2ND FLR BLD E-N.SNRSE PROF CTR CN
456-290-013-000	Assessable	Non Residential	A	61.36	129.88	0.3163	0.0	UNT240-2ND FLR BLD E-N.SNRSE PROF CTR CN
456-290-014-000	Assessable	Non Residential	A	36.74	77.77	0.1894	0.0	UNT250-2ND FLR BLD E-N.SNRSE PROF CTR CN

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456-300-007-000	Exempt	Common Area	A	-	-	-	0.0	PAR B COMMON AREA N SUNRISE PROF CEN CON
456-300-015-000	Assessable	Non Residential	A	44.40	93.99	0.2289	0.0	UNIT 390 1ST AMNDED BLG B N SUNRISE PROF
456-300-019-000	Assessable	Non Residential	A	51.32	108.61	0.2645	0.0	UNIT 330 1ST AMNDED BLG B N SUNRISE PROF
456-300-020-000	Assessable	Non Residential	A	52.52	111.16	0.2707	0.0	UNIT 300 1ST AMNDED BLG B N SUNRISE PROF
456-300-021-000	Exempt	Common Area	A	-	-	-	0.0	LOBBY COMMON AREA N SUNRISE PROF CEN CON
456-300-022-000	Assessable	Non Residential	A	132.60	280.63	0.6834	0.0	UNIT 110 1ST AMNDED BLG B N SUNRISE PROF
456-300-023-000	Assessable	Non Residential	A	48.10	101.80	0.2479	0.0	UNIT 180 1ST AMNDED BLG B N SUNRISE PROF
456-300-026-000	Assessable	Non Residential	A	34.22	72.44	0.1764	0.0	UNIT 200 1ST AMNDED BLG B N SUNRISE PROF
456-300-027-000	Assessable	Non Residential	A	151.00	319.55	0.7782	0.0	UNIT 270 BLG B 1ST AMNDED N SUNRISE PROF
456-300-028-000	Assessable	Non Residential	A	50.14	106.15	0.2585	0.0	UNIT 290 BLG B 1ST AMNDED N SUNRISE PROF
456-300-029-000	Exempt	Common Area	A	-	-	-	0.0	LOBBY COMMON AREA N SUNRISE PROF CEN CON
456-300-030-000	Exempt	Common Area	A	-	-	-	0.0	LOBBY COMMON AREA 1ST AMDED SUNRISE PROF
456-300-031-000	Exempt	Common Area	A	-	-	-	0.0	UNIT 190 STORAGE AMNDED CONDO SUNRISE PR
456-300-032-000	Assessable	Non Residential	A	84.44	178.71	0.4352	0.0	UNIT350 AMENDED BLG B N SUNRISE PROF CEN
459-010-001-000	Assessable	Non Residential	A	1,463.24	3,096.58	7.5410	0.0	7.5 AC PAR A PMOR 25-64
459-010-002-000	Assessable	Non Residential	A	1,445.58	3,059.22	7.4500	0.0	7.5 AC PAR B PMOR 25-64
459-010-003-000	Assessable	Non Residential	A	911.98	1,929.98	4.7000	0.0	4.7 AC PAR 1 PMOR 28-43
459-010-007-000	Assessable	Non Residential	A	504.68	1,068.06	2.6010	0.0	2.6 AC PAR 2 PMOR 25-70
459-010-012-000	Assessable	Non Residential	A	479.26	1,014.26	2.4700	0.0	2.5 AC PAR 14 DOUGLAS CENTER PH 1 S-98
459-010-019-000	Assessable	Non Residential	A	735.40	1,556.30	3.7900	0.0	3.8 AC PAR 1 DOUGLAS CENTER PHASE 2 T-32
459-010-026-000	Assessable	Non Residential	A	361.82	765.71	1.8647	0.0	1.9 AC POR PAR 4 & 5 DOUGLAS CENTER PHAS
459-010-028-000	Assessable	Non Residential	A	514.16	1,088.10	2.6498	0.0	2.7 AC LT 9 T-32&POR LT 5 DOUGLAS CENTER
459-010-030-000	Assessable	Non Residential	A	146.88	310.85	0.7570	0.0	PAR 1 PMOR T-94
459-010-031-000	Assessable	Non Residential	A	155.78	329.70	0.8029	0.0	PAR 2 PMOR T-94
459-010-040-000	Assessable	Non Residential	A	1,082.52	2,290.88	5.5789	0.0	5.5 AC PAR 13 DOUGLAS CENTER PH 3 U-89
459-010-041-000	Exempt	Common Area	A	-	-	-	0.0	1.3 AC POR PAR A PMOR T-64 & PAR 8 DGLS
459-010-044-000	Assessable	Non Residential	A	1,850.14	3,915.34	9.5349	0.0	9.3AC PAR10 - 12 DOUGLAS CEN P 3 & POR P
459-010-047-000	Assessable	Non Residential	A	313.56	663.58	1.6160	0.0	1.6 AC PAR A PMOR 30-17
459-010-048-000	Assessable	Non Residential	A	548.74	1,161.27	2.8280	0.0	2.8 AC PAR B PMOR 30-17
459-010-049-000	Assessable	Non Residential	A	1,499.42	3,173.13	7.7274	0.0	7.7 AC PAR 1 PMOR 31-95
459-010-050-000	Assessable	Non Residential	A	1,207.30	2,554.96	6.2220	0.0	6.2 AC PAR 2 PMOR 31-95
459-010-051-000	Assessable	Non Residential	A	1,363.10	2,884.66	7.0249	0.0	7.0AC PAR3 PM 31-95 SBE# 2745-31-11,SBE
459-010-052-000	Assessable	Non Residential	A	1,402.04	2,967.07	7.2256	0.0	7.2 AC PAR 4 PMOR 31-95
459-010-053-000	Assessable	Non Residential	A	333.50	705.80	1.7188	0.0	1.8 AC PAR 1 PMOR 35-17
459-010-054-000	Assessable	Non Residential	A	352.04	745.01	1.8143	0.0	1.9 AC PAR 2 PMOR 35-17
459-020-001-000	Assessable	Non Residential	A	149.50	316.39	0.7705	0.0	PAR 1 BLDG 1 LAVA RIDGE PROF CEN S-102
459-020-003-000	Assessable	Non Residential	A	118.58	250.98	0.6112	0.0	PAR 3 BLDG 3 LAVA RIDGE PROF CEN S-102
459-020-006-000	Assessable	Non Residential	A	52.54	111.20	0.2708	0.0	UNIT 1 LAVA RIDGE PROF CENTER CONDO BLD
459-020-007-000	Assessable	Non Residential	A	61.92	131.07	0.3192	0.0	UNIT 2 LAVA RIDGE PROF CENTER CONDO BLD

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459-020-008-000	Assessable	Non Residential	A	28.06	59.42	0.1447	0.0	UNIT 3 LAVA RIDGE PROF CENTER CONDO BLD
459-020-009-000	Assessable	Non Residential	A	22.02	46.61	0.1135	0.0	UNIT 4 LAVA RIDGE PROF CENTER CONDO BLD
459-020-010-000	Exempt	Common Area	A	-	-	-	0.0	BUILDING COMMON AREA
459-030-001-000	Assessable	Non Residential	A	121.66	257.47	0.6270	0.0	PAR 4 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-002-000	Assessable	Non Residential	A	121.66	257.47	0.6270	0.0	PAR 5 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-003-000	Assessable	Non Residential	A	193.64	409.81	0.9980	0.0	PAR 6 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-004-000	Assessable	Non Residential	A	127.66	270.20	0.6580	0.0	PAR 7 LAVA RIDGE PROF CENTER PH 2 T-70
459-030-006-000	Assessable	Non Residential	A	165.90	351.09	0.8550	0.0	PAR 1 PMOR 29-147
459-030-007-000	Assessable	Non Residential	A	180.44	381.89	0.9300	0.0	PAR 2 PMOR 29-147
459-030-008-000	Assessable	Non Residential	A	165.90	351.09	0.8550	0.0	PAR 3 PMOR 29-147
459-040-001-000	Assessable	Non Residential	A	156.50	331.22	0.8066	0.0	PAR 1 PMOR 29-054
459-040-002-000	Assessable	Non Residential	A	131.70	278.74	0.6788	0.0	PAR 2 PMOR 29-054
459-040-003-000	Assessable	Non Residential	A	177.42	375.48	0.9144	0.0	PAR 3 PMOR 29-054
459-040-004-000	Exempt	Common Area	A	-	-	-	0.0	1.8 AC PAR A COMMON AREA PMOR 29-054
459-040-005-000	Assessable	Non Residential	A	143.58	303.87	0.7400	0.0	PAR 1 POR 29-77
459-040-006-000	Assessable	Non Residential	A	143.58	303.87	0.7400	0.0	PAR 2 POR 29-77
459-040-007-000	Exempt	Common Area	A	-	-	-	0.0	1.1 AC PAR 3 PMOR 29-77 COMMON AREA
459-040-008-000	Assessable	Non Residential	A	98.18	207.78	0.5060	0.0	PAR 1 PMOR 29-146
459-040-009-000	Assessable	Non Residential	A	107.10	226.67	0.5520	0.0	PAR 2 PMOR 29-146
459-040-010-000	Assessable	Non Residential	A	118.36	250.49	0.6100	0.0	PAR 3 PMOR 29-146
459-040-011-000	Exempt	Common Area	A	-	-	-	0.0	1.0 AC PARCEL A COMMON AREA PMOR 29-146
459-050-001-000	Assessable	Non Residential	A	235.18	497.73	1.2121	0.0	1.2 AC PAR 2 PMOR 29-87
459-050-002-000	Assessable	Non Residential	A	254.78	539.20	1.3131	0.0	1.3 AC PAR 4 PMOR 29-87
459-050-003-000	Assessable	Non Residential	A	247.10	522.94	1.2735	0.0	PAR A1 PMOR 29-122
459-050-004-000	Assessable	Non Residential	A	103.16	218.33	0.5317	0.0	PAR A2 PMOR 29-122
459-050-005-000	Assessable	Non Residential	A	247.10	522.94	1.2735	0.0	PAR A3 PMOR 29-122
459-050-007-000	Assessable	Non Residential	A	158.60	335.65	0.8174	0.0	PAR B1 PMOR 29-122
459-050-008-000	Assessable	Non Residential	A	78.64	166.43	0.4053	0.0	PAR B2 PMOR 29-122
459-050-009-000	Assessable	Non Residential	A	100.18	212.01	0.5163	0.0	PAR B3 PMOR 29-122
459-050-011-000	Assessable	Non Residential	A	235.88	499.21	1.2157	0.0	PAR C1 PMOR 29-122
459-050-012-000	Assessable	Non Residential	A	235.86	499.17	1.2156	0.0	PAR C2 PMOR 29-122
459-050-014-000	Assessable	Non Residential	A	514.18	1,088.14	2.6499	0.0	EUREKA RD 1544 STE 140 ROS PAR D1 PMOR 2
459-050-016-000	Assessable	Non Residential	A	589.64	1,247.83	3.0388	0.0	PAR A1 PMOR 29-142
459-050-018-000	Assessable	Non Residential	A	589.64	1,247.83	3.0388	0.0	PAR B1 PMOR 29-142
459-050-020-000	Assessable	Non Residential	A	682.72	1,444.81	3.5185	0.0	PAR C1 PMOR 29-142
459-070-001-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 1 STONE POINT VIL 11 12 MOR DD-3
459-070-002-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 2 STONE POINT VIL 11 12 MOR DD-3
459-070-003-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 3 STONE POINT VIL 11 12 MOR DD-3
459-070-004-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 4 STONE POINT VIL 11 12 MOR DD-3

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459-070-005-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 5 STONE POINT VIL 11 12 MOR DD-3
459-070-006-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 6 STONE POINT VIL 11 12 MOR DD-3
459-070-007-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 7 STONE POINT VIL 11 12 MOR DD-3
459-070-008-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 8 STONE POINT VIL 11 12 MOR DD-3
459-070-009-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 9 STONE POINT VIL 11 12 MOR DD-3
459-070-010-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 10 STONE POINT VIL 11 12 MOR DD-3
459-070-011-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 11 STONE POINT VIL 11 12 MOR DD-3
459-070-012-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 12 STONE POINT VIL 11 12 MOR DD-3
459-070-013-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 13 STONE POINT VIL 11 12 MOR DD-3
459-070-014-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 14 STONE POINT VIL 11 12 MOR DD-3
459-070-015-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 15 STONE POINT VIL 11 12 MOR DD-3
459-070-016-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 16 STONE POINT VIL 11 12 MOR DD-3
459-070-017-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 17 STONE POINT VIL 11 12 MOR DD-3
459-070-018-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 18 STONE POINT VIL 11 12 MOR DD-3
459-070-019-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 19 STONE POINT VIL 11 12 MOR DD-3
459-070-020-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 20 STONE POINT VIL 11 12 MOR DD-3
459-070-021-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 21 STONE POINT VIL 11 12 MOR DD-3
459-070-022-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 22 STONE POINT VIL 11 12 MOR DD-3
459-070-023-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 23 STONE POINT VIL 11 12 MOR DD-3
459-070-024-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 24 STONE POINT VIL 11 12 MOR DD-3
459-070-025-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 25 STONE POINT VIL 11 12 MOR DD-3
459-070-026-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 26 STONE POINT VIL 11 12 MOR DD-3
459-070-027-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 27 STONE POINT VIL 11 12 MOR DD-3
459-070-028-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 28 STONE POINT VIL 11 12 MOR DD-3
459-070-029-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 29 STONE POINT VIL 11 12 MOR DD-3
459-070-030-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 30 STONE POINT VIL 11 12 MOR DD-3
459-070-031-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 31 STONE POINT VIL 11 12 MOR DD-3
459-070-032-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 32 STONE POINT VIL 11 12 MOR DD-3
459-070-033-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 33 STONE POINT VIL 11 12 MOR DD-3
459-070-034-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 34 STONE POINT VIL 11 12 MOR DD-3
459-070-035-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 35 STONE POINT VIL 11 12 MOR DD-3
459-070-036-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 36 STONE POINT VIL 11 12 MOR DD-3
459-070-037-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 37 STONE POINT VIL 11 12 MOR DD-3
459-070-038-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 38 STONE POINT VIL 11 12 MOR DD-3
459-070-039-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 39 STONE POINT VIL 11 12 MOR DD-3
459-070-040-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 40 STONE POINT VIL 11 12 MOR DD-3
459-070-041-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 41 STONE POINT VIL 11 12 MOR DD-3
459-070-042-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 42 STONE POINT VIL 11 12 MOR DD-3
459-070-043-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 43 STONE POINT VIL 11 12 MOR DD-3

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459-070-044-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 44 STONE POINT VIL 11 12 MOR DD-3
459-070-045-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 45 STONE POINT VIL 11 12 MOR DD-3
459-070-046-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 46 STONE POINT VIL 11 12 MOR DD-3
459-070-047-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 47 STONE POINT VIL 11 12 MOR DD-3
459-070-048-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 48 STONE POINT VIL 11 12 MOR DD-3
459-070-049-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 49 STONE POINT VIL 11 12 MOR DD-3
459-070-050-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 50 STONE POINT VIL 11 12 MOR DD-3
459-070-051-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 51 STONE POINT VIL 11 12 MOR DD-3
459-070-052-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 52 STONE POINT VIL 11 12 MOR DD-3
459-070-053-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 53 STONE POINT VIL 11 12 MOR DD-3
459-070-054-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 54 STONE POINT VIL 11 12 MOR DD-3
459-070-055-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 55 STONE POINT VIL 11 12 MOR DD-3
459-070-056-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 56 STONE POINT VIL 11 12 MOR DD-3
459-070-057-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 57 STONE POINT VIL 11 12 MOR DD-3
459-070-058-000	Exempt	Exempt	A	-	-	-	0.0	LOT C COMMON AREA STONE POINT VIL 11 12
459-070-059-000	Exempt	Exempt	A	-	-	-	0.0	LOT D COMMON AREA STONE POINT VIL 11 12
459-070-060-000	Exempt	Exempt	A	-	-	-	0.0	LOT E COMMON AREA STONE POINT VIL 11 12
459-070-061-000	Exempt	Exempt	A	-	-	-	0.0	LOT F COMMON AREA STONE POINT VIL 11 12
459-070-062-000	Exempt	Exempt	A	-	-	-	0.0	LOT G COMMON AREA STONE POINT VIL 11 12
459-070-063-000	Exempt	Exempt	A	-	-	-	0.0	LOT H COMMON AREA STONE POINT VIL 11 12
459-070-064-000	Exempt	Exempt	A	-	-	-	0.0	LOT M COMMON AREA STONE POINT VIL 11 12
459-070-065-000	Exempt	Exempt	A	-	-	-	0.0	LOT O COMMON AREA STONE POINT VIL 11 12
459-070-066-000	Exempt	Exempt	A	-	-	-	0.0	LOT P COMMON AREA STONE POINT VIL 11 12
459-080-001-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 58 STONE POINT VIL 11 12 MOR DD-3
459-080-002-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 59 STONE POINT VIL 11 12 MOR DD-3
459-080-003-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 60 STONE POINT VIL 11 12 MOR DD-3
459-080-004-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 61 STONE POINT VIL 11 12 MOR DD-3
459-080-005-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 62 STONE POINT VIL 11 12 MOR DD-3
459-080-006-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 63 STONE POINT VIL 11 12 MOR DD-3
459-080-007-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 64 STONE POINT VIL 11 12 MOR DD-3
459-080-008-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 65 STONE POINT VIL 11 12 MOR DD-3
459-080-009-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 66 STONE POINT VIL 11 12 MOR DD-3
459-080-010-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 67 STONE POINT VIL 11 12 MOR DD-3
459-080-011-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 68 STONE POINT VIL 11 12 MOR DD-3
459-080-012-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 69 STONE POINT VIL 11 12 MOR DD-3
459-080-013-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 70 STONE POINT VIL 11 12 MOR DD-3
459-080-014-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 71 STONE POINT VIL 11 12 MOR DD-3
459-080-015-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 72 STONE POINT VIL 11 12 MOR DD-3
459-080-016-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 73 STONE POINT VIL 11 12 MOR DD-3

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
459-080-017-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 74 STONE POINT VIL 11 12 MOR DD-3
459-080-018-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 75 STONE POINT VIL 11 12 MOR DD-3
459-080-019-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 76 STONE POINT VIL 11 12 MOR DD-3
459-080-020-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 77 STONE POINT VIL 11 12 MOR DD-3
459-080-021-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 78 STONE POINT VIL 11 12 MOR DD-3
459-080-022-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 79 STONE POINT VIL 11 12 MOR DD-3
459-080-023-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 80 STONE POINT VIL 11 12 MOR DD-3
459-080-024-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 81 STONE POINT VIL 11 12 MOR DD-3
459-080-025-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 82 STONE POINT VIL 11 12 MOR DD-3
459-080-026-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 83 STONE POINT VIL 11 12 MOR DD-3
459-080-027-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 84 STONE POINT VIL 11 12 MOR DD-3
459-080-028-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 85 STONE POINT VIL 11 12 MOR DD-3
459-080-029-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 86 STONE POINT VIL 11 12 MOR DD-3
459-080-030-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 89 STONE POINT VIL 11 12 MOR DD-3
459-080-031-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 90 STONE POINT VIL 11 12 MOR DD-3
459-080-032-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 91 STONE POINT VIL 11 12 MOR DD-3
459-080-033-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 92 STONE POINT VIL 11 12 MOR DD-3
459-080-034-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 93 STONE POINT VIL 11 12 MOR DD-3
459-080-035-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 94 STONE POINT VIL 11 12 MOR DD-3
459-080-036-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 95 STONE POINT VIL 11 12 MOR DD-3
459-080-037-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 96 STONE POINT VIL 11 12 MOR DD-3
459-080-038-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 97 STONE POINT VIL 11 12 MOR DD-3
459-080-039-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 98 STONE POINT VIL 11 12 MOR DD-3
459-080-040-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 99 STONE POINT VIL 11 12 MOR DD-3
459-080-041-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 100 STONE POINT VIL 11 12 MOR DD-3
459-080-042-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 101 STONE POINT VIL 11 12 MOR DD-3
459-080-043-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 102 STONE POINT VIL 11 12 MOR DD-3
459-080-044-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 103 STONE POINT VIL 11 12 MOR DD-3
459-080-045-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 104 STONE POINT VIL 11 12 MOR DD-3
459-080-046-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 105 STONE POINT VIL 11 12 MOR DD-3
459-080-047-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 106 STONE POINT VIL 11 12 MOR DD-3
459-080-048-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 107 STONE POINT VIL 11 12 MOR DD-3
459-080-049-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 108 STONE POINT VIL 11 12 MOR DD-3
459-080-050-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 109 STONE POINT VIL 11 12 MOR DD-3
459-080-051-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 110 STONE POINT VIL 11 12 MOR DD-3
459-080-052-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 111 STONE POINT VIL 11 12 MOR DD-3
459-080-053-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 112 STONE POINT VIL 11 12 MOR DD-3
459-080-054-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 113 STONE POINT VIL 11 12 MOR DD-3
459-080-055-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 114 STONE POINT VIL 11 12 MOR DD-3

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
459-080-056-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 115 STONE POINT VIL 11 12 MOR DD-3
459-080-057-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 116 STONE POINT VIL 11 12 MOR DD-3
459-080-058-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 117 STONE POINT VIL 11 12 MOR DD-3
459-080-059-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 118 STONE POINT VIL 11 12 MOR DD-3
459-080-060-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 119 STONE POINT VIL 11 12 MOR DD-3
459-080-061-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 120 STONE POINT VIL 11 12 MOR DD-3
459-080-062-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 121 STONE POINT VIL 11 12 MOR DD-3
459-080-063-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 122 STONE POINT VIL 11 12 MOR DD-3
459-080-064-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 123 STONE POINT VIL 11 12 MOR DD-3
459-080-065-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 124 STONE POINT VIL 11 12 MOR DD-3
459-080-066-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 125 STONE POINT VIL 11 12 MOR DD-3
459-080-067-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 126 STONE POINT VIL 11 12 MOR DD-3
459-080-068-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 127 STONE POINT VIL 11 12 MOR DD-3
459-080-069-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 128 STONE POINT VIL 11 12 MOR DD-3
459-080-070-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 129 STONE POINT VIL 11 12 MOR DD-3
459-080-071-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 130 STONE POINT VIL 11 12 MOR DD-3
459-080-072-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 131 STONE POINT VIL 11 12 MOR DD-3
459-080-073-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 132 STONE POINT VIL 11 12 MOR DD-3
459-080-074-000	Exempt	Exempt	A	-	-	-	0.0	LOT I COMMON AREA STONE POINT VIL 11 12
459-080-075-000	Exempt	Exempt	A	-	-	-	0.0	LOT J COMMON AREA STONE POINT VIL 11 12
459-080-076-000	Exempt	Exempt	A	-	-	-	0.0	LOT K COMMON AREA STONE POINT VIL 11 12
459-080-077-000	Exempt	Exempt	A	-	-	-	0.0	LOT L COMMON AREA STONE POINT VIL 11 12
459-080-078-000	Exempt	Exempt	A	-	-	-	0.0	POR LOT N COM AREA STONE POINT VIL 11 12
459-090-001-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 1 STONE POINT VIL 14 MOR DD-4
459-090-002-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 2 STONE POINT VIL 14 MOR DD-4
459-090-003-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 3 STONE POINT VIL 14 MOR DD-4
459-090-004-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 4 STONE POINT VIL 14 MOR DD-4
459-090-005-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 5 STONE POINT VIL 14 MOR DD-4
459-090-006-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 6 STONE POINT VIL 14 MOR DD-4
459-090-007-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 7 STONE POINT VIL 14 MOR DD-4
459-090-008-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 8 STONE POINT VIL 14 MOR DD-4
459-090-009-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 9 STONE POINT VIL 14 MOR DD-4
459-090-010-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 10 STONE POINT VIL 14 MOR DD-4
459-090-011-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 11 STONE POINT VIL 14 MOR DD-4
459-090-012-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 12 STONE POINT VIL 14 MOR DD-4
459-090-013-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 13 STONE POINT VIL 14 MOR DD-4
459-090-014-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 14 STONE POINT VIL 14 MOR DD-4
459-090-015-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 15 STONE POINT VIL 14 MOR DD-4
459-090-016-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 16 STONE POINT VIL 14 MOR DD-4

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
459-090-017-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 17 STONE POINT VIL 14 MOR DD-4
459-090-018-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 18 STONE POINT VIL 14 MOR DD-4
459-090-019-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 19 STONE POINT VIL 14 MOR DD-4
459-090-020-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 20 STONE POINT VIL 14 MOR DD-4
459-090-021-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 21 STONE POINT VIL 14 MOR DD-4
459-090-022-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 22 STONE POINT VIL 14 MOR DD-4
459-090-023-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 23 STONE POINT VIL 14 MOR DD-4
459-090-024-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 24 STONE POINT VIL 14 MOR DD-4
459-090-025-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 25 STONE POINT VIL 14 MOR DD-4
459-090-026-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 26 STONE POINT VIL 14 MOR DD-4
459-090-027-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 27 STONE POINT VIL 14 MOR DD-4
459-090-028-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 28 STONE POINT VIL 14 MOR DD-4
459-090-029-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 29 STONE POINT VIL 14 MOR DD-4
459-090-030-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 30 STONE POINT VIL 14 MOR DD-4
459-090-031-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 31 STONE POINT VIL 14 MOR DD-4
459-090-032-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 32 STONE POINT VIL 14 MOR DD-4
459-090-033-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 33 STONE POINT VIL 14 MOR DD-4
459-090-034-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 34 STONE POINT VIL 14 MOR DD-4
459-090-035-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 35 STONE POINT VIL 14 MOR DD-4
459-090-036-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 36 STONE POINT VIL 14 MOR DD-4
459-090-037-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 37 STONE POINT VIL 14 MOR DD-4
459-090-038-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 38 STONE POINT VIL 14 MOR DD-4
459-090-039-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 39 STONE POINT VIL 14 MOR DD-4
459-090-040-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 40 STONE POINT VIL 14 MOR DD-4
459-090-041-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 41 STONE POINT VIL 14 MOR DD-4
459-090-042-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 42 STONE POINT VIL 14 MOR DD-4
459-090-043-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 43 STONE POINT VIL 14 MOR DD-4
459-090-044-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 44 STONE POINT VIL 14 MOR DD-4
459-090-045-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 45 STONE POINT VIL 14 MOR DD-4
459-090-046-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 46 STONE POINT VIL 14 MOR DD-4
459-090-047-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 47 STONE POINT VIL 14 MOR DD-4
459-090-048-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 48 STONE POINT VIL 14 MOR DD-4
459-090-049-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 49 STONE POINT VIL 14 MOR DD-4
459-090-050-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 50 STONE POINT VIL 14 MOR DD-4
459-090-051-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 51 STONE POINT VIL 14 MOR DD-4
459-090-052-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 52 STONE POINT VIL 14 MOR DD-4
459-090-053-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 53 STONE POINT VIL 14 MOR DD-4
459-090-054-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 54 STONE POINT VIL 14 MOR DD-4
459-090-055-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 87 STONE POINT VIL 11 12 MOR DD-3

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459-090-056-000	Assessable	SF	A	194.04	410.63	-	1.0	LOT 88 STONE POINT VIL 11 12 MOR DD-3
459-090-057-000	Exempt	Exempt	A	-	-	-	0.0	LOT B COMMON AREA STONE POINT VIL 14 MOR
459-090-058-000	Exempt	Exempt	A	-	-	-	0.0	LOT C COMMON AREA STONE POINT VIL 14 MOR
459-090-059-000	Exempt	Exempt	A	-	-	-	0.0	LOT D COMMON AREA STONE POINT VIL 14 MOR
459-090-060-000	Exempt	Exempt	A	-	-	-	0.0	LOT E COMMON AREA STONE POINT VIL 14 MOR
459-090-061-000	Exempt	Exempt	A	-	-	-	0.0	POR LOT N COM AREA STONE POINT VIL 11 12
459-090-062-000	Exempt	Exempt	A	-	-	-	0.0	LOT 10A PARK STONE POINT LARGE LOT SUBD
459-090-063-000	Exempt	Exempt	A	-	-	-	0.0	LOT 10B PARK STONE POINT LARGE LOT SUBD
460-160-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 7 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 8 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 9 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 10 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 11 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 12 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 13 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 14 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 15 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 16 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 17 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 18 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 19 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 20 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 21 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 22 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 23 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 24 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-019-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 25 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-020-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 26 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-021-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 27 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-022-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 28 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-023-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 29 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-024-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 30 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-025-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 31 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-026-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 32 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-027-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 33 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-028-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 34 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-029-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 35 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-030-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 44 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-031-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 45 OLYMPUS HEIGHTS UNIT 1 S-11

City of Roseville
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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-160-032-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 46 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-033-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 47 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-034-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 48 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-035-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 49 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-036-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 50 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-037-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 51 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-038-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 52 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-039-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 53 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-040-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 54 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-041-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 55 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-042-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 56 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-043-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 57 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-044-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 58 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-045-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 59 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-046-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 60 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-047-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 61 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-048-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 62 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-049-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 63 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-050-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 64 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-051-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 65 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-052-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 66 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-053-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 67 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-054-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 68 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-055-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 69 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-056-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 70 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-057-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 71 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-058-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 72 OLYMPUS HEIGHTS UNIT 1 S-11
460-160-059-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 73 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 1 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 2 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 3 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 4 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 5 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 6 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 36 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 37 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 38 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 39 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 40 OLYMPUS HEIGHTS UNIT 1 S-11

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-170-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 41 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 42 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 43 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 74 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 75 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 76 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 77 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-019-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 78 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-020-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 79 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-021-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 80 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-022-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 81 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-023-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 82 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-024-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 83 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-025-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 84 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-026-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 85 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-027-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 86 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-028-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 87 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-029-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 88 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-030-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 89 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-031-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 90 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-032-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 91 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-033-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 92 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-034-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 93 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-035-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 94 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-036-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 95 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-037-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 96 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-038-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 97 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-039-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 98 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-040-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 99 OLYMPUS HEIGHTS UNIT 1 S-11
460-170-041-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 100 OLYMPUS HEIGHTS UNIT 1 S-11
460-180-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 1 OLYMPUS HEIGHTS PHASE 2A
460-180-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 2 OLYMPUS HEIGHTS PHASE 2A
460-180-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 3 OLYMPUS HEIGHTS PHASE 2A
460-180-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 4 OLYMPUS HEIGHTS PHASE 2A
460-180-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 5 OLYMPUS HEIGHTS PHASE 2A
460-180-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 6 OLYMPUS HEIGHTS PHASE 2A
460-180-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 7 OLYMPUS HEIGHTS PHASE 2A
460-180-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 8 OLYMPUS HEIGHTS PHASE 2A
460-180-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 9 OLYMPUS HEIGHTS PHASE 2A

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-180-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 10 OLYMPUS HEIGHTS PHASE 2A
460-180-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 11 OLYMPUS HEIGHTS PHASE 2A
460-180-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 12 OLYMPUS HEIGHTS PHASE 2A
460-180-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 13 OLYMPUS HEIGHTS PHASE 2A
460-180-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 14 OLYMPUS HEIGHTS PHASE 2A
460-180-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 15 OLYMPUS HEIGHTS PHASE 2A
460-180-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 16 OLYMPUS HEIGHTS PHASE 2A
460-180-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 17 OLYMPUS HEIGHTS PHASE 2A
460-180-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 18 OLYMPUS HEIGHTS PHASE 2A
460-180-019-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 19 OLYMPUS HEIGHTS PHASE 2A
460-180-020-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 20 OLYMPUS HEIGHTS PHASE 2A
460-180-021-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 21 OLYMPUS HEIGHTS PHASE 2A
460-180-022-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 22 OLYMPUS HEIGHTS PHASE 2A
460-180-023-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 23 OLYMPUS HEIGHTS PHASE 2A
460-180-024-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 24 OLYMPUS HEIGHTS PHASE 2A
460-180-025-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 25 OLYMPUS HEIGHTS PHASE 2A
460-180-026-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 26 OLYMPUS HEIGHTS PHASE 2A
460-180-027-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 27 OLYMPUS HEIGHTS PHASE 2A
460-180-028-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 28 OLYMPUS HEIGHTS PHASE 2A
460-180-029-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 29 OLYMPUS HEIGHTS PHASE 2A
460-180-030-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 30 OLYMPUS HEIGHTS PHASE 2A
460-180-031-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 31 OLYMPUS HEIGHTS PHASE 2A
460-180-032-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 32 OLYMPUS HEIGHTS PHASE 2A
460-180-033-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 33 OLYMPUS HEIGHTS PHASE 2A
460-180-034-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 34 OLYMPUS HEIGHTS PHASE 2A
460-180-035-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 35 OLYMPUS HEIGHTS PHASE 2A
460-180-036-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 36 OLYMPUS HEIGHTS PHASE 2A
460-180-037-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 37 OLYMPUS HEIGHTS PHASE 2A
460-180-038-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 38 OLYMPUS HEIGHTS PHASE 2A
460-180-039-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 39 OLYMPUS HEIGHTS PHASE 2A
460-180-040-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 40 OLYMPUS HEIGHTS PHASE 2A
460-180-041-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 41 OLYMPUS HEIGHTS PHASE 2A
460-180-042-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 42 OLYMPUS HEIGHTS PHASE 2A
460-180-043-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 43 OLYMPUS HEIGHTS PHASE 2A
460-180-044-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 44 OLYMPUS HEIGHTS PHASE 2A
460-180-045-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 45 OLYMPUS HEIGHTS PHASE 2A
460-180-046-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 46 OLYMPUS HEIGHTS PHASE 2A
460-180-047-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 47 OLYMPUS HEIGHTS PHASE 2A
460-180-048-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 48 OLYMPUS HEIGHTS PHASE 2A

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-180-049-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 49 OLYMPUS HEIGHTS PHASE 2A
460-180-050-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 50 OLYMPUS HEIGHTS PHASE 2A
460-180-051-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 51 OLYMPUS HEIGHTS PHASE 2A
460-180-052-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 52 OLYMPUS HEIGHTS PHASE 2A
460-180-053-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 53 OLYMPUS HEIGHTS PHASE 2A
460-180-054-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 54 OLYMPUS HEIGHTS PHASE 2A
460-180-055-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 55 OLYMPUS HEIGHTS PHASE 2A
460-180-056-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 56 OLYMPUS HEIGHTS PHASE 2A
460-190-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 57 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 58 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 59 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 60 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 61 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 62 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 63 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 64 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 65 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 66 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 67 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 68 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 69 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 70 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 71 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 72 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 73 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 74 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-019-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 75 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-020-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 76 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-021-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 77 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-022-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 78 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-023-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 79 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-024-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 80 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-025-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 81 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-026-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 82 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-027-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 83 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-028-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 84 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-029-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 85 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-030-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 86 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-031-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 87 OLYMPUS HEIGHTS PHASE 2B S-54

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
460-190-032-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 88 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-033-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 89 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-034-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 90 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-035-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 91 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-036-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 92 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-037-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 93 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-038-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 94 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-039-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 95 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-040-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 96 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-041-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 97 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-042-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 98 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-043-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 99 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-044-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 100 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-045-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 101 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-046-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 102 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-047-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 103 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-048-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 104 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-049-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 105 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-050-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 106 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-051-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 107 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-052-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 108 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-053-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 109 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-054-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 110 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-055-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 111 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-056-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 112 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-057-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 113 OLYMPUS HEIGHTS PHASE 2B S-54
460-190-058-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 114 OLYMPUS HEIGHTS PHASE 2B S-54
461-011-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 1 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 2 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 3 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 4 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-011-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 5 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 6 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 7 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 8 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 9 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 12 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 13 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 14 OLYMPUS HEIGHTS #4 PH 2 MOR T-39

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-012-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 15 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 16 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 17 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 18 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 19 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 21 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 22 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 23 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-019-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 24 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-020-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 25 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-021-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 26 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-022-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 27 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-023-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 28 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-024-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 29 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-025-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 30 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-026-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 31 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-027-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 32 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-028-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 33 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-029-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 34 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-030-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 35 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-031-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 36 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-032-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 37 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-033-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 38 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-034-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 39 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-035-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 40 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-036-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 41 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-037-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 42 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-038-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 43 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-039-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 44 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-040-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 45 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-012-041-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 46 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-042-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 47 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-043-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 48 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-044-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 49 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-045-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 50 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-046-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 51 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-047-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 52 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-048-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 53 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-049-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 54 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-012-050-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 55 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-051-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 56 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-052-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 57 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-053-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 58 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-054-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 59 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-055-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 60 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-056-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 61 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-057-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 62 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-058-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 63 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-059-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 64 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-060-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 65 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-061-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 66 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-062-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 67 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-063-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 68 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-064-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 69 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-065-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 70 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-066-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 71 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-067-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 72 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-068-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 73 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-069-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 74 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-070-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 75 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-071-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 76 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-072-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 77 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-073-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 78 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-074-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 79 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-075-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 80 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-076-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 81 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-077-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 82 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-078-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 83 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-012-081-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOTS 10 & 11 OLYMPUS HEIGHTS #4 PH 2 MOR
461-012-082-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	POR LOT 20 OLYMPUS HEIGHTS #4 PH 2 MOR T
461-013-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 84 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-013-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 85 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-013-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 86 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-013-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 87 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-013-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 88 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-013-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 89 OLYMPUS HEIGHTS # 4 PH 1 (AMENDED)
461-013-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 90 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-013-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 91 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)

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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-013-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 92 OLYMPUS HEIGHTS #4 PH 1 (AMENDED)
461-013-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 93 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 94 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 95 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 96 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 97 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 98 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 99 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 100 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 101 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-019-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 102 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-020-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 103 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-021-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 104 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-022-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 105 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-023-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 106 OLYMPUS HEIGHTS #4 PH 3 MOR T-39
461-013-024-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 107 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-025-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 108 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-026-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 109 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-027-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 110 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-028-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 111 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-029-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 112 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-030-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 113 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-031-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 114 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-032-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 115 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-033-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 116 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-034-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 117 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-035-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 118 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-036-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 119 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-013-037-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 120 OLYMPUS HEIGHTS UNIT 4 T-12
461-013-038-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 121 OLYMPUS HEIGHTS #4 PH 2 MOR T-39
461-021-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 64 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 65 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 66 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 67 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 68 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 69 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 70 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 71 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 72 OLYMPUS HEIGHTS UNIT #3 T-25

City of Roseville
Olympus Pointe Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-021-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 73 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 74 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 75 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 76 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 77 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 78 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 79 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 80 OLYMPUS HEIGHTS UNIT #3 T-25
461-021-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 81 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 82 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 83 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 84 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 85 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 86 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 87 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 88 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 89 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 90 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 91 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 92 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 93 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 94 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 95 OLYMPUS HEIGHTS UNIT #3 T-25
461-022-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 96 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 97 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 98 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 99 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 100 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 101 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 102 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 103 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 104 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 105 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 106 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 107 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 108 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 109 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 110 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 111 OLYMPUS HEIGHTS UNIT #3 T-25

City of Roseville
Olympus Pointe Landscaping & Lighting District
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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-023-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 112 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 113 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 114 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-019-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 115 OLYMPUS HEIGHTS UNIT #3 T-25
461-023-020-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 116 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 117 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 118 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 119 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 120 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 121 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 122 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 123 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 124 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 125 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 126 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 127 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 128 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 129 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 130 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 131 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 132 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 133 OLYMPUS HEIGHTS UNIT #3 T-25
461-024-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 134 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-001-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 1 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-002-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 2 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-003-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 3 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-004-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 4 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-005-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 5 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-006-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 6 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-007-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 7 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-008-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 8 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-009-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 9 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-010-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 10 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-011-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 11 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-012-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 12 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-013-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 13 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-014-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 14 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-015-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 15 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-016-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 16 OLYMPUS HEIGHTS UNIT #3 T-25

City of Roseville
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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-025-017-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 17 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-018-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 18 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-019-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 19 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-020-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 20 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-021-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 21 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-022-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 22 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-023-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 23 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-024-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 24 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-025-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 25 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-026-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 26 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-027-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 27 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-028-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 28 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-029-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 29 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-030-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 30 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-031-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 31 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-032-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 32 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-033-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 33 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-034-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 34 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-035-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 35 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-036-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 36 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-037-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 37 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-038-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 38 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-039-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 39 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-040-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 40 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-041-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 41 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-042-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 42 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-043-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 43 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-044-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 44 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-045-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 45 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-046-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 46 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-047-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 47 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-048-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 48 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-049-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 49 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-050-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 50 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-051-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 51 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-052-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 52 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-053-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 53 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-054-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 54 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-055-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 55 OLYMPUS HEIGHTS UNIT #3 T-25

City of Roseville
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ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	ASSESSMENT CLASS	ZONE	CHARGE	MAXIMUM ASSESSMENT	ACRES	SINGLE FAMILY UNITS	LEGAL DESCRIPTION
461-025-056-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 56 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-057-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 57 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-058-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 58 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-059-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 59 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-060-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 60 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-061-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 61 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-062-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 62 OLYMPUS HEIGHTS UNIT #3 T-25
461-025-063-000	Assessable	SF Residential	D	138.08	138.09	-	1.0	LOT 63 OLYMPUS HEIGHTS UNIT #3 T-25

Summary Fields	Value
ACTIVE PARCELS	866
LEVIED PARCELS	827
CHARGE	205,324.00
MAXIMUM ASSESSMENT	362,389.07
ASSESSABLE ACRES	539.13
SINGLE FAMILY UNITS	654

RESOLUTION NO. 16-262

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Olympus Pointe Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR OLYMPUS POINTE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;

- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: project identification signs and surrounding landscape and hardscape, special street materials, sculpture and sculpture park, special lighting for the project identification signs, sculpture and sculpture park, landscape street medians, special street signs, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report, as ordered by previous Resolution, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Olympus Pointe Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with any other expenses described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 16-262

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-262 was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. 16-263

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Riverside Avenue Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 16-263

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-263 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

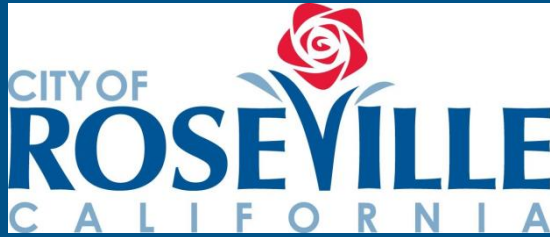
AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville



City of Roseville

Riverside Avenue Landscaping and Lighting District

2016/17 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 18, 2016
Public Hearing: June 15, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

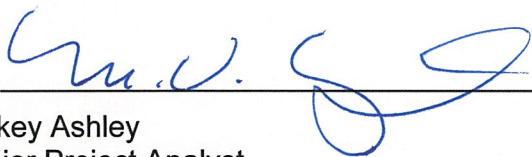
Riverside Avenue
Landscaping and Lighting District

City of Roseville
Placer County, State of California

This Report describes the District, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2016/17 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of APRIL, 2016

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 
Mickey Ashley
Senior Project Analyst
District Administration Services

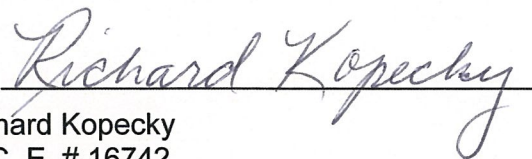
By: 
Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the Riverside Avenue Landscaping and Lighting District (“District”). The District was formed in January of 2007 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2016 through June 30, 2017. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year (“FY”) 2016/17. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH CURRENT LEGISLATION

The City Council, pursuant to the provisions of the “Landscaping and Lighting Act of 1972”, being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the “1972 Act”); Article XIID of the Constitution of the State of California (“Article XIID”); and the Proposition 218 Omnibus Implementation Act, beginning with Government Code Section 53750 (the “Implementation Act”) (the 1972 Act, Article XIID and the Implementation Act are referred to collectively as the “Assessment Law”) initiated proceedings for the formation of the District on November 15, 2006 and to levy and collect annual assessments against lots and parcels within the District for FY 2007/08. On January 17, 2007, pursuant to Assessment Law, the City conducted a Public Hearing and tabulated the returned ballots. The City determined that a majority protest did not exist and approved the District’s maximum assessment rate and annual inflationary adjustment factor.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer’s Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act and Assessment Law.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The proposed territory within the District consists of all lots, parcels and subdivisions of land as shown on the Boundary Map titled “Boundary Map of Riverside Avenue Landscaping and Lighting District” contained within this report in Appendix A-1.

The District is bounded by Douglas Boulevard to the north, Darling Way to the south and includes parcels that front Riverside Avenue. It is centrally located between Interstate 80 and Downtown Roseville, and is east of the Union Pacific Railroad.

The District currently has a mix of different types of land uses including automotive related retail and car lots, community/neighborhood retail, offices, services, and residential units.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.

- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District, through the levy of special assessments, is to provide funding for ongoing maintenance, operation and servicing of landscaping and lighting improvements located within the public rights-of-ways and dedicated easements located within the District. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to the ongoing maintenance of the improvements. The improvements to be maintained and services are generally described as follows:

Landscaping Improvements

The general landscaping improvements in the District are to be consistent with the improvements on Vernon Street located north of the District, which intersects Riverside Avenue. As a gateway to downtown Roseville, Riverside Avenue's compatibility with Vernon Street links the downtown area and Riverside Gateway area together.

The landscaping improvements have been designed to enhance the area within the District and may include, but are not limited to ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments and landmarks, mid-block bulbs, bulb-outs, and associated appurtenants located within the street right-of-ways and public areas within the District. Specifically, the proposed landscape improvement areas for this District are:

- Landscaping and hardscape improvements within the public right-of-ways of the streets within the District including, but not limited to, Riverside Avenue including the corners of Riverside Avenue and Second Street, Third Street, Fourth Street, Fifth Street, Sixth Street, Darling Way, Fern Street, Cherry Street, and Bonita Street.
- Decorative banners along Riverside Avenue.
- Transit facilities including bus stop seating and decorative shelters.
- Roundabout improvements including plantings, paving, and landmark feature located at the intersection of Vernon St., Douglas Blvd., and Riverside Ave.
- A Gateway feature located at the intersection of Darling Way and Riverside Avenue.

- Various amenities associated with the landscape improvements and public areas within the District, including, but not limited to, trash receptacles, street furniture, bike racks, entry signs, sidewalks, fencing, and retaining walls.

Specifically not included as District improvements are those improvements located on private property, improvements and facilities that are outside the boundaries of the District and/or area funded by other sources available to the City.

Public Lighting Improvements

The lighting improvements may include, but are not limited to, the cost of providing, maintaining and servicing of lighting fixtures, poles, meters, conduits, electrical cable, and associated appurtenant facilities associated with:

- Lighting facilities within the landscaped areas and public areas including safety lights, security lights or ornamental lights installed as part of the District improvements; and
- Public street light improvements located on the streets within the District. Specifically excluded from the assessment are the street light energy costs. These costs are to be paid for by the City from other revenue sources.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Description of Maintenance and Services

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping and street lighting improvements facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping and street lighting improvements, or appurtenant facilities; providing for the life, growth, health and beauty of landscaping improvements including cultivation, irrigation, trimming, mowing, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste; and the cleaning sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Servicing means the furnishing of water and electricity for the irrigation of the landscape improvements or appurtenant facilities and the furnishing of electric current or energy for the operation of the landscaping improvements or appurtenant facilities. The street lighting improvements shall be maintained to provide adequate illumination; however, the City will be paying the actual energy costs of the street lights.

II. METHOD OF APPORTIONMENT

A. GENERAL

The Implementation Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of landscaping improvements, street lights and traffic signals.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

In addition, Article XIID and the Implementation Act require that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties that specifically benefit from the improvements be assessed.

B. SPECIAL BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall 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. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

Proper maintenance and operation of parkway landscaping and streetlights provides special benefit to adjacent properties by providing community character, security, safety and vitality. In addition, these improvements will enhance the ability of property owners to attract and maintain customers as well as increase the viability of commercial development.

Landscaping Special Benefit

Landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property value. Specifically they provide a sense of ownership and a common theme in the community providing aesthetic appeal and increased desirability of properties.

Landscaping provides special benefit to those developments that are directly adjacent to the public streets.

Landscaping General Benefit

The Improvements were installed to directly benefit the property owners in the District to enhance business and development opportunities. Therefore, it has been determined that there are no general benefits associated with the landscaping improvements.

Lighting Special Benefit

The operation, maintenance and servicing of lighting along local streets and arterial streets of a development provide the following special benefits:

- Improved security of lots and parcels along the perimeter of the development;
- Improved nighttime visibility for the local access of emergency vehicles; and
- Improved safety and traffic circulation to and from parcels.

Street Lights General Benefit

Similar to the landscaping improvements described above, the Improvements were installed to directly benefit the property owners in the District to enhance business and development opportunities. Therefore, it has been determined that there are no general benefits associated with lighting improvements.

C. ASSESSMENT METHODOLOGY

To establish the special benefit to the individual parcels within the District, a formula that spreads the costs of the maintenance based on the special benefit must be established. The improvements have been reviewed and a formula has been established to apportion the maintenance costs based on benefit.

The method of assessment is based on the front footage of each parcel located within the District. The parcel's Front Footage was determined based on Assessor Parcel maps or other sources. Only Front Footage on Riverside Avenue was used.

Based on the above formula, the FY 2007/08 maximum assessment rate approved on January 17, 2007 through a property owner balloting (the "Initial Assessment Rate" or the "Base Year Maximum Assessment Rate") is \$6.45 per each foot of frontage.

The following formulas were used to first calculate the District's Initial Assessment Rate and then each parcel's FY 2007/2008 assessment (proportional benefit):

Step 1:

$$\text{Balance to Levy} \div \text{Total Front Footage} = \text{Maximum Front Footage Rate}$$

Step 2:

$$\text{Parcel Front Footage} \times \text{Maximum Front Footage Rate} = \text{Maximum Assessment}$$

The Total Front Footage was the sum of all the Front Feet within the District. The Initial Assessment Rate per Front Foot was established by taking the total cost of improvements (Balance to Levy) and dividing that amount by the Total Front Footage within the District. The Initial Assessment Rate per Front Foot, which is also the FY 2007/2008 Maximum Front Footage Rate, is then applied back to each individual parcel's Front Footage to determine the parcel's proportionate special benefit and assessment obligation (The FY 2007/2008 Maximum Assessment).

D. ASSESSMENT RANGE FORMULA

The purpose of establishing an Assessment Range Formula is to provide for reasonable increases and inflationary adjustment to annual assessment rates without requiring the District to go through the requirements of Proposition 218 in order to get a small increase in assessments. This District provides for an annual adjustment to the Maximum Assessment Rate of the lesser of the percentage change in the Local Consumer Price Index of the San Francisco-Oakland-San Jose Area for All Urban Consumers (the "CPI") or three percent (3%) (the "Escalation Percentage"). The CPI in this adjustment shall be determined through CPI data from the Bureau of Labor Statistics from December to December, beginning with the period from December 2006 to December 2007.

The Assessment Range Formula shall be applied to all future assessments within the District beginning in fiscal year 2008/2009. Generally, if the proposed annual assessment rate for the current fiscal year is less than or equal to the calculated Maximum Assessment Rate, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment Rate is equal to the FY 2007/08 Maximum Assessment Rate, which was approved on January 17, 2007 through a property owner balloting (the “Initial Assessment Rate” or “Base Year Assessment Rate”), and adjusted annually by the Escalation Percentage.

Beginning in the second fiscal year (Fiscal Year 2008/2009) and each fiscal year thereafter, the Maximum Assessment Rate would be recalculated and a new Maximum Assessment Rate established within the District.

The Maximum Assessment Rate is adjusted annually and is calculated independent of the District’s annual budget and proposed annual assessment. Any proposed annual assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

Although the Maximum Assessment Rate will increase each year, the actual assessment rate may remain unchanged. The Maximum Assessment Rate adjustment is designed to establish a reasonable limit on assessments. The Maximum Assessment Rate calculated each year does not require or facilitate an increase to the annual assessment rate and neither does it restrict assessments to the adjusted maximum amount. If the budget and assessment for the fiscal year do not require an increase, or the increase is less than the adjusted Maximum Assessment Rate, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment, then the assessment is considered an increased assessment and would be subject to balloting.

III. DISTRICT BUDGET

A. 2016/17 BUDGET

DESCRIPTION	AMOUNTS
<u>DIRECT COSTS</u>	
Contract Maintenance - Landscaping	\$4,900.00
Repair & Maintenance - Landscaping	6,500.00
Repair & Maintenance - Lighting	1,000.00
Repair and Maintenance - Streetscape and Signage	2,000.00
Utilities	8,400.00
Rehab Reserve Expenditures - Signage	<u>0.00</u>
Total Direct Costs	\$22,800.00
<u>ADMINISTRATION COSTS</u>	
City Administration	\$1,493.00
Contract Administration - Park's Dept	1,738.00
County Auditor Fees	384.44
Consulting & Professional Services	2,960.00
Public Hearing Publishing Costs	795.00
ERP Project Costs	<u>2,903.65</u>
Total Administrative Costs	\$10,274.09
Total Direct and Administration Costs	\$33,074.09
<u>BUDGET ADJUSTMENTS</u>	
Replenishment/(Use) of Operating Reserve	\$5,370.39
Contribution for /(Use of) Rehab Reserve	0.00
Rounding Adjustment	<u>(0.72)</u>
Total Adjustments	\$5,369.67
BALANCE TO LEVY	\$38,443.76

B. 2016/17 ASSESSMENT RATES

DESCRIPTION	AMOUNTS
<u>FY 2016/17 ASSESSMENT RATES</u>	
Number of Assessable Parcels	75
Total Assessable Front Footage	4,865.76
Assessment Rates	
Applied Assessment Rate per each Foot of Frontage	7.900875
Maximum Assessment Rate per each Foot of Frontage	7.901023
Potential Maximum Assessment	\$38,444

C. 2016/17 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNTS
<u>OPERATING RESERVE</u>	
Beginning Operating Reserve Balance 7-1-2016 (est.)	\$20,534.36
add: Replenish from FY 16/17 Levy	5,370.39
less: Use for FY 16/17 Expenses	
Transfer from/(to) the Rehab Reserve	(9,367.71)
Ending Operating Reserve Balance 6-30-2017 (est.)	\$16,537.05
<u>REHABILITATION RESERVE</u>	
Beginning Rehab Reserve Balance 7-1-2016 (est.)	\$98,725.38
add: Collect from FY 16/17 Levy	
less: Use for FY 16/17 Rehab Projects	0.00
Transfer from/(to) the Operating Reserve	9,367.71
Ending Rehab Reserve Balance 6-30-2017 (est.)	\$108,093.09

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping improvements, irrigation and related drainage systems, as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance - Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Lighting - This line item includes bulb replacement and repairs that are generally unforeseen. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Streetscape/Signage - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public right-of-ways or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage - The total amount of assessable Front Footage within the District in accordance with the Method of Assessment Section of this Report.

Applied Assessment Rate - The assessment rate to be applied to the front footage of each non-exempt parcel within the District for the current fiscal year.

Maximum Assessment Rate - The Maximum Assessment Rate per front foot for the current fiscal year.

Potential Maximum Assessment – The total amount that can be assessed against all non-exempt District parcels for the current fiscal year based upon the expected assessable front footage within the District.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2016 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2016 to December 31, 2016, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 16/17 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Expenses – The amount of the Operating Reserve to be used to fund FY 16/17 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2017 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2017. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All

Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2016 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2016. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 16/17 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2017 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2017. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment.

Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below.

Hardscape improvements, monuments, landmarks, gateway features, street furniture, trash receptacles, bike racks, bus stop shelters, plant replacement, landscaping, irrigation and/or drainage systems, public street lights, lighting fixtures, poles and meters; safety, security and/or ornamental lights; entry signs; decorative banners and hardware are projected to be \$70,000 in FY 2017/18, \$75,000 in FY 2018/19 and \$105,000 in FY 2019/20.

From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

A

APPENDIX B — 2016/17 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2016/17. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Riverside Avenue Landscaping and Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
014-011-004-000	Assessable	790.10	790.10	100.0	L 7 8 THEILE SUB
014-011-008-000	Assessable	1,303.67	1,303.66	165.0	LOTS 2 3 4 FR 1 THEILE SUB
014-011-009-000	Assessable	790.10	790.10	100.0	LOTS 5 6 THEILE SUBD
014-013-003-000	Assessable	395.05	395.04	50.0	FR LOT 1 THEILE SUB
014-013-004-000	Assessable	395.05	395.04	50.0	FR LOT 2 THEILE SUB
014-013-005-000	Assessable	395.05	395.04	50.0	LOT 3 THEILE SUB
014-013-006-000	Assessable	395.05	395.04	50.0	LOT 4 THEILE SUB
014-013-007-000	Assessable	395.05	395.04	50.0	L 5 THEILE SUB
014-013-008-000	Assessable	395.05	395.04	50.0	L 6 THEILE SUBD
014-013-009-000	Assessable	395.05	395.04	50.0	L 7 THEILE SUBD
014-013-010-000	Assessable	395.05	395.04	50.0	FR L 8 THEILE SUBD
014-024-003-000	Assessable	395.05	395.04	50.0	L 1 THEILE SUB
014-024-004-000	Assessable	395.05	395.04	50.0	LOT 2 THEILE SUB
014-024-005-000	Assessable	395.05	395.04	50.0	LOT 3 THEILE SUBD
014-024-006-000	Assessable	395.05	395.04	50.0	LOT 4 THEILE SUB
014-024-007-000	Assessable	395.05	395.04	50.0	LOT 5 THEILE SUB
014-024-008-000	Assessable	395.05	395.04	50.0	LOT 6 THEILE SUB
014-024-009-000	Assessable	395.05	395.04	50.0	LOT 7 THEILE SUB
014-024-010-000	Assessable	395.05	395.04	50.0	LOT 8 THEILE SUB
014-033-005-000	Assessable	450.36	450.34	57.0	FR LOT 2 THEILE 2 SUB
014-033-007-000	Assessable	900.72	900.70	114.0	POR LOT 4 THEILE #2 SUB MOR C-34
014-033-008-000	Assessable	900.72	900.70	114.0	FR LOT 5 THEILE 2 SUB
014-033-009-000	Assessable	790.10	790.10	100.0	FR LOT 6 THEILE 2 SUB
014-033-014-000	Deferred	-	-	0.0	FR L 3 THEILE #2 SUBD
014-033-025-000	Assessable	450.36	450.34	57.0	PAR A PMOR 22 132
014-033-028-000	Assessable	395.05	395.04	50.0	FR L 1 THEILE 2 SUBD
014-033-029-000	Assessable	395.05	395.04	50.0	FR L 1 THEILE 2 SUBD
014-053-003-000	Assessable	790.10	790.10	100.0	LOTS 1 2 THEILE 3 SUB
014-053-004-000	Assessable	395.05	395.04	50.0	LOT 3 THEILE 3 SUB
014-053-005-000	Assessable	395.05	395.04	50.0	LOT 4 THEILE 3 SUB
014-053-006-000	Assessable	395.05	395.04	50.0	LOT 5 THEILE 3 SUB
014-053-007-000	Assessable	395.05	395.04	50.0	L 6 THEILE 3 SUB
014-053-008-000	Assessable	395.05	395.04	50.0	L 7 THEILE #3
014-053-023-000	Assessable	1,142.17	1,142.16	144.56	L 8 THEILES SUBD
014-084-034-000	Assessable	897.71	897.70	113.62	FR SEC 11 10 6
014-091-014-000	Assessable	268.63	268.62	34.0	FR LOT 12 CHERRY GLEN TR
014-091-015-000	Assessable	260.73	260.72	33.0	FR LOTS 11 12 CHERRY GLEN
014-091-016-000	Assessable	260.73	260.72	33.0	FR LOT 11 CHERRY GLEN TR
014-091-017-000	Assessable	395.05	395.04	50.0	L 10 CHERRY GLEN TR
014-091-018-000	Assessable	395.05	395.04	50.0	LOT 9 CHERRY GLEN TR
014-091-019-000	Assessable	790.10	790.10	100.0	LOTS 7 8 CHERRY GLEN TR
014-091-020-000	Assessable	395.05	395.04	50.0	LOT 6 CHERRY GLEN TR
014-091-021-000	Assessable	395.05	395.04	50.0	LOT 5 CHERRY GLEN TR
014-091-022-000	Assessable	395.05	395.04	50.0	LOT 4 CHERRY GLEN TR
014-091-023-000	Assessable	395.05	395.04	50.0	FR LOTS 1 2 3 CHERRY GLEN TR
014-091-024-000	Assessable	790.10	790.10	100.0	FR LOTS 1 2 CHERRY GLEN TR
014-141-012-000	Assessable	395.05	395.04	50.0	LOT 12 CHERRY GL TR
014-141-013-000	Assessable	395.05	395.04	50.0	LOT 11 CHERRY GL TR
014-141-014-000	Assessable	395.05	395.04	50.0	LOT 10 CHERRY GL TR
014-141-015-000	Assessable	395.05	395.04	50.0	LOT 9 CHERRY GL TR
014-141-016-000	Assessable	395.05	395.04	50.0	LOT 8 CHERRY GL TR
014-141-017-000	Assessable	395.05	395.04	50.0	LOT 7 CHERRY GL TR
014-141-019-000	Assessable	263.10	263.10	33.3	FR LOT 5 CHERRY GL TR
014-141-020-000	Assessable	263.10	263.10	33.3	FR LOTS 4 5 CHERRY GL TR
014-141-021-000	Assessable	263.10	263.10	33.3	FR LOT 4 CHERRY GL TR
014-141-022-000	Assessable	395.05	395.04	50.0	LOT 3 CHERRY GL TR
014-141-023-000	Assessable	790.10	790.10	100.0	LOTS 1 2 CHERRY GL TR
014-141-026-000	Assessable	197.53	197.52	25.0	FR LOT 6 BLK B CHERRY GLEN

City of Roseville
Riverside Avenue Landscaping and Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
014-141-027-000	Assessable	197.53	197.52	25.0	FR LOT 6 BLK B CHERRY GLEN
014-191-016-000	Assessable	395.05	395.04	50.0	LOT 11 CHERRY GL TR
014-191-017-000	Assessable	395.05	395.04	50.0	LOT 10 CHERRY GL TR
014-191-018-000	Assessable	395.05	395.04	50.0	LOT 9 CHERRY GL TR
014-191-019-000	Assessable	395.05	395.04	50.0	LOT 8 CHERRY GL TR
014-191-020-000	Assessable	395.05	395.04	50.0	LOT 7 CHERRY GL TR
014-191-021-000	Assessable	790.10	790.10	100.0	LOTS 5 6 CHERRY GL TR
014-191-022-000	Assessable	790.10	790.10	100.0	LOTS 3 4 CHERRY GL TR
014-191-023-000	Assessable	790.10	790.10	100.0	FR LOTS 1 2 CHERRY GL TR
014-191-025-000	Assessable	395.05	395.04	50.0	LOT 12 CHERRY GL TR
014-251-011-000	Assessable	790.10	790.10	100.0	L 6 7 CHERRY GL TR
014-251-012-000	Assessable	790.10	790.10	100.0	L 4 5 CHERRY GL TR
014-251-013-000	Assessable	395.05	395.04	50.0	LOT 3 CHERRY GL TR
014-251-014-000	Assessable	395.05	395.04	50.0	LOT 2 CHERRY GL TR
014-251-015-000	Assessable	395.05	395.04	50.0	FR LOT 1 CHERRY GLEN TR
014-251-021-000	Assessable	790.10	790.10	100.0	LOTS 8 9 CHERRY GL TR
014-251-027-000	Assessable	1,185.15	1,185.14	150.0	1.2 AC SEC 11 10 6
472-180-009-000	Assessable	1,190.53	1,190.52	150.68	PARCEL A PARCEL MOR 1 11

Summary Fields	Value
ACTIVE PARCELS	76
LEVIED PARCELS	75
MAXIMUM ASSESSMENT	38,444.49
CHARGE	38,443.76
FRONT FEET	4,865.76

RESOLUTION NO. 16-264

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Riverside Avenue Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016 and ending June 30, 2017, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR RIVERSIDE AVENUE LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Riverside Avenue Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to Chapter 4, Article 1, Section 22641 of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 16-264

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-264 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville

RESOLUTION NO. 16-265

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Vernon Street Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. 16-265

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-265 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S ANNUAL LEVY REPORT FOR THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: Vernon Street Landscaping and Lighting District (hereinafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 Division 15, of the Streets and Highways Code of the State of California, beginning with Section 22500* (hereinafter referred to as the "Act"), and,

WHEREAS, there has now been presented to this City Council the Report as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented (or amended), and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 That the above recitals are all true and correct.

Section 2 That the Report as presented, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3 That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and final approval of the Report.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Vernon Street Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Vernon Street Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 2016.

_____,
Mayor
City of Roseville

_____,
City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, _____, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. _____ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the _____ day of _____, 2016, by the following vote:

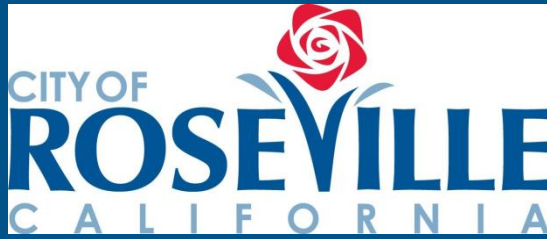
AYES:

NOES:

ABSENT:

ABSTAINED:

_____,
City Clerk
City of Roseville



City of Roseville

Vernon Street Landscaping and Lighting District

2016/17 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 18, 2016
Public Hearing: June 15, 2016

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com/financial



ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Vernon Street

Landscaping and Lighting District

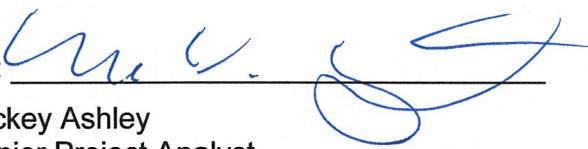
City of Roseville

Placer County, State of California

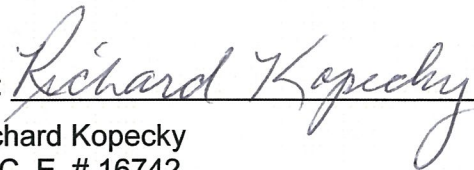
This Report describes the District and any relevant zones therein, including the improvements, budget, parcels and assessments to be levied for Fiscal Year 2016/17 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 27th day of APRIL, 2016

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Roseville

By: 

Mickey Ashley
Senior Project Analyst
District Administration Services

By: 

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. INTRODUCTION

The City of Roseville (“City”) annually levies and collects special assessments in order to maintain the improvements within the Vernon Street Landscaping and Lighting District (“District”). The District was formed in January of 2001 and is levied annual assessments pursuant to *the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (“1972 Act”).

The Engineer’s Report (“Report”) describes the District, any new annexations, changes to the District, and the proposed assessments for the period of July 1, 2016 through June 30, 2017. The special benefit assessments are based on historical and estimated costs to maintain the District improvements. These assessments, which provide a direct and special benefit to properties within the District, will provide funding for the operation and maintenance of District improvements.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (“APN”) by the Placer County Assessor’s Office. The Placer County Auditor/Controller uses Assessor’s Parcel Numbers and specific Tax Code Accounts, to identify on the County’s tax roll, properties assessed for special district benefit assessments.

Following approval of the Report, the City Council will by resolution, order the improvements to be made and confirm the levy and collection of assessments herein pursuant to the Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year (“FY”) 2016/17. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved by the City Council.

B. COMPLIANCE WITH THE CURRENT LEGISLATION

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIID (Proposition 218).

The District has been formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code. Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls. The assessments described in this Report have been prepared in accordance with the Act.

Prior to FY 2001/02, the City initiated (Resolution 00-523) and conducted property owner protest ballot proceedings (Resolution 01-22) in accordance with Article XIID of the California Constitution ("Article XIID") for the parcels within the District. An annual rate escalator was also included in the ballot that allows for an annual inflationary increase equal to the percentage change in the Consumer Price Index of the San Francisco-Oakland-San Jose Area as of January of each succeeding year (the "Escalation Percentage"). At the conclusion of the Public Hearing held on January 17, 2001, all property owner ballots returned were tabulated to determine if majority protest existed. The result of the protest proceeding was an approval of the assessment rate and the annual inflationary increase for maintaining the improvements within the District.

Pursuant to the Act, an annual Public Hearing is conducted by the City Council to accept property owner and public comments, to review the Engineer's Annual Levy Report prior to approving the annual assessments to be levied on the County tax rolls.

C. DESCRIPTION OF DISTRICT BOUNDARIES

The District is located in downtown Roseville and includes all parcels that front along Vernon Street between Folsom Road and the Riverside/Douglas Boulevard. See Appendix A for District boundary map.

D. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.

- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.
- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

E. DESCRIPTION OF THE IMPROVEMENTS AND MAINTENANCE

The District ensures the continued maintenance, servicing, administration and operation of various landscape, lighting and streetscape improvements and associated appurtenances that are required to keep the improvements in a healthy, vigorous, and satisfactory condition. The assessable parcels receive benefit from the above improvements within the District.

Specific improvements include installation, maintenance and servicing of public facilities, including, but not limited to street trees, sidewalks, curbs, gutters, parking stripes, turf, brick pavers, planters, gateways, benches, bike racks, signage, trash receptacles, and lighting throughout the boundaries of the District (the “Improvements”).

As applied herein, “installation” means the construction of public Improvements, including, but not limited to, land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks and drainage, lights, equipment, turf, brick pavers, planters, gateways, benches, bike racks and signage.

“Maintenance” means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any Improvement, including repair, removal or replacement of all or any part of any Improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of Improvements to remove or cover graffiti.

“Servicing” means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other Improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other Improvements.

Plans and specification for the Improvements to be maintained are on file in the office of the Economic and Community Services Director at 311 Vernon Street, Roseville, CA 95678.

All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs associated with the Improvements are equitably spread among all benefiting parcels within the District. Only parcels that receive direct benefit from the Improvements are assessed, and each parcel is assessed in proportion to the estimated benefit received. The funds collected are dispersed and used for only the services and operation provided to the District.

II. METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the Improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

B. BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall 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. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”. The City initiated and conducted property owner protest ballot proceedings in accordance with Article XIID. Each of the proposed Improvements, the associated costs and assessments were identified and allocated based on special benefit pursuant to the provisions of Article XIID and 1972 Act. Additionally, the Improvements and

the annual costs of ensuring the maintenance and operation of the Improvements are of direct and special benefit to the properties.

The City annually levies and collects special benefit assessments in order to maintain and service the District Improvements. The District provides for specific Improvements and services that include the maintenance and operation of landscaping and lighting Improvements and associated appurtenances located within the District's public right-of-ways and dedicated easements. The annual assessment is based on the historical and estimated cost to maintain the Improvements that provide a benefit to properties within these Districts. The Improvements within the District and the costs of those Improvements are identified and budgeted separately, including all expenditures, deficits, surpluses, revenues, and reserves.

All Improvements within the District and the properties associated with those Improvements were reviewed for benefit prior to the formation of the District. Because the Improvements affront the benefited parcels, it has been determined that there is no measurable general benefit to properties outside the District or to the public at large. In making this determination it should be noted that similar improvements within California are typically maintained by individual property owners, through some type of association or a special district as allowed by State Law since the on-going maintenance of these improvements are a special benefit to the properties associated with those improvements.

The method of apportionment (method of assessment) for the District is based on the premise that each of the assessed parcels within the District receives special benefit from the Improvements maintained and financed by District assessments. The presence of these Improvements and the close proximity of the Improvements to the properties within the District enhance the desirability and security of properties within the District.

The landscape Improvements provided by the District may include landscaped parkways, perimeters, entryways, local medians, slopes, internal amenities and appurtenant facilities. Street lighting Improvements may include all energy costs and necessary maintenance to the facilities related thereto. The annual assessments outlined in this Report are proposed to cover the estimated costs to provide all necessary service, operation, administration, and maintenance required to keep these Improvements in a healthy, vigorous, and satisfactory condition. The special benefits associated with the local landscaping Improvements are specifically:

The special benefits associated with all landscaping Improvements are specifically:

- Enhanced desirability of properties through association with the Improvements.

- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate landscaping.
- Environmental enhancement through improved dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained Improvements associated with the properties.
- Enhanced quality of life through well-maintained landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on streets and roads within the Districts.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to Improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. DESCRIPTION OF THE METHOD OF APPORTIONMENT

Pursuant to the 1972 Act, the costs of the District may be apportioned by any formula or method that fairly distributes the net amount to be assessed, among all assessable parcels within the District in proportion to the estimated special benefits to be received by each such parcel from the Improvements. The special benefit formula used should reflect the composition of the parcels, the Improvements and services provided to fairly proportion the costs based on

estimated special benefit to each parcel within the District. All assessable parcels within the District shall receive a direct special benefit from the services and Improvements provided by the District.

Article XIID of the California Constitution specifies that only special benefits are assessable and that the City must separate the general benefits from the special benefits conferred on any parcel. Since the District is a downtown business area and the Improvements that affront each District parcel primarily attract and retain an increased customer base, these benefits enhance the District parcels and there is no measurable benefit to the public at large. Therefore, 100% of the Improvements are considered special benefit to the District parcels. The cost of maintaining the Improvements is therefore identified as special benefit and has been allocated to the special assessments.

It was determined that a uniform assessment rate per foot of frontage upon Vernon Street would fairly distribute the net amount to be assessed due to the following reasons:

1. The assessments are based upon a specific property owner's special benefit received from the Improvements.
2. The special benefits should be directly related to the extent at which a property fronts the improvements, relative to other properties in the District.

The base assessment rate for the District was \$4.59 per linear foot in FY 2001/02 and was determined using the formula below.

$$\text{Assessment Rate Per Foot} = \frac{\text{Balance to Levy}}{\text{Total Feet of Frontage}}$$

The annual assessment amount for each parcel was then determined using the formula below:

$$\text{Parcel Front Footage} \times \text{Rate per Linear Foot} = \text{Parcel Assessment Amount}$$

D. ANNUAL INFLATIONARY ADJUSTMENT

Commencing with FY 2002/03, the maximum assessment rate shall increase by the percentage change in the Consumer Price Index of the San Francisco-Oakland-San Jose Area ("CPI") as of January of each succeeding year (the "Escalation Percentage"). Since the Department of Labor, Bureau of Labor Statistics does not publish a CPI for January; the CPI for preceding month shall be used since this is the CPI *available* in the month of January. The District's starting CPI Index of 184.1, December of 2000, is hereby established as the base CPI (the "Base Year CPI Index").

If the proposed assessment increases over the prior fiscal year by a percentage no greater than the Escalation Percentage as defined above, then the proposed assessment is not considered an increase. This assessment range formula shall be applied to all future assessments within the District. Generally, if the proposed annual assessment rate for the Current Fiscal Year is less than or equal to the calculated maximum assessment rate, then the proposed annual assessment is not considered an increased assessment.

E. APPEALS AND INTERPRETATION

Any property owner, who believes that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the Finance Director of the City of Roseville or his or her designee. Any such appeal is limited to correction of an assessment during the then Current Fiscal Year. Upon the filing of any such appeal, the Director of Housing and Redevelopment or his or her designee will promptly review the appeal and any information provided by the property owner. If the Director of Housing and Redevelopment or his or her designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. However, if any such changes are approved after the County of Placer's deadline for adjustments to the tax roll, the Director of Housing and Redevelopment or his or her designee is authorized to approve a refund of the reduction amount to the property owner. Any dispute over the decision of the Director of Housing and Redevelopment or his or her designee, shall be referred to the City Council of the City of Roseville and the decision of the City Council of the City of Roseville shall be final.

F. DETERMINATION OF FRONT FOOTAGE

The front footage of each assessable parcel is subject to revision and/or correction using measurements of front footage found on the then current Placer County Assessor's Parcel Maps or through direct measurement by City personnel. Any such correction that increases a Parcel Assessment shall not be considered an increased assessment subject to the procedural provisions of Article XIID.

III. DISTRICT BUDGET

A. FY 2016/17 BUDGET

DESCRIPTION	AMOUNTS
<u>DIRECT COSTS</u>	
Contract Maintenance - Landscaping	\$4,830.00
Repair & Maintenance - Landscaping	8,400.00
Repair & Maintenance - Lighting	2,500.00
Repair and Maintenance - Streetscape and Signage	2,000.00
Utilities	8,000.00
Rehab Reserve Project Expenditures	<u>15,000.00</u>
Total Direct Costs	\$40,730.00
<u>ADMINISTRATION COSTS</u>	
City Administration	\$1,351.00
Contract Administration - Park's Dept	2,434.00
County Auditor Fees	348.54
Consulting & Professional Services	2,995.00
Public Hearing Publishing Costs	775.00
ERP Project Costs	<u>2,903.65</u>
Total Administrative Costs	\$10,807.19
Total Direct and Administration Costs	\$51,537.19
<u>BUDGET ADJUSTMENTS</u>	
Replenishment/(Use) of Operating Reserve	(\$1,683.36)
Contribution for /(Use of) Rehab Reserve	(15,000.00)
Rounding Adjustment	<u>(0.79)</u>
Total Adjustments	(\$16,684.15)
BALANCE TO LEVY	\$34,853.04

B. FY 2016/17 ASSESSMENT RATES

DESCRIPTION	AMOUNTS
<u>FY 2016/17 ASSESSMENT RATES</u>	
Number of Assessable Parcels	62
Total Assessable Front Footage	5,370.76
Assessment Rates	
Applied Assessment Rates per each Foot of Frontage	\$6.4894
Maximum Assessment Rates per each Foot of Frontage	\$6.4896
Potential Maximum Assessment	\$34,854

C. FY 2016/17 FUND BALANCE INFORMATION

DESCRIPTION	AMOUNTS
<u>OPERATING RESERVE</u>	
Beginning Operating Reserve Balance 7-1-2016 (est.)	26,836.17
add: Replenish from FY 16/17 Levy	
less: Use for FY 16/17 Expenses	(1,683.36)
Transfer from/(to) the Rehab Reserve	615.79
Ending Operating Reserve Balance 6-30-2017 (est.)	\$25,768.60
<u>REHABILITATION RESERVE</u>	
Beginning Rehab Reserve Balance 7-1-2016 (est.)	45,225.70
add: Collect from FY 16/17 Levy	
less: Use for FY 16/17 Rehab Projects	(15,000.00)
Transfer from/(to) the Operating Reserve	(615.79)
Ending Rehab Reserve Balance 6-30-2017 (est.)	\$29,609.91

D. DESCRIPTION OF BUDGET ITEMS

Description of the terms used in the preceding Budget, Assessment Rates and Fund Balance tables are listed below:

BUDGET:

DIRECT COSTS

Contract Maintenance - Landscaping - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of all landscaping corridors, street medians, entryways, irrigation and related drainage systems as well as maintenance of appurtenant facilities (the "improvements").

Repair & Maintenance – Landscaping - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc. If zero, this line item may not be shown in the budget.

Repair & Maintenance – Lighting - This line item includes bulb replacement and repairs that are generally unforeseen. This may include repair of damaged amenities due to vandalism, storms, etc.

Repair & Maintenance - Streetscape/Signage - This line item includes repairs that are generally unforeseen and not normally included in the annual maintenance contract costs. This may include repair of damaged amenities due to vandalism, storms, etc.

Utilities - The furnishing of water and electricity required for the operation and maintenance of the improvements.

Rehab Reserve Project Expenditures – Expected costs for installation, replacement or planned upgrades of District improvements for the current year that were previously funded or accumulated in the Rehabilitation Reserve. The Rehabilitation Reserve is used to accumulate funds for costs associated with the future rehabilitation or replacement of District improvements that cannot be conveniently raised from a single year's assessment. If zero, this line item may not be shown in the budget.

ADMINISTRATION COSTS

City Administration – Estimated costs incurred by the City Finance Department and other Departments in preparing the annual budget for the Engineer's Report, together with other financial information required to determine the annual assessment. These costs would also include the preparation, posting and publishing of public notices required for City Council action relating to the District, as well as costs to perform legal review of documents.

Contract Administration – Park's Dept – Estimated Costs of Park and Recreation Department staff to coordinate and oversee the maintenance contracts and overall repair and maintenance of the District. This amount also includes the cost of the Department's estimates and analysis of certain budget items, estimated costs and useful lives of certain District Improvements.

County Auditor Fees - A fee of 1% of the total levy amount that is charged to the District by the County for placing assessments on property tax bills.

Consulting and Professional Services – Includes the costs and expenses of contracting with various professionals to provide legal, engineering and district administration services directly related to the District, including the calculation of the annual assessment amounts and the preparation of the Engineer's' Report.

Public Hearing Publishing Costs –Includes the out of pocket costs to publish public notices required for City Council action relating to the District.

Total Direct and Administration Costs – The total expected costs of the District.

BUDGET ADJUSTMENTS

Replenishment/(Use) of Operating Reserve – A “Replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “Use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the budget. Further information regarding the function of the Operating Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Contribution for /(Use of) Rehab Reserve — A “Contribution” increases the levy in order to generate funding for the Rehabilitation Reserve. This reserve allows for the accumulation of funds for the possible rehabilitation projects or replacements in future years. On the other hand, a “Use of” of the Rehabilitation Reserve provides current year funding of rehabilitation projects or replacements from available funds within the Rehabilitation Reserve. If zero, this line item may not be shown in the budget. Further information regarding the function of the Rehabilitation Reserve is provided under “FUND BALANCE INFORMATION” in the following pages of this Section.

Rounding Adjustment – The necessary rounding adjustment(s) due to limitations of the County property tax system that requires even penny levy amounts to be placed on the secured tax roll.

BALANCE TO LEVY - This is the total amount to be levied and collected through assessments for the current fiscal year for each zone. The Balance to Levy represents the sum of the total District costs together with any applicable adjustments to the budget as described above.

ASSESSMENT RATES:

APPLIED ASSESSMENT RATE

Number of Assessable Parcels - The total number of parcels that are expected to be assessed. Non-assessable lots or parcels include government-owned land, public utility-owned property, land principally encumbered by public right-of-ways or easements, common areas, and/or parcels within the boundaries of the District currently do not benefit from the improvements and are therefore not assessed.

Total Assessable Front Footage - The total linear footage of that portion of each assessable parcel's boundary that is contiguous with Vernon Street.

Applied Assessment Rate per Front Foot - This amount represents the rate being applied to the front footage of each parcel for the Current Fiscal Year.

Maximum Assessment Rate per Front Foot - This amount represents the maximum rate that can be being applied to the front footage of each parcel for the Current Fiscal Year.

Maximum Potential Assessment – The total amount that is expected to be assessed against all parcels within the District for the Current Fiscal Year.

FUND BALANCE INFORMATION:

OPERATING RESERVE

Beginning Operating Reserve Balance 7-1-2016 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations for each Zone. These beginning balances shall be used to fund each Zone's expenditures from July 1, 2016 to December 31, 2016, as the Operating Reserve is required to compensate for the approximate six-month delay between the start of the District's fiscal year and the receipt of the collections from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

Replenish from FY 16/17 Levy – This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the District's receipt of assessment collections, the Operating Reserve balance shall be sufficiently funded to provide for expenditures from the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Expenses – The amount of the Operating Reserve to be used to fund FY 16/17 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected District costs for the period of July 1, 2016 (the beginning of the Fiscal Year) through December 31, 2016. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Rehab Reserve — The amount of Operating Reserve monies to be transferred to or from the Rehabilitation Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Operating Reserve Balance 6-30-2017 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2017. The size of each Zone's Operating Reserve is limited by Streets and Highways Code 22569 which states that an Operating Reserve shall not exceed the estimated costs of maintenance, service and incidental expenses from the first day of the fiscal year (July 1) to the date that the Agency expects to receive the first apportionment of collections from the County, which is estimated to be December 31. Therefore, each Zone may retain an Operating Reserve amounting to the District's first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Rehabilitation Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the Report.

REHABILITATION RESERVE

Beginning Rehab Reserve Balance 7-1-2016 (est.) — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2016. Streets and Highways Code 22660 allows the District generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment.

Collect from FY 16/17 Levy — This amount is added to the levy to accumulate funding of future year rehabilitation projects, replacements, restorations or upgrades of District improvements. If zero, this line item may not be shown in the budget.

Use for FY 16/17 Rehab Projects – The amount of Rehabilitation Reserve monies expected to be transferred out of the Rehabilitation Reserve to fund the costs of installation, replacement or planned upgrades of District improvements for the current year. If zero, this line item may not be shown in the budget.

Transfer from/(to) the Operating Reserve — The amount of Rehabilitation Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department, in order to provide for the maintenance and operation of the improvements. If zero, this line item may not be shown in the budget.

Ending Rehab Reserve Balance 6-30-2017 (est.) - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2017. These funds shall be use to provide for future year rehabilitation projects, replacements, restorations or upgrades of District improvements which cannot be conveniently raised from a single year's assessment. Should the District have no Rehabilitation Reserve balances or related activity, no Rehabilitation Reserve information shall be presented in the Report.

E. REHABILITATION RESERVE – CAPITAL IMPROVEMENT PLAN

Streets and Highways Code 22660 allows the District to generate and accumulate funds over several years to fund District improvements that cannot be conveniently raised from a single year's assessment. A five year Capital Improvement Plan for the rehabilitation, restoration and /or replacement of District improvements and other allowable costs is shown below.

Future District funding is estimated as follows: Repair, replace and/or refurbish Street Furniture: \$5,000 each in FY 2016/17 and FY 2017/18. Repair, replace and/or refurbish Irrigation Meter: \$6,000 in FY 2017/18. Replace, repair, renovate and/or refurbish plants, landscaping & related materials: \$5,000 for each FY 2016/17 to FY 2018/19. Replace, repair, and/or refurbish Light Standard(s): \$5,000 each FYs 2017/18 and FY 2018/19. Replace and/or repair electrical outlets: \$5,000 in FY 2016/17 and \$4,000 in each FY 2017/18 to 2020/21.

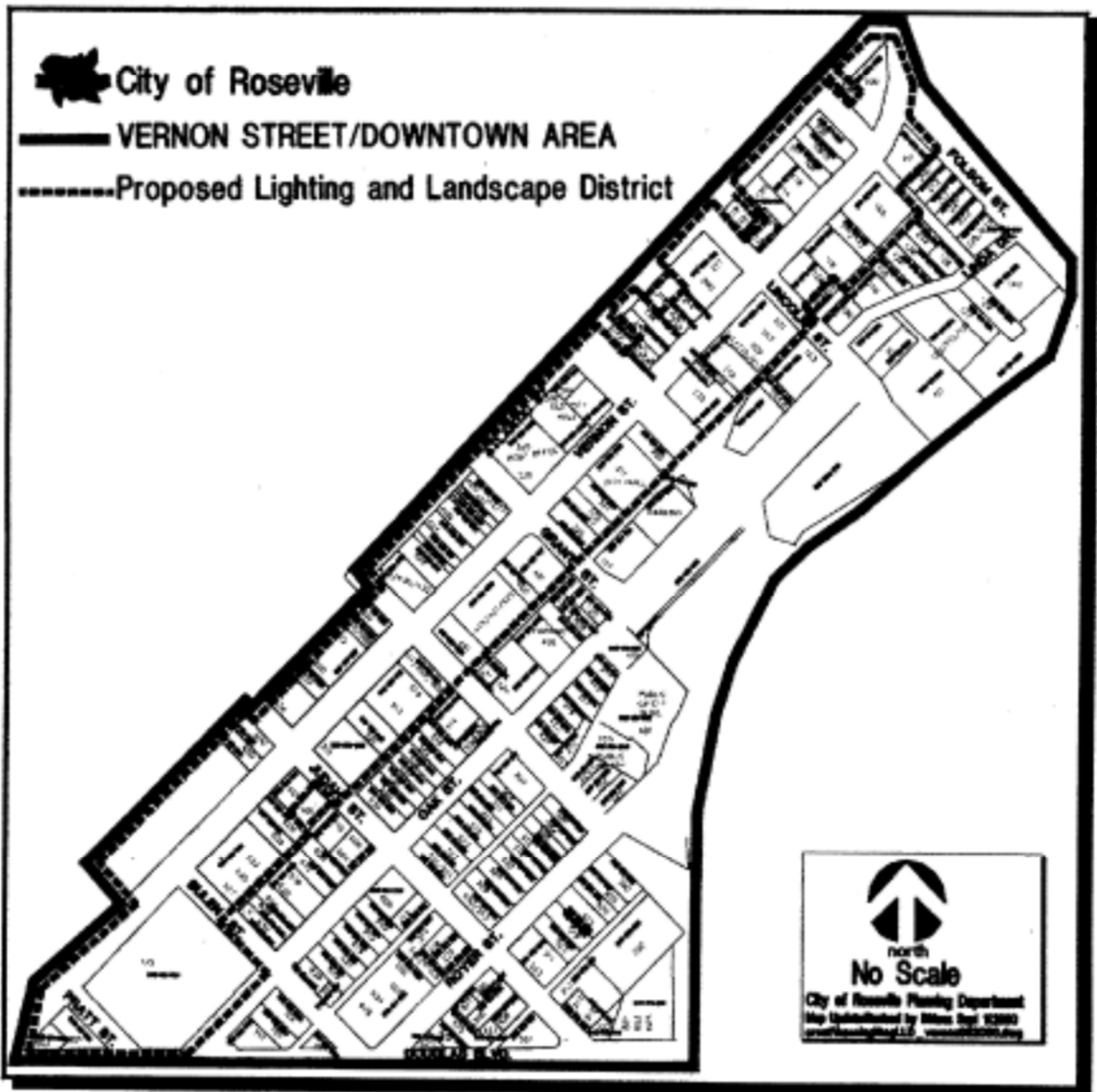
From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

APPENDIX A – DISTRICT BOUNDARY MAP

The boundary map for the District has previously been submitted to the Clerk of the City in the format required under the 1972 Act and is, by reference, hereby made part of this Report. These District Boundary Maps are available for inspection at the office of the City Clerk during normal business hours.

For general reference purposes, a summary of the District's Boundaries is presented herein.

Assessment diagram



APPENDIX B — 2016/17 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Placer County Assessor's map for the year in which this Report is prepared.

A listing of parcels to be assessed within this District, along with the proposed assessment amounts, shall be submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Non-assessable lots or parcels may include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessment rate to be levied against each eligible parcel and thereby constitutes the approved levy and collection of assessments for FY 2016/17. The listing of parcels and the amount of assessment to be levied shall be submitted to the County Auditor/Controller and included on the FY 2016/17 property tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

City of Roseville
Vernon Street Landscaping and Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
013-070-004-000	Assessable	1,529.00	1,529.00	235.61	FR SEC 2 10 6
013-071-001-000	Assessable	324.46	324.46	50.0	LOT 8 BLK 1
013-071-002-000	Assessable	324.46	324.46	50.0	LOT 7 BLK 1 RSVLE
013-071-003-000	Assessable	324.46	324.46	50.0	LOT 6 BLK 1 RSVLE
013-071-004-000	Assessable	648.94	648.94	100.0	L 4 5 BLK 1
013-071-006-000	Assessable	648.94	648.94	100.0	FR LOTS 1 2 BLK 1
013-071-009-000	Assessable	324.46	324.46	50.0	L 3 2 BLK 1
013-072-008-510	Assessable	648.94	648.94	100.0	FR L 15 16 BLK 15
013-072-010-000	Assessable	648.94	648.94	100.0	LOTS 13 14 BLK 15
013-072-011-000	Assessable	324.46	324.46	50.0	LOT 12 BLK 15
013-072-012-000	Assessable	973.42	973.42	150.0	L 9 10 11 BLK 15
013-073-011-000	Assessable	843.64	843.64	130.0	LOTS 1 2 BUTLER SUBD
013-091-002-000	Assessable	648.94	648.94	100.0	L 4 5 BLK 3
013-091-003-000	Assessable	973.42	973.42	150.0	L 1 2 3 BL 3
013-091-009-000	Assessable	765.76	765.76	118.0	POR LOTS 6 & 7 BLK 3 & CITY ST
013-092-005-510	Assessable	162.22	162.22	25.0	FR L 5 BLK 2
013-092-005-520	Assessable	162.22	162.22	25.0	FR L 5 BLK 2
013-092-006-000	Assessable	324.46	324.46	50.0	FR LOT 4 BLK 2
013-092-007-000	Assessable	324.46	324.46	50.0	LOT 3 BLK 2
013-092-008-000	Assessable	261.20	261.20	40.25	FR LOT 2 BLK 2
013-092-009-000	Assessable	389.16	389.16	59.97	FR LOTS 1 2 BLK 2
013-092-014-000	Assessable	973.42	973.42	150.0	FR SEC 2 10 6
013-093-003-000	Assessable	648.94	648.94	100.0	FR LOTS 14 LOTS 15 16 BLK 14
013-093-004-000	Assessable	188.18	188.18	29.0	FR LOT 14 BLK 14
013-093-005-000	Assessable	136.28	136.28	21.0	FR L 14 BLK 14 RSVLLE
013-093-006-000	Assessable	493.20	493.20	76.0	FR LOT 12 LOT 13 BLK 14
013-093-007-000	Assessable	1,129.18	1,129.18	174.0	LOTS 9 10 11 FR LOT 12 BLK 14
013-121-002-000	Assessable	973.42	973.42	150.0	L 4 5 6 BLK 5
013-121-003-000	Assessable	324.46	324.46	50.0	LOT 3 BLK 5
013-121-004-000	Assessable	649.72	649.72	100.12	PAR A PMOR 18 117
013-121-005-000	Assessable	324.46	324.46	50.0	L 7 BLK 5 RSVLE
013-121-006-000	Assessable	324.86	324.86	50.06	L 8 BLK 5 RSVLLE
013-122-001-000	Assessable	325.44	325.44	50.15	FR L 7 8 BLK 4
013-122-002-000	Assessable	152.50	152.50	23.5	FR LOT 7 BLK 4
013-122-003-000	Assessable	170.98	170.98	26.35	FR L 7 BLK 4
013-122-004-000	Assessable	324.46	324.46	50.0	L 6 BLK 4
013-122-005-000	Assessable	324.46	324.46	50.0	LOT 5 BLK 4
013-122-009-000	Assessable	585.28	585.28	90.19	L 1 FR L 2 BLK 4
013-122-010-000	Assessable	389.36	389.36	60.0	L 3 FR 2 BLK 4 RSVLLE
013-122-011-000	Assessable	129.78	129.78	20.0	FR L 4 BLK 4 RSVLLE
013-122-012-000	Assessable	194.68	194.68	30.0	FR L 4 BLK 4 RSVL
013-123-017-000	Assessable	714.88	714.88	110.16	PAR 1 PMOR 18 155
013-123-021-000	Assessable	472.10	472.10	72.75	PAR 1 PMOR 32-99
013-123-024-000	Assessable	945.46	945.46	145.69	1.1 AC PAR 3 PMOR 32-99
013-123-026-000	Assessable	462.44	462.44	71.26	PAR 2 PMOR 32-99
013-124-006-000	Assessable	324.46	324.46	50.0	LOT 16 BLK 13
013-124-007-000	Assessable	324.46	324.46	50.0	L 15 BLK 13
013-124-008-000	Assessable	324.46	324.46	50.0	LOT 14 BLK 13
013-124-017-000	Assessable	973.42	973.42	150.0	LOTS 11 12 13 BLK 13 & POR ALLEY WAY
013-124-018-000	Assessable	504.22	504.22	77.7	LOT 10 BLK 13 & POR CITY STREET & ALLEY
013-151-004-000	Assessable	648.94	648.94	100.0	POR L 7 & 8 BLK 6
013-152-010-000	Assessable	1,297.90	1,297.90	200.0	LOTS 13 THRU 16 BLK 10
013-152-011-000	Assessable	324.46	324.46	50.0	LOT 12 BLK 10
013-152-012-000	Assessable	324.46	324.46	50.0	L 11 BLK 10
013-152-017-000	Assessable	648.94	648.94	100.0	PAR A PMOR 21 141
013-153-013-000	Assessable	940.98	940.98	145.0	FR L 10 L 11 12 BLK 11
013-153-014-000	Assessable	382.88	382.88	59.0	LOT 9 FR 10 BLK 11
013-153-019-000	Assessable	485.34	485.34	74.79	LOT 13 FR LOT 14 BLK 11
013-153-023-000	Assessable	812.54	812.54	125.21	PAR A & B PMOR 1 1
013-161-001-000	Assessable	421.82	421.82	65.0	FR L 9 10 BLK 8
013-161-002-000	Assessable	584.04	584.04	90.0	FR LOT 10 11 BLK 8
013-162-001-000	Assessable	2,595.82	2,595.82	400.0	BLK 9 ROSEVILLE
013-250-032-000	Not Balloted	-	-	0.0	FR SEC 2 10 6

City of Roseville
Vernon Street Landscaping and Lighting District
Fiscal Year 2016/17 Preliminary Assessment Roll

ASSESSOR PARCEL NUMBER	ASSESSMENT CATEGORY	MAXIMUM ASSESSMENT	CHARGE	FRONT FEET	LEGAL DESCRIPTION
013-250-033-000	Not Balloted	-	-	0.0	53.6 AC FR SEC 2 10 6 SBE # 872-31-2Y PA
013-250-034-000	Not Balloted	-	-	0.0	FR SEC 2 10 6 SBE # 872-31-2Y PAR 58 MRO

Summary Fields	Value
ACTIVE PARCELS	65
LEVIED PARCELS	62
MAXIMUM ASSESSMENT	34,853.04
CHARGE	34,853.04
FRONT FEET	5,370.76

RESOLUTION NO. 16-266

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, FOR FISCAL YEAR 2016/2017

The City Council of the City of Roseville, California (hereafter referred to as the “City Council”) does resolve as follows:

WHEREAS, the City Council of City of Roseville, California, has, by previous Resolutions, initiated proceedings, and declared its intention to levy assessments, and approved the Engineer’s Annual Levy Report (hereinafter referred to as the “Report”) that describes the assessments against parcels of land within the Vernon Street Landscaping and Lighting District (hereinafter referred to as the “District”) for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereinafter referred to as the “Act”) to pay for the maintenance and services of all improvements and facilities related thereto; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, a Report in connection with the proposed levy and collection of assessments upon eligible parcels of land within the District, and the City Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, to pay for the maintenance and services of all improvements and facilities related thereto.

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Articles XIIC and XIID of the California State Constitution; and,

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, FOR VERNON STREET LANDSCAPING AND LIGHTING DISTRICT, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

- i) the land within the District will be benefited by the operation, maintenance and servicing of the improvements located within the boundaries of the District;
- ii) the District includes all of the lands receiving such special benefit; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the assessment for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation and servicing of the improvements shall be performed pursuant to the Act. The City Council hereby orders the improvements to be made, which improvements are briefly described as follows: the improvements within the District include: maintenance, servicing, administration and operation of landscape, lighting and streetscape improvements, other public improvements within the street right of way areas and all appurtenant facilities related thereto within the District. The Engineer's Annual Levy Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of the County of Placer shall enter on the County Assessment Roll, opposite each eligible parcel of land, the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the Vernon Street Landscaping and Lighting District and such money shall be expended only for the maintenance, operation and servicing of the improvements, together with other expenses as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2016, and ending June 30, 2017.

Section 8 The City Clerk's designee, Willdan Financial Services, is hereby authorized and directed to file the levy with the County Auditor subsequent to the adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Willdan Financial Services within two weeks of adoption via either e-mail to mashley@willdan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

RESOLUTION NO. 16-266

PASSED, APPROVED, AND ADOPTED THIS 15th day of June, 2016.

Mayor
City of Roseville

City Clerk
City of Roseville

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss.

CITY OF ROSEVILLE)

I, Sonia Orozco, City Clerk of the City of Roseville, County of Placer, State of California do hereby certify that the foregoing Resolution No. 16-266 was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the 15th day of June, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

City Clerk
City of Roseville



COUNCIL COMMUNICATION

CC #: 7782

File #: 0400-04-15

Title: Amoruso Ranch Specific Plan - Annexation, Sphere of Influence Amendment, General Plan Amendment, Specific Plan, Pre-Zoning, Development Agreements, and Final Environmental Impact Report

Contact: Wayne Wiley 916-774-5283 wwiley@roseville.ca.us

Meeting Date: 6/15/2016

Item #: 11.2.

RECOMMENDATION TO COUNCIL

The Planning Commission recommends that the City Council take the following actions:

- A. Adopt the attached Resolution adopting the Water Supply Assessment (Exhibit A-1) and determining, based on the entire record, that projected water supplies will be sufficient to meet the demands of the Amoruso Ranch Specific Plan project, in addition to existing and planned future uses.
- B. Adopt the attached Resolution certifying the Amoruso Ranch Specific Plan Final Environmental Impact Report (EIR) (Exhibit B-1) as being complete, adequate and in compliance with the California Environmental Quality Act, making findings relating to mitigation measures and project alternatives and adopting the Statement of Overriding Considerations for the significant and unavoidable impacts identified in the EIR (Exhibit B-2), adopting a Mitigation Monitoring Program (Exhibit B-3), and directing staff to apply to the Placer County Local Agency Formation Commission (LAFCO) to annex the project site.
- C. Adopt the attached Resolution amending the General Plan Land Use Map and text as shown in the General Plan 2035 (Exhibit C-1).
- D. Adopt the finding of fact as stated in the attached Resolution and adopt the Resolution adopting the Amoruso Ranch Specific Plan (Exhibit D-1).
- E. Adopt the findings of fact as stated in the attached Ordinance and introduce for first reading the Ordinance to approve the Pre-zoning for the property located within unincorporated Placer County to reflect the zoning for the Amoruso Ranch Specific Plan (Exhibit E-1).
- F. Adopt the findings of fact as stated in the attached Ordinances and introduce for first reading the Ordinances to approve the Development Agreements (Exhibits F-1 & G-1).

BACKGROUND

The proposed Amoruso Ranch Specific Plan (ARSP) is located northwest of the City's corporate boundaries, south of West Sunset Boulevard in unincorporated Placer County, approximately 1.5 miles west of Fiddymont Road and directly north of the Creekview Specific Plan (CSP).

Analysis of the feasibility of the project began in June 2010, which did not identify any fatal flaws in the proposed project; therefore, the applicant (Brookfield Residential) submitted a formal project application in May of 2011. The proposed ARSP is 694 acres and upon approval would be the City's fourteenth specific plan area. The requested project entitlements include an Annexation, Sphere of Influence Amendment, Specific Plan, General Plan Amendment, Rezone (Prezone), Two Development Agreements, and an Environmental Impact Report (EIR). Approval of these entitlements will allow for:

- 2,827 dwelling units
 - o **1302** Low Density Residential
 - o **542** Medium Density Residential
 - o **873** High Density Residential
- 27 acres (**109 units**) Community Commercial – Village District
- 24 acres Community Commercial
- 17 acres Public/Quasi-Public (Elementary School, Electric Substation, etc.)
- 22 acres Neighborhood Parks
 - 22 acres City Park (General Plan obligation to be met through Park in-Lieu fees)
- 145 acres Open Space
- 20 acres (**1 unit**) Urban Reserve
- Right of Way for the future Placer Parkway (approximately 50 acres of right of way has been dedicated for a portion of the future, six-lane, Placer Parkway that will traverse the plan area)

SUMMARY EVALUATION

Staff has prepared an overview and evaluation of the ARSP project (including an evaluation of the requested project entitlements and environmental document) which is provided as Attachment 1 to this report. As ultimately concluded in Attachment 1, the proposed project is consistent with the applicable General Plan standards, and City Codes and Ordinances.

Due to the length of some of the ARSP documents, a link to the proposed General Plan Amendment, Specific Plan, and EIR is provided in place of hard copies. These documents can be found at <http://roseville.ca.us/amoruso/specificplandocuments>.

PUBLIC OUTREACH

Meeting notices were mailed to property owners within a 1000-foot radius of the project site for the neighborhood meeting held at the Martha Riley Community Center and for the public hearings that were held before the City's Transportation Commission, Design Committee, Public Utilities Commission, Parks & Recreation Commission, and Planning Commission. In addition, to the mailed notices, public hearing notices were also published in either the Roseville Press Tribune and/or Sacramento Bee for each of the meetings.

COMMISSION DISCUSSION & PUBLIC COMMENT

As noted above, this project was presented to the City's various commissions and committees. Meeting notes from all meetings are provided as part of the Attachment 1 report package. Attachment 1 also includes a summary of the public hearings and comments received. In short, all commissions and committees recommended the Council's approval of the specific plan and EIR.

FISCAL IMPACT

As with all specific plans, a Fiscal Impact Analysis was prepared for the project to evaluate the impact that Amoruso Ranch would have on the City's General Fund. Based on that analysis, it was determined that the project would not negatively impact the City's General Fund at build out. A more detailed discussion of the fiscal analysis has been included in the attachment to this

summary (Attachment 1).

ECONOMIC DEVELOPMENT / JOBS CREATED

The project proposes two commercial areas, consisting of four parcels totaling 51 acres that will provide services within the ARSP. Commercial land within the plan area could develop with up to 475,000 square feet of local and regional serving retail and office uses, including restaurants, retail services, personal services and professional offices. At build out it is expected that this development could provide 1,115 jobs within the ARSP.

ENVIRONMENTAL REVIEW

On March 1, 2016, a Draft EIR providing project-level analysis for the ARSP project was distributed to the public for review and comment for a period of 45 days. During that time, the Draft EIR was reviewed at public hearings before the City's Transportation Commission, Design Committee, Public Utilities Commission, Parks & Recreation Commission, and Planning Commission. Eight comment letters were received during the public review period addressing issues related to biological resources, impacts on surrounding agricultural uses, Placer Parkway Interchange, regional traffic impacts, air quality impacts, water quality impacts, and Western Placer Waste Management Authority operations. A Final EIR was prepared to respond to the comment letters and to account for changes to the Draft EIR including minor updates to the text and water supply tables. None of the comments received or updates to the EIR resulted in any changes to the original results of the Draft EIR. A copy of the letters received, followed by responses to comments, is provided in Section 12 of the EIR document <http://roseville.ca.us/amoruso/specificplandocuments>.

Respectfully Submitted,

Wayne Wiley, Associate Planner

Kevin Payne, Development Services Director



Rob Jensen, City Manager

ATTACHMENTS:

Description

Attachment 1 - Staff Report & Sections 1-3

Attachment 2 - Public Hearing Meeting Minutes

Attachment 3 - Specific Plan Change Pages

Resolution No. 16-270

Exhibit A1 - Water Supply Assessment

Resolution No. 16-271

Exhibit B1 - EIR Placeholder

Exhibit B2 - CEQA Findings & Statement of Overriding Considerations

Exhibit B3 - Mitigation Monitoring Program

Resolution No. 16-272

Exhibit C1 - General Plan Placeholder

Resolution No. 16-273

Exhibit D1 - ARSP Document Placeholder

Prezone Ordinance

Exhibit E1 - Zoning Map

Amoruso Ranch 1st DA Ordinance - 525

Exhibit F1 - Development Agreement (525 Acres)

Amoruso Ranch 2nd DA - 148

Exhibit G1 - Development Agreement (148 Acres)

COUNCIL COMMUNICATION

City Clerk Use Only

DATE: June 1, 2016

TITLE: AMORUSO RANCH SPECIFIC PLAN: Annexation, Sphere of Influence Amendment, General Plan Amendment, Specific Plan, Pre-zoning, Development Agreements, and Final Environmental Impact Report – FILE # 2011PL-039 (ANN-000007, GPA-000061, SPA-000043, RZ-000058 & DA-000047)

CONTACT: Wayne Wiley, Planning Division, (916) 774-5276, wwiley@roseville.ca.us

Meeting Date: June 15, 2016

This request is for the consideration of the Amoruso Ranch Specific Plan (ARSP), a 694-acre new specific plan project, with associated entitlements including: 1) an Annexation and Sphere of Influence Amendment (ANN & SOI) to incorporate the project site into the City of Roseville; 2) a General Plan Amendment (GPA) to update the General Plan consistent with the proposed project and to amend the horizon year from 2025 to 2035, 3) a Specific Plan (SP) to establish residential, commercial, parks, open space, and public land use designations; 4) a Zoning Map Amendment (ZO) to pre-zone the land; 5) Two Development Agreements between the City and Brookfield Residential (Applicant) and Amoruso Family Trust (Landowner) to vest entitlements and outline Developer and City obligations; and 6) a Final Environmental Impact Report (EIR).

SUMMARY RECOMMENDATION

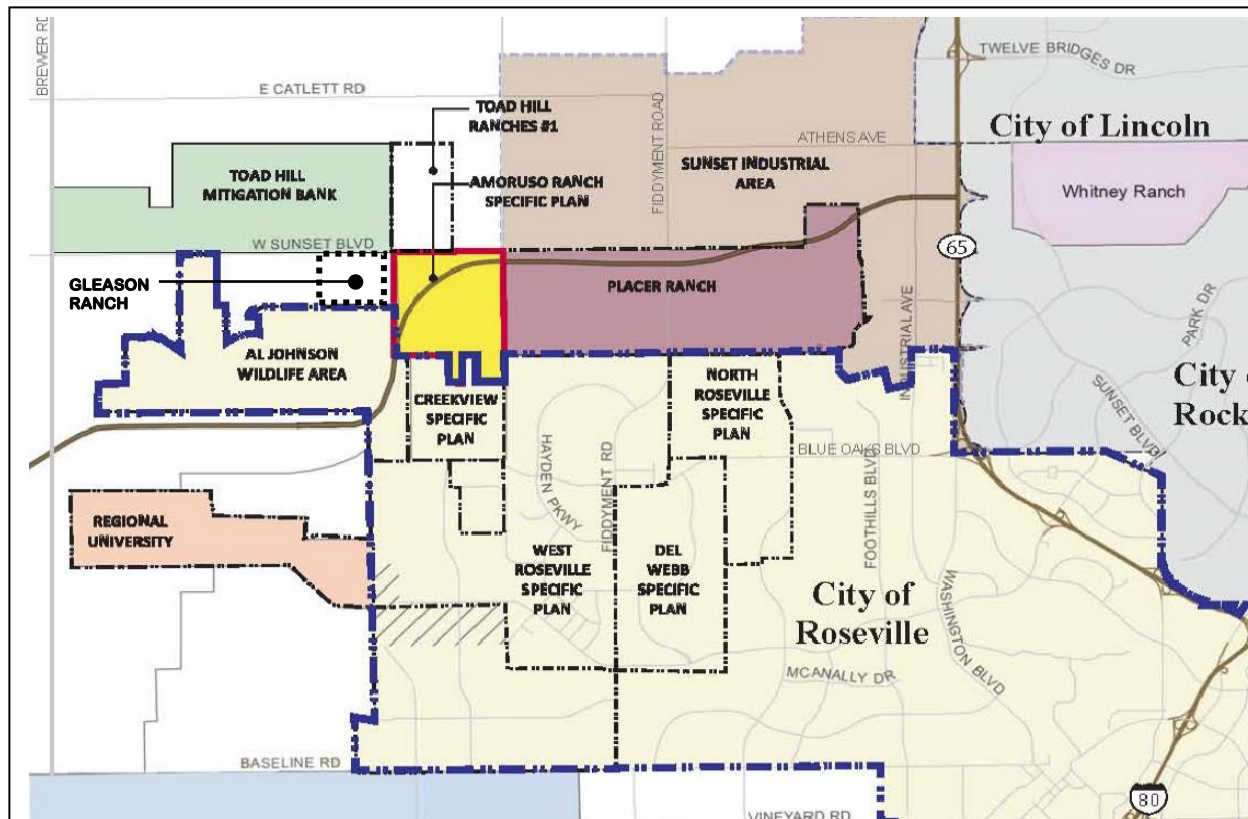
The Planning Commission recommends that the City Council open the public hearing, accept public testimony and take formal action to:

- Adopt the attached Resolution adopting the Water Supply Assessment prepared for the project and determining, based on the entire record, that projected water supplies will be sufficient to meet the demands of the project, in addition to existing and planned future uses.
- Adopt the attached Resolution certifying the ARSP Final EIR as being complete, adequate and in compliance with the California Environmental Quality Act, making findings relating to mitigation measures and project alternatives, adopting a Mitigation Monitoring Program, adopting a Statement of Overriding Considerations for the significant and unavoidable impacts identified in the EIR.
- Approve the ARSP project entitlements (and adopt the corresponding Resolutions and Ordinances) for the General Plan Amendment, Specific Plan, Pre-zoning, and Development Agreements, which are listed as recommended actions C – G under the Recommendations Section of this Council Communication, and direct staff to apply to the Placer County Local Agency Formation Commission to annex the project site.

Routing Approval:

_____ ASD _____ ACM _____ ATTY

Figure 1: Location Map



BACKGROUND

In June 2010, a Feasibility Analysis to evaluate the project related to traffic, water, and fiscal impacts was prepared. The conclusions of the Feasibility Analysis were that, while there were some constraints, the City could maintain its current levels of service. Accordingly, in October of 2010, the City Council directed staff to begin a process to evaluate the mixed-use development and annexation proposal for the ARSP.

A formal project application was submitted to the City by Brookfield Residential in May of 2011, and at that time, the City began a detailed evaluation of the project, which included preparation of the technical environmental studies. In 2013, a Notice of Preparation (NOP) was released informing the public and responsible agencies that an Environmental Impact Report (EIR) would be prepared as the environmental document for the project per the California Environmental Quality Act (CEQA). Thereafter, the applicant began preparation of the Specific Plan document while the environmental consultant and staff began working on the Draft EIR.

In order to provide the public with an overview of the proposed project and outline the available opportunities to comment on the Draft EIR, a community meeting was held at the Martha Riley Community Center on February 22, 2016. On March 1, 2016, the Draft EIR was distributed for a 45-day public review period that ended April 15, 2016. There were numerous opportunities for the public to participate in the planning process:

- Planning Commission Public Workshop on the Draft EIR March 10th
- Transportation Commission March 15th
- Design Committee March 17th

- Public Utilities Commission March 22nd
- Parks and Recreation Commission April 11th
- Planning Commission on April 14th

This schedule was intended to provide opportunities for public comment pertaining to the project and to allow the various Commissions the opportunity to receive public testimony and comment on the Draft EIR during the public review period.

PROJECT DESCRIPTION

The project site is located northwest of the City of Roseville's corporate boundaries, south of West Sunset Boulevard in unincorporated Placer County, approximately 1.5 miles west of Fiddymont Road. One 20-acre parcel located near the southeast corner of the site (Wagner Parcel – Figure 2, light blue parcel) is not a participant in the specific plan effort, but is included in the annexation because it is within the existing sphere of influence, and is surrounded on the north by the proposed project, and on all other sides by the Creekview Specific Plan (CSP) (existing City). Annexation of the parcel will avoid creating an unincorporated island of land within the City. The owner of the Urban Reserve parcel is aware and supportive of the annexation request. The ARSP is the fourteenth specific plan to be processed by the City and encompasses approximately 694 acres of land. The proposed specific plan, which is outlined in more detail in this report, addresses aspects of land use, housing, circulation, resource management, infrastructure, public utilities and services, implementation, and design guidelines.

The plan area contains a mixture of land uses as outlined below:

- 2,827 dwelling units
 - **1302** Low Density Residential
 - **542** Medium Density Residential
 - **873** High Density Residential
- 27 acres (**109 units**) Community Commercial – Village District
- 24 acres Community Commercial
- 17 acres Public/Quasi-Public (Elementary School, Electric Substation, etc.)
- 22 acres Neighborhood Parks
- 145 acres Open Space
- 20 acres (**1 unit**) Urban Reserve

Additionally, as described in more detail under the Project Characteristics section of this report, the project includes right of way for the future Placer Parkway. Placer Parkway is a planned six-lane limited access roadway that at buildout, will provide access from Highway 65 to Highway 99 in Sutter County and will serve as a parallel facility to Interstate-80. Placer Parkway is not a part of the project and will be built as part of a separate project.

WEST SUNSET BLVD. (EXISTING)

NAPOTS #1 / FUTURE PLACER PARKWAY 19.94 AC

NAPOTS #2 / FUTURE PLACER PARKWAY 13.74 AC

NAPOTS #3 / FUTURE PLACER PARKWAY 7.67 AC

NAPOTS #4 30 AC

NAPOTS #5 5.02 AC

NAPOTS #6 1.99 AC

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As noted previously, several entitlements are requested as part of this application to allow for the annexation and development of the ARSP project site. Noted below is a brief overview of each entitlement. In addition, a detailed summary of the project entitlements is included in Section 1 attached to this report.

Annexation: The annexation of 694 acres of land, currently located within unincorporated Placer County, is proposed in order to include the project area into the City's corporate boundaries.

General Plan Amendment: A General Plan Amendment is proposed in order to incorporate the ARSP project into the General Plan. In addition, the General Plan will be updated to:

- Change the General Plan horizon year from 2025 to 2035 as General Plans are long term planning documents that forecast 20 to 30 years out;
- Update the City's traffic model methodology from the Highway Capacity Model to Circular 212, a more widely used and updated model;
- Add an AM peak level of service policy (LOS). Consistent with state law, projects in Roseville have been including an AM and PM peak LOS analysis;
- Revise the affordable housing obligation to eliminate the middle income purchase requirement resulting in 10 percent of the total number of affordable units to be allocated to 60 percent low and 40 percent very low income rental units. It has been determined that market rate housing currently provides sufficient opportunities for affordable middle income purchase.

Specific Plan: Adoption of the ARSP is proposed to establish the development framework and guidelines for the plan area related to land use, housing, circulation, resource management, public utilities, public services, phasing, implementation, and design characteristics. The ARSP document includes development standards and design guidelines that are intended to provide standards and design guidance for the physical form and visual character of the plan area. The Design Guidelines contain criteria and plans for features like landscape corridors, paseos, signs, walls and fences. In addition, there are criteria for residential subdivisions and open space edges. The Design Guidelines include concept plans for commercial and public facility sites as well as Placer Parkway interface with adjacent residential uses.

Zoning Map Amendment: A Zoning Map Amendment is proposed to include the ARSP and associated zoning districts that will apply upon annexation of the specific plan into the City.

Development Agreements: Two identical DA's, distinguished by two geographic areas (a DA for 525 acres and a DA for 148 acres), will establish the obligations of the City, Amoruso Family Trust, and Brookfield Residential, to ensure orderly development of the ARSP area. The purpose of separate DA's is to allow the purchase of the property in two separate phases. Details of the DAs are provided in Section 3 attached to this report.

PROJECT CHARACTERISTICS

Summaries and analysis of the ARSP project is provided in Sections 1-3 attached to this report (Section 1 Entitlements, Section 2 Specific Plan and EIR, and Section 3 DA and Fiscal Analysis). However, there are several unique characteristics of the proposed project that are described below.

Roadways

Westbrook Boulevard - Westbrook Boulevard is a planned six-lane facility that will be the main arterial roadway serving the project area. The construction of the roadway will be extended in phases northward from its future terminus within the CSP and will terminate at West Sunset Boulevard. As planned, Westbrook Boulevard will provide the main north/south access into the ARSP with connections to Blue Oaks Boulevard and future

connections to other arterial roadways along its planned route. Roadway access into the plan area is dependent on development within the CSP area, which provides the only connection point from the existing city boundary.

Placer Parkway - Placer Parkway is a planned six-lane limited access roadway that at buildout, will provide access from Highway 65 to Highway 99 in Sutter County and will serve as a parallel facility to Interstate-80. While construction of the roadway is not a part of this project, this project will provide right of way for its future construction. As proposed, a portion of Placer Parkway will traverse the project site from the northeast corner to the southwest corner of the site. The proposed will help facilitate this important regional facility by providing right-of-way. No interchange is included at the portion of Placer Parkway located within the ARSP; however, the project's land use plan does not preclude an interchange should one be determined to be needed in the future.

Road G - Road G will provide access to the low density residential land uses planned in the northwest corner of the project site and will include a connection to West Sunset Boulevard. Road G has been planned to be below grade so that the need to elevate the future Placer Parkway would be minimized.

Roads B and D - Roads B and D are proposed four-lane minor arterial roadways which will consist of two travel lanes in each direction, on-street Class 2 bike lanes, and a landscaped median that allows for protected left turn lanes. These roads will provide connections from Westbrook Boulevard into the future Placer Ranch area located to the east.

Water Supply

Consistent with City General Plan policies, the proposed project is required to bring a new source and supply of surface water. Staff is working with the Placer County Water Agency (PCWA) which has indicated that it has ample water to serve the proposed project. The water supply source for the project will be PCWA's Middle Fork Project which is water conveyed from the proposed Ophir Water Treatment Plant through PCWA's water system. Water obtained through the wholesale agreement would be delivered to the City through the existing Tinker Intertie and then transported through City infrastructure to the project area. PCWA has stated their intent to complete construction of the Ophir Water Treatment Plant by summer 2020. In the interim period, should the project begin construction before the PCWA infrastructure is in place, the project will be supplied using existing available City supplies and water treatment plant capacity.

Drainage

In its current undeveloped state, portions of the ARSP project area currently drain offsite onto adjacent properties located to the west and north of the project boundaries. As part of the proposed project, these flows will be redirected into a drainage channel located along the western boundary of the project site. This channel is one of three channels that will allow for stormwater runoff to be collected and redirected to the southwestern corner of the project, where the drainage channels converge and discharge into University Creek on the City's Al Johnson Wildlife Area property.

Figure 3: Drainage Channel Locations (shown in dark blue)

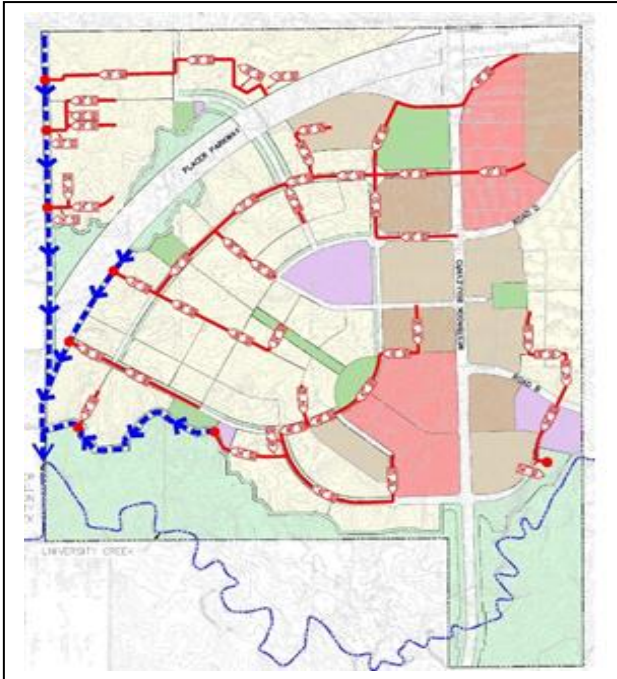
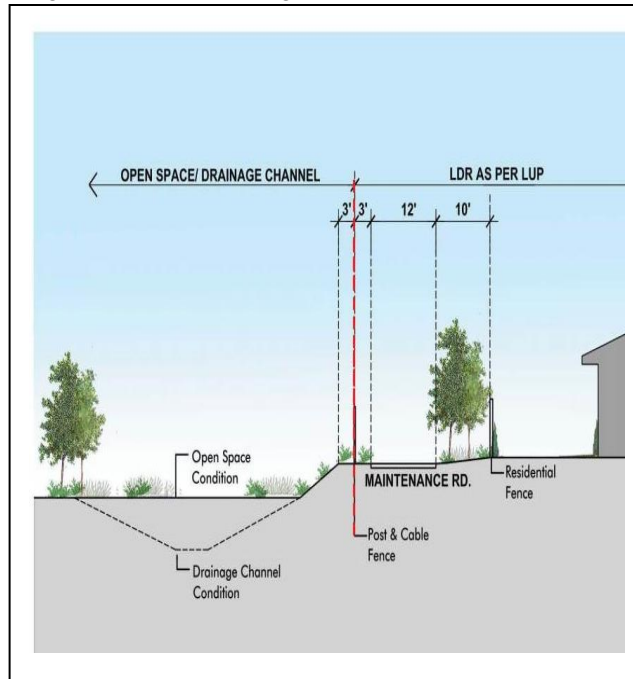


Figure 4: Western Drainage Channel Cross Section



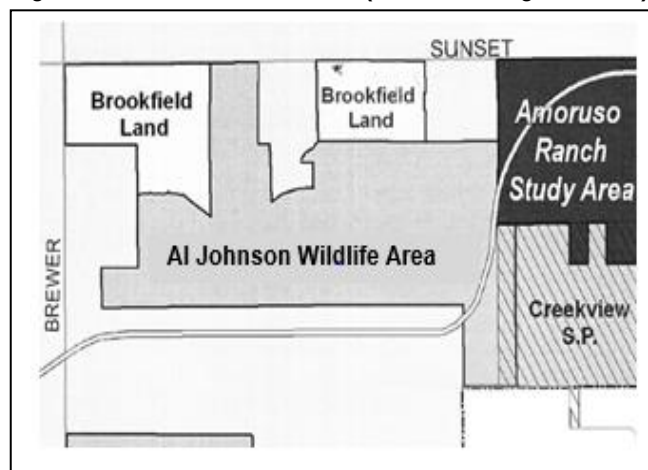
The drainage channels will measure approximately 50 to 100 feet in width. In addition to serving the drainage needs for the project, the western drainage channel will also serve as a buffer between the agricultural land uses on the adjacent County properties (Gleason cattle ranch) and the proposed residential uses. The area will be designed to include the drainage channel, a maintenance road, and landscaping. These uses will provide a minimum separation of 100 feet between the existing agricultural and proposed residential uses, which achieves the City's General Plan policy to maintain a separation between City and County land uses for purposes of land use compatibility.

Open Space

The ARSP contains four types of open space consisting of: Open Space Preserve, General Open Space, Transition Zone Open Space and Paseos. These areas are intended to provide a variety of functions including passive recreation, view corridors, resource preservation, stormwater drainage and floodwater conveyance.

The applicant also proposes 643 acres of offsite open space land located south of West Sunset Boulevard and immediately north of the Al Johnson Wildlife Area, as an area for wetland mitigation. The off-site parcels were originally proposed for dedication to the City, however, it is unclear yet whether the City will accept these parcels. The Development Agreements indicate that dedication is possible in the future, subject to the provisions of the federal 404 permit and future approval by the City, once more is known regarding the long term maintenance costs and allowed uses on the parcels.

Figure 5: Al Johnson Wildlife Area (Brookfield Mitigation Land)



Transition Open Space

Transition open space, which serves to provide a transition to the Open Space Preserve and General Open Space designated lands, from adjacent urban areas, would be permitted for wetland fills and would be permanently preserved by a declaration of covenants and restrictions specifically crafted for transition zone uses. Per the City's Open Space Preserve Overarching Management Plan (OSPOMP), this area is typically 50 feet wide; however, the ARSP project proposes reducing the minimum transition zone width to 30 feet (with many areas being substantially wider than 50 feet, as needed). The transition zone provides for recreation amenities like Class 1 trails and also aids in open space preserve management and access. The Transition zone can also accommodate slope grading, outfall/stormwater structures, weed abatement activities, drainage maintenance, and emergency vehicle access.

Parks

Approximately 25 percent of the ARSP area will be dedicated for parkland and open space uses, consisting of approximately 22 acres of active parks and 145 acres of open space (including 10 acres of street side paseos). Seven neighborhood parks are proposed throughout the specific plan, strategically located to provide connectivity to all residential neighborhoods and promote pedestrian and bicycle activity. The park sites range in size from one to ten acres and will include a variety of typical park amenities, such as softball fields, playground equipment, children's play areas, passive recreation spaces, and picnic areas.

In addition, the larger park sites (AR-62 and AR-66) will provide unique amenities for the plan area. Park site AR-62 is the largest neighborhood park within the ARSP and is intended to serve as the recreational hub of the community. The primary use of the park will include lighted sports fields with other possible amenities including a tot lot, basketball court, snack bar and shade structures. The park will include off-street parking similar to other active parks located throughout the City. In addition, park site AR-66 is anticipated to be a social gathering hub for the community and will include a large multipurpose turf area for gatherings and passive/informal recreation. This space is intentionally not over-programmed to provide for flexibility to accommodate a variety of events. It should be noted, that all park plans are conceptual in nature and will require further refinement during the design development phases. Refinement of the designs will be based on community input and available funding.

The City's General Plan Policy also has a Citywide parkland obligation as well. Due to the smaller size of this plan area as well as its location at the edge of the City, the applicant chose not to include a Citywide park site within the plan area. Rather, consistent with the Park In-Lieu Ordinance, and in order to meet parkland dedication requirements, the Development Agreements require the payment of Park In-Lieu fees (land component) and Citywide Park Improvement fees. Park In-lieu fees can be used for the construction and/or rehabilitation of Citywide park facilities throughout the City (with the exception of West Roseville and Sierra Vista Specific Plan areas.) Related to parks, the biggest funding gap is within the City-wide park fund. At this time, the applicant proposes to defer the land in-lieu fee, in the amount of \$2,988,900 (\$135,000/acre x 22.14 ac) for a period of 30 years.

While the City allowed fee deferrals for the Sierra Vista and Creekview plan areas during the economic downturn, it no longer is recommended. In fact as amendments occur that require Development Agreement amendments, the fee deferral is being removed from those plan areas (i.e., the recent Westbrook amendment to the Sierra Vista Specific Plan eliminated the fee deferral). Consistent with General Plan policy, new plan areas must bring a benefit to the community. One of these benefits is that the Citywide Park fees provide a benefit to existing residents by providing funding for Citywide park amenities. Staff is not supportive of the deferral of this in-lieu fee, as it will delay the construction and/or the rehabilitation of existing Citywide park facilities that are slated to serve existing City residents.

Elementary School Site

The land use plan evolved over time and had to respond to changing conditions. As proposed, the ARSP will provide an approximately ten acre site that could accommodate a two story urban style elementary school for up to 800 students. This site was previously planned with a joint use park component, but due to anticipated student generation rates to serve not only the ARSP project area, but also potentially the Placer Ranch area, the School District expressed the need for a larger school facility resulting in the removal of the joint use park site.

Village Center

The ARSP land use plan is shaped by five distinctive districts (Northwest, Northeast, Southeast, Central and Village Districts) that include concept plans for commercial and residential sites. As envisioned, the Village District is the most unique of these districts and will include a Commercial Mixed Use (CMU) area that is located west of Westbrook Boulevard at the intersection of Westbrook Boulevard and Main Street. This area is intended to provide multi-story mixed use buildings with storefronts and tall floor plates that may include retail uses on the ground level and office or residential units above. The design intent is to provide a sense of enclosure to the street, creating a classic small downtown feel that offers a variety of amenities for residents consisting of retail, office, commercial, recreation, and residential uses. In addition, the Village District development pattern will create a subtle block grid that forms connections with the surrounding residential neighborhoods. Chapter 3 of the Specific Plan describes in detail the vision for the districts that make up the plan area.

FISCAL IMPACT

The City is required to evaluate the fiscal impact Amoruso Ranch will have on the City's General Fund. The General Plan includes a policy requiring that all new specific plan projects have a revenue neutral or positive fiscal impact on the General Fund. Funding mechanisms such as Community Facilities Districts (CFDs) will be established to ensure ongoing funding for maintenance obligations, etc. A more detailed discussion of the fiscal analysis has been included in Section 3 attached to this report, and as noted therein, the ARSP project will not impact the City's General Fund at buildout.

ENVIRONMENTAL REVIEW

A Draft Environmental Impact Report (EIR) providing a project-level analysis for the ARSP was prepared and distributed for public review and comment from March 1, 2016 to April 15, 2016. Eight comment letters were submitted on the Draft EIR during the comment period:

- California Department of Fish and Wildlife, which discussed sensitive species
- Central Valley Regional Water Quality Control Board, providing standard language for water quality permits
- adjacent property owners Jim and Gaynell Gleason, expressing concern on drainage and their ongoing agricultural operations
- Roseville resident Jan McKinsey, concerned with the amount of traffic fees
- Western Placer Waste Management Authority, clarify solid waste generation rates
- Placer County Air Pollution Control District, commenting on mitigation
- Placer County commented on traffic and the agricultural buffer, and
- Caltrans provided comments after the comment period but are being included. The comments included traffic and drainage.

After reviewing the letters, it was determined that there were no substantive comments that would result in new impacts. A Final EIR (FEIR) was prepared to respond to the comments and to

account for changes to the Draft EIR including minor updates to text and to the water supply tables. The EIR has been revised to incorporate the Draft EIR into the Final EIR which is made up of Volumes 1 through 4 (see Exhibit B-1). This document was provided via hard copy to the Council on May 27, 2016 and is included as a CD with this packet.

PLANNING COMMISSION REVIEW & RECOMMENDATIONS

At the meeting of April 14, 2016, the Planning Commission reviewed the ARSP and associated Draft EIR. During the meeting, the Commission provided comments on the project and the Draft EIR (notes from this meeting and all public meetings and hearings on the project are included as Attachment 2 of this Council Communication).

After receiving public testimony, the Planning Commission closed the public hearing and discussed the project. The discussion focused on the following items:

- Potential parking issues associated with HDR sites;
- Interface between agricultural and residential uses;
- Mello Roos fee schedule comparison to other plan areas;
- Timing of Westbrook Boulevard construction (from West Sunset Boulevard to Baseline Road);
- SPRTA Fee for Amoruso compared to the other specific plans; and
- Jim and Gaynell Gleason's comment letter related to:
 - Impacts on adjacent agricultural uses;
 - Compatibility of surrounding land uses;
 - Drainage;
 - Aquifer storage & recovery system, and sustainable land water management;
 - Protection from aerial pesticide & herbicide spraying so as not to affect the agricultural operations including the right to farm; and
 - Notification & disclosures to future ARSP residents of potential agricultural operations.

Following the discussion, the Planning Commission made findings and voted unanimously to recommend that the City Council approve the ARSP project.

Since the Planning Commission meeting, minor edits have been made to the ARSP document. Minor edits are not unusual between the Planning Commission meeting and the City Council, and four change pages to the specific plan document have since been incorporated into the specific plan document provided to City Council (see Attachment 3). These pages include open space transition zone exhibits and updated park design for parcels AR-62, AR-66 and AR-67. The open space exhibits show the opportunities for City access into the open space for maintenance purposes, and the Parks plans have been amended to be more conceptual in nature consistent with the Parks Financing Plan.

ADDITIONAL STEPS

After the City Council takes action on the ARSP entitlements and Final EIR, there are several additional steps that must be taken before any construction within the plan area can begin:

- Approval of a tax share agreement between the City and Placer County. Staff is in the process of working on this with the County;

- Application submittal to the Placer Local Agency Formation Commission (LAFCO) for Annexation; and
- Approval by the Army Corps of Engineers of the 404 wetlands Permit.

RECOMMENDATION

It is recommended that the City Council take the actions listed below (A-F):

- A. Adopt the attached Resolution adopting the Water Supply Assessment (Exhibit A-1) and determining, based on the entire record, that projected water supplies will be sufficient to meet the demands of the Amoruso Ranch Specific Plan project, in addition to existing and planned future uses.
- B. Adopt the attached Resolution certifying the Amoruso Ranch Specific Plan Final EIR (Exhibit B-1) as being complete, adequate and in compliance with the California Environmental Quality Act, making findings relating to mitigation measures and project alternatives and adopting the Statement of Overriding Considerations for the significant and unavoidable impacts identified in the EIR (Exhibit B-2), adopting a Mitigation Monitoring Program (Exhibit B-3), and directing staff to apply to the Placer County Local Agency Formation Commission to annex the project site.
- C. Adopt the attached Resolution amending the General Plan Land Use Map and text as shown in the General Plan 2035 (Exhibit C-1).
- D. Adopt the finding of fact as stated in the attached Resolution and adopt the Resolution adopting the Amoruso Ranch Specific Plan (Exhibit D-1).
- E. Adopt the findings of fact as stated in the attached Ordinance and introduce for first reading the Ordinance to approve the Pre-zoning for the property located within unincorporated Placer County to reflect the zoning for the Amoruso Ranch Specific Plan (Exhibit E-1).
- F. Adopt the findings of fact as stated in the attached Ordinances and introduce for first reading the Ordinances to approve the Development Agreements (Exhibits F-1 & G-1).

ATTACHMENTS TO CC

- 1. Amoruso Ranch Specific Plan Project Summary:
 - Section 1 – Summary of Project Entitlements
 - Section 2 – Summary of Specific Plan and Environmental Impact Report
 - Section 3 – Summary of Development Agreements & Fiscal Analysis
- 2. Notes from Public Hearings and Informational Meetings
 - March 10, 2016 – Planning Commission EIR Workshop
 - March 15, 2016 – Transportation Commission Hearing
 - March 17, 2016 – Design Committee Hearing
 - March 22, 2016 – Public Utilities Commission Hearing
 - April 11, 2016 – Parks & Recreation Commission Hearing
 - April 14, 2016 – Planning Commission Hearing
- 3. Specific Plan Change Pages

EXHIBITS TO CC

Exhibit A-1: Water Supply Assessment dated May 2016

Exhibit B-1: Amoruso Ranch Specific Plan Environmental Impact Report (available online at:
www.roseville.ca.us/amoruso/specificplandocuments)

Exhibit B-2: Findings of Fact and Statement of Overriding Considerations

Exhibit B-3: Amoruso Ranch Specific Plan Mitigation Monitoring Program

Exhibit C-1: General Plan (available online at:
www.roseville.ca.us/amoruso/specificplandocuments)

Exhibit D-1: Amoruso Ranch Specific Plan (available online at:
www.roseville.ca.us/amoruso/specificplandocuments)

Exhibit E-1: Zoning Map

Exhibit F-1: Amoruso Ranch Development Agreement for 525.7 acres

Exhibit G-1: Amoruso Ranch Development Agreement for 148.7 acres

The following summarizes the requested entitlements associated with the proposed Amoruso Ranch Specific Plan (ARSP). Each entitlement is followed by a brief discussion of the request and the reviewing bodies that will act upon the proposal.

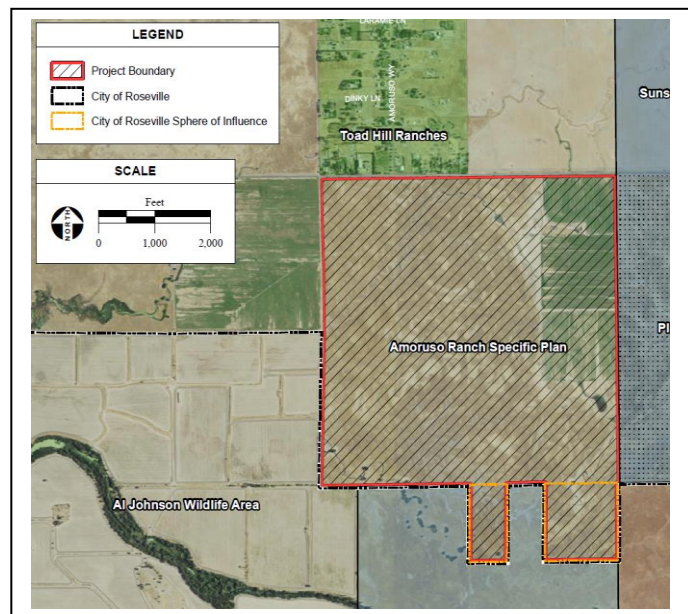
Environmental Impact Report (EIR): In compliance with the California Environmental Quality Act (CEQA) an Environmental Impact Report (EIR) (SCH# 2013102057) was prepared. The EIR provides the required environmental analysis for all of the entitlements described in this summary, and will form the basis of environmental analysis for future actions in the ARSP area. The Draft EIR was available for public review and comment from March 1, 2016 to April 15, 2016. At the completion of the comment period, a Final EIR was prepared to address comments received on the environmental document and included text changes to clarify information.

Reviewing Bodies: Transportation Commission, Public Utilities Commission, Parks and Recreation Commission, Planning Commission, and City Council

Sphere of Influence Amendment: A portion of the ARSP is within the City's existing Sphere of Influence (SOI) including parcel 017-101-010-000 (the 20-acre urban reserve parcel) and Parcel 017-101-011-000 (the 40-acre parcel directly to the west of the West Roseville Specific Plan). The proposed SOI Amendment is needed to modify the City's Sphere to add the northern 634 acre portion of the ARSP area, which is currently located to the north of the existing sphere. The final approval authority to amend the SOI lies with the Placer County Local Agency Formation Commission (LAFCO) following completion of a Municipal Services Review. The EIR analyzed the entire ARSP area, including the 634-acre sphere amendment area.

Reviewing Bodies: Planning Commission, City Council and Local Agency Formation Commission.

Figure 1: Project & Sphere of Influence Boundary



Annexation: The ARSP project site is located outside the City limits in unincorporated Placer County. Before the project can develop as part of the City, the land must be annexed into the corporate boundaries. The 20-acre Urban Reserve parcel will also be included in the Annexation, to avoid creating an island of unincorporated land within the City. The property owner of the Urban Reserve parcel, referred to as the Wagner Parcel, is aware of the annexation request and is supportive of the proposal. The final approval authority to annex lies with the Placer County Local Agency Formation Commission (LAFCO).

Reviewing Bodies: Planning Commission, City Council, Local Agency Formation Commission

General Plan Amendment, Specific Plan Adoption, and Zoning Map Amendment: The area defined as the ARSP is presently outside the City limits in unincorporated Placer County; therefore, it is necessary to amend the General Plan, adopt a new specific plan, and pre-zone the property to reflect the proposed land use and zoning designations. These entitlements will change the site's present

Placer County General Plan designation of agricultural/80-acre minimum and zoning designation of Farm-Building Site, 80 acres minimum (F-B-X 80 acre) to those identified in the ARSP document.

General Plan Amendment

In addition to the changes to the General Plan that are necessary to address the ARSP project, four additional General Plan amendments are also proposed including updating the General Plan horizon year from 2025 to 2035, revising the affordable housing requirement, updating the traffic model methodology, and adding an AM peak level of service (LOS) policy. A brief summary of each of the General Plan amendment changes are as follows:

- In order to accommodate the proposed ARSP project, changes are included to incorporate the project into the General Plan which includes increasing the residential unit count by 2,827 units and updating text references, figures, maps and tables;
- A change in the horizon year from 2025 to 2035 is proposed as General Plans are long term plans that forecast development 20 to 30 years out;
- A revision to the affordable housing requirement to eliminate the middle income purchase requirement is included. It has been determined that market rate housing currently provides sufficient opportunities for affordable middle income purchase. The greatest need appears to be products for low and very low income rental units, therefore, it is proposed that the General Plan be amended to eliminate the specific requirement for middle income purchase. In the future, applicants could propose middle income purchase to meet the requirements; however, it would not be a General Plan mandate;
- Update the Capital Improvement Program (CIP) study methodology from Circular 212 (evaluating LOS at intersection) to Highway Capacity Manual (pedestrian access, timing, lane utilization); and
- Adding an AM Peak Hour LOS policy in addition to the PM peak LOS that is currently in the General Plan. Projects are currently being evaluated for both AM and PM peak LOS as it is required by CEQA and this change will make the General Plan consistent with current law.

Reviewing Bodies: Transportation Commission, Planning Commission and City Council

Specific Plan Adoption

The City will consider adoption of the ARSP, Development Standards and Design Guidelines. The specific plan establishes a development framework for the area and addresses aspects of land use, housing, circulation, resource management, public utilities, public services, phasing, and implementation. Development Standards have been included as Appendix A of the specific plan document, outlining the development intent of the plan area. The Design Guidelines have been included as Appendix B of the specific plan document for the purpose of addressing special design considerations in ARSP and providing examples of various types of residential and commercial development that could occur in the ARSP.

Reviewing Bodies: Design Committee, Planning Commission and City Council

Zoning Map Amendment

The City will adopt a Zoning Map for the ARSP to reflect the proposed zoning districts that will apply upon annexation of the land (pre-zone for annexation). The various zoning districts are listed by parcel in ARSP Land Use Table (Specific Plan Table 4.2).

Reviewing Bodies: Planning Commission and City Council

Development Agreements: Two Development Agreements will be executed between the City, the developer and the Landowner. The DAs will cover two separate geographic areas of the Specific Plan. The Development Agreements will enforce the obligations between the parties and enable orderly development of the ARSP area. The agreement is a binding contract that sets the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the property comprising the ARSP. The agreements may only be amended by mutual consent of all parties.

Reviewing Bodies: Planning Commission and City Council

Note: Upon certification of the Final EIR and approval of the entitlements listed above, subsequent entitlements will be requested in the ARSP area. These will include a Large Lot Tentative and Final Map to create real estate parcels corresponding to the Land Use Plan, individual Subdivision Maps to create single-family lots and smaller commercial parcels, Design Review Permits for commercial buildings, etc. All subsequent entitlements must be consistent with the ARSP and reviewed in accordance with City ordinances.

LAND USE

SECTION REFERENCES

Specific Plan Document: Chapter 4 – Land Use Plan
Draft EIR Document: Section 4.1 – Land Use and Agricultural Resources

SPECIFIC PLAN LAND USE SUMMARY

Location: The Amoruso Ranch Specific Plan (ARSP) project area is located northwest of the West Roseville Specific Plan (WRSP), northeast of the Al Johnson Wildlife Area, east of the Gleason Ranch in unincorporated Placer County and north of the Creekview Specific Plan (CSP) Area. An existing rural residential subdivision referred to as Amoruso Estates or Toad Hill in unincorporated Placer County is located north of ARSP, north of West Sunset Boulevard. The proposed Placer Ranch Specific Plan area is located immediately to the east. Access to the ARSP will be from the future extension of Westbrook Boulevard, through the Creekview Specific Plan (CSP).

Acreage: 694 acres within the annexation boundary, of which, 674 acres include ARSP land uses.

Residential Development: 2,827 units distributed as follows: 1,302 low-density single family units; 542 medium-density units; 873 high-density multi-family units; 109 units located in the Village District; and 1 unit within the Urban Reserve. The land use plan is illustrated in Figure 4.1 and detailed in Table 4.2 of the ARSP specific plan document.

Non-Residential Development: 51 acres of Community Commercial; 145 acres of Open Space (10 acres of which includes paseos); 22 acres of Parks and Recreation; and 17 acres of Public/Quasi Public (includes a 9-acre elementary school site, a 3 acre fire station site, and 5 acres of utilities sites).

Population: Approximately 7,378 residents based on an average of 2.61 persons per household.

Urban Reserve: The annexation boundary includes a 20-acre parcel designated Urban Reserve (UR), known as the Wagner Parcel (Parcel AR-110). No development is being proposed on the UR land at this time. This land is already within the City's Sphere of Influence, so its annexation at the same time as ARSP will avoid creating an unincorporated island of land surrounded by the City, and gives the City jurisdiction over any future proposals for the land.

LAND USE DISCUSSION ITEMS

General Plan Amendment: CEQA requires that the project be consistent with the City's General Plan. The project includes amendments to the General Plan to incorporate the project and project references. The project also includes four additional amendments including updating the General Plan horizon year from 2025 to 2035, updating the traffic model methodology, adding an AM peak level of service (LOS) policy, and a proposal to revise the affordable housing requirement. The EIR found the proposed project and GPAs to be consistent with the plans and policies of the General Plan.

Permitted Uses and Development Standards: The permitted uses and development standards for the ARSP will be consistent with those identified in the City's Zoning Ordinance.

Zoning Map Amendment: The City will adopt a zoning map for the ARSP to reflect the proposed zoning districts (pre-zone for annexation). The various zoning districts are listed by parcel in ARSP Table 4.2.

Specific Plan Phasing: The project is planned to occur in three phases, from south to north, as illustrated in ARSP Figure 10.1. In general, the phasing plan has been structured to ensure that the improvements in each phase can support its respective development in compliance with City policies and standards, and sub-phasing will be available with further City review and concurrence. Development within the plan area is dependent on access and infrastructure being available from the CSP area located to the south. Additional information on project phasing is included in the Implementation chapter of the ARSP document (Chapter 10).

Deed Disclosures: There are several land use items of note in the area, and therefore; it is recommended that future residents be made aware of the following:

Placer Parkway: Placer Parkway is a planned six-lane restricted access roadway facility which would be constructed in the future, and would connect Highway 65 in Placer County with Highway 99 in Sutter County to the west. Placer Parkway bisects the ARSP. Segments of the roadway may be elevated through the project area. Several residential neighborhoods within the ARSP are planned adjacent to the planned roadway. In order to address noise and air quality compatibility adjacent to the Parkway, the Design Guidelines indicate that a masonry wall will be required at the time of tentative map, and that care should be given in including landscaping and building orientation for screening. A deed disclosure would identify the planned roadway alignment and alert future residents to the proximity of the roadway.

Odor: Potential existing sources of odor in the region consist of industrial and agricultural land uses, including but not limited to the WRSL (located approximately 1.5 miles northeast of the site), City of Roseville Pleasant Grove Wastewater Treatment Plant (PGWWTP) (located approximately 1.3 miles south of the project site), the Rio Bravo biomass plant (located approximately 3.3 miles from the project site), Mallard Creek composting facility (located approximately 3.2 miles from the project site), Placer Propane (located approximately 3.2 miles from the project site), Thunder Valley Wastewater Treatment Plant (WWTP) (located approximately 3.4 miles from the project site), and dairy and chicken farms (located greater than 2 miles from project site). Operations of these facilities are likely to generate odors that may be perceived by sensitive receptors as offensive. While these occasional odors would not cause physical harm they can be unpleasant. While these facilities, include the WRSL and MRF are over one mile away and there are no thresholds of significance for odors, the DEIR considered this a significant and unavoidable impact and a deed disclosure is a condition of the project in order to make future residents aware of their proximity to the landfill and MRF and the potential for odor.

Aircraft Overflight: The ARSP area is approximately eight miles northeast of McClellan Airfield which is located in Sacramento County. Aircraft departing and arriving at McClellan fly over the project site at altitudes less than 3,000 feet. While average noise levels are not anticipated to be significant, single event noise may be a nuisance to future residents within the project area. Even though the draft EIR has determined noise impacts from aircraft overflight from McClellan Airfield to be less than significant, a deed disclosure is included as a condition of the project to alert future residents of potential disturbances due to airport noise.

Proximity to Agricultural Use: Notifying purchasers that their properties are located in the vicinity of the Gleason Ranch, a commercial agricultural production, which includes, or may include from time to time, operation of farm machinery, irrigation, noises, odor and dust

generation, electrical and barbwire fencing, and aerial and ground application of pesticides, herbicides and fertilizers, as well as occasional hunting activities, all of which may occur at various times of the day or night.

Agricultural Land Conversion: Of the 694 acres on the project site, a total of 539 acres will be converted from agricultural/rural to urban uses. The agricultural land is mostly fallow, and was used for cattle grazing and 67 acres were irrigated for rice farming in the past. A total of 135 acres would remain in open space. No land within the project area is under a Williamson Act Contract. The CDC Farmland Mapping and Monitoring Program classify the site as “Farmland of Local Importance”. There are no “prime” soils present within the project area. The soils are generally unsuitable for many agricultural uses beyond grazing. Mitigation is included in the project at a 1:1 ratio for the preservation of offsite grassland/open space which would reduce the impact of agricultural land conversion to a less than significant level. In addition, land to the east, northwest and north is currently in unincorporated Placer County.

General Open Space Parcel AR-98 is located on the project’s western boundary. It serves multiple functions which include a drainage channel facility that will carry storm water flow and water runoff from the project site. This is one of three channels in the project that will have a point of confluence at the southwesterly corner of the project area. The drainage facilities are proposed as below grade earthen channels which will be designed to accommodate access for future maintenance of the facilities. The channel on Parcel AR-98 also serves as a buffer between the proposed low density residential uses proposed in the northwestern quadrant of the plan area and the agricultural lands located in the County west of the project area. This buffer will allow for a minimum of 100 feet between the County property and the closest home proposed in the ARSP. This open space parcel serves as a buffer between the land uses and field/post and cable fencing will be located on either side of the channel to deter pedestrian access. Additionally, to further enhance land use compatibility, the project includes landscaping provisions within the specific plan design guidelines for the eastern edge of the channel. The project’s design guidelines call for landscaping between the residential uses and the channel to be non-invasive and native trees and plants as approved by the City. The location, size and design of this open space parcel adequately meets the City’s General Policy to maintain an open space transition edge between the City and County lands.

Potential Placer Ranch Specific Plan: The potential Placer Ranch Specific Plan is immediately east of the ARSP eastern boundary, located within Placer County’s Sunset Industrial Area. Placer Ranch is approximately 2,213 acres and could include approximately 5,400 residential units and 9-million square feet of non-residential uses. A 300-acre satellite campus of California State University, Sacramento could be developed. The ARSP project could provide direct access to Placer Ranch through the connection of two arterials, and two internal residential streets. The current Placer Ranch site is undeveloped and includes cattle grazing. Future residents of ARSP will be notified that development could occur in the future. The Placer County Board of Supervisors recently voted to take Placer Ranch forward for processing as part of an update to the Sunset Industrial Area. A masonry wall is planned along the eastern boundary of the plan area and a deed disclosure will alert future residents to the potential for future development along that boundary.

EIR LAND USE-RELATED SIGNIFICANT UNAVOIDABLE IMPACTS

The ARSP Draft EIR identified the following significant unavoidable impact:

- 4.1-3: Potential Incompatibility with Existing Agricultural and Other Land Uses in Placer County and the City of Roseville; and
- 4.1-8: Cumulative Impacts from Agricultural Resources Conversion

AFFORDABLE HOUSING

SECTION REFERENCES

Specific Plan Document: Chapter 5 – Affordable Housing Plan
Draft EIR Document: Section 4.2 – Population and Housing

HOUSING SECTION SUMMARY

Number of Affordable Units: Consistent with the City of Roseville’s General Plan Housing Element, at least ten percent of the units in the ARSP have been designated for lower income households, specifically low- and very-low income households. This includes rental housing affordable to low- and very-low income households. To provide housing affordable to the income level households with the greatest needs, the ARSP provides a total of 283 rental units affordable to the low- and very-low income households. Sixty percent of affordable units in the ARSP will be affordable to low-income residents and forty percent to very-low income residents.

General Plan Amendment: As part of this project, a General Plan Amendment is also being processed that will update the General Plan Affordable Housing Obligation to provide for 40 percent very-low income rental units and 60 percent low income rental units. It has been determined that market rate housing provides sufficient opportunities for affordable middle income purchase. The greatest need appears to be products for low and very low income purchase, therefore, it is proposed that the General Plan be amended to eliminate the requirement for middle income purchase. In the future, applicants could propose middle income purchase to meet the requirements; however it would not be a General Plan mandate.

Low and Very Low Income Rental Units: A total of 170 units in the ARSP are designated as low-income rental units and a total of 113 units are designated as very-low-income rental units.

HOUSING DISCUSSION ITEMS

The ARSP complies with the General Plan Ten Percent Affordable Housing Goal. Affordable units will be provided as high-density residential. This would be accommodated by unit types that would likely be attached multi-family projects such as apartments or townhomes.

EIR POPULATION AND HOUSING-RELATED SIGNIFICANT UNAVOIDABLE IMPACTS

Converting the project site from rural to urban uses would result in significant population growth as a result the ARSP Draft EIR identified the following significant unavoidable impact:

4.2-4: Inducement of substantial population growth

PUBLIC SERVICES

SECTION REFERENCES

Specific Plan Document: Chapter 8 – Public Services
Draft EIR Document: Section 4.11 – Public Services

PUBLIC SERVICES SECTION SUMMARY

Parks & Recreation: The ARSP is required to dedicate 66.42 acres of land (22.14 acres each for City-wide parks, neighborhood parks and open space). The ARSP proposal provides 22.14 acres of active parkland, and 135 acres of open space land plus 10.71 acres of street side paseos. No Citywide park site has been included in the ARSP due to the size of the plan proposal; rather, the ARSP will pay an in-lieu fee to satisfy its City-wide parkland dedication requirement. Consistent with the City's General Plan, active park sites are granted acre for acre credit. As detailed in ARSP Table 8.4, the total acreage credited is 22.14 acres of parkland along with in-lieu fees, satisfies the neighborhood park and open space dedication requirements.

Seven neighborhood parks are proposed and all residential neighborhoods are in proximity to a park. These parks range in size from one to 10 acres, with the largest located on the north end of the plan area. The neighborhood parks will include a variety of typical park amenities, such as soccer and softball fields, basketball courts, playgrounds, children's play areas, and picnic areas.

Funding for development of the neighborhood parks will be through collection of Neighborhood Park fees. The City-wide park fees are intended to fund City-wide parks located throughout the City of Roseville. All park plans are conceptual in nature and will require further refinement during the design development phases. Refinement of the designs will be based on community input and available funding.

Maintenance funding for the neighborhood parks and paseos will be provided through annual assessments for services through the Community Facilities District. Maintenance funding for the WRSP Citywide parks will be provided through the City's general fund with revenue offsets.

The ARSP open space provides for a variety of functions including passive recreation, view corridors, resource preservation, stormwater drainage and floodwater conveyance. The open space areas follow the Northern Preserve and University Creek corridor. A Class I bikeway is included in a portion of the open space areas, and various Class IA, Class II and Class III bikeways are included throughout, providing interconnectivity throughout the plan area. Residents can jog, walk or bike utilizing these open space areas.

In addition to on-site open space parcels, the applicant proposes 643 acres of offsite open space land located adjacent to the Al Johnson Wildlife Area as an area for wetland mitigation. Off-site parcels are parcels that are not contiguous with the plan area or proposed for annexation. Originally proposed for dedication to the City, it is unclear yet whether the City should accept these parcels. Therefore, it is recommended that the Development Agreement indicate that dedication is possible in the future subject to the provisions of the federal 404 permit and future approval by the City.

A number of factors are to be considered when accepting off-site open space. The main considerations are access and overall public benefit. At this point, discussions are still on-going regarding the public benefit component of the off-site land. In addition, the main goal of these off-site parcels is for wetland mitigation. The offsite lands could be dedicated to the City of Roseville or to a third party land trust. The final disposition of the property will be decided at the time of the federal regulatory approvals. If dedication to the City is proposed in the future it would be subject to approval by the City Council and annexed into the Community Facilities District for Service.

Schools: The ARSP is located within the Roseville City School District and Roseville Joint Union High School District. The ARSP will provide one 9.0-acre elementary school site. The proposal is unique in that it is proposed as a more urban elementary school, potentially two stories. Middle school students from the area will attend Cooley or Chilton schools. High school students will attend either Oakmont or

Roseville High School, and eventually, when constructed, would attend the planned high school on Hayden Parkway in the West Roseville Specific Plan area.

Library: Residents of the ARSP will most likely utilize the Martha Riley Community Library at Mahany Park. This joint-use facility also includes a community TV studio and a utility education center. Public Facility Fees would be collected that would go toward facilities such as libraries. The ARSP would generate approximately 7,378 residents that would contribute to the need for library facilities but would not generate the need for a library on its own. The General Plan standard is one library per 40,000 service population.

Police, Fire and Emergency Services: The ARSP will receive services from the City of Roseville Police Department and Fire Department. A fire station is planned within the ARSP on Parcel AR-54. The Police Department will provide its operations and patrols for the project from its existing station located on Junction Boulevard approximately seven miles from the plan area.

PUBLIC SERVICES DISCUSSION ITEMS

The Parks & Recreation Commission reviewed the size, location and concept for each of the proposed parks at its April 11, 2016 hearing, and unanimously recommended the Council's approval of the parks, recreation and resource management related sections of the Draft EIR and the land use plan as it pertains to the Resource Management and Public Services Chapters of the Amoruso Ranch Specific Plan. Notes from the meeting are provided as an attachment to the Council Communication. The Parks & Recreation Commission meeting video can be viewed via on-line video streaming on the City's website (www.roseville.ca.us/Amoruso).

EIR PUBLIC SERVICES-RELATED SIGNIFICANT UNAVOIDABLE IMPACTS

The ARSP Draft EIR identified no significant unavoidable impacts related to Public Services.

RESOURCE MANAGEMENT

SECTION REFERENCES

Specific Plan Document:	Chapter 6 – Resource Management
Draft EIR Document:	Section 4.7 – Geology, Soils and Seismicity
	Section 4.8 – Vegetation and Wildlife
	Section 4.9 – Cultural and Paleontological Resources
	Section 4.14 – Aesthetics

RESOURCE MANAGEMENT SECTION SUMMARY:

The project site is characterized by relatively flat to gently rolling terrain, with annual grasslands and a limited area of valley oak riparian area along University Creek along the southern boundary, in the planned open space preserve area. University Creek is a small tributary of Pleasant Grove Creek. Wetlands, including vernal pools and seasonal drainages, are dispersed throughout the site. There are 28 native Valley oak trees on the project site, and all of these will be preserved within open space areas.

Wetlands: Approximately 33.9 acres of wetlands and other waters are subject to the requirements of a 404 permit (see DEIR Figure 4.8-5). Wetlands are scattered throughout the ARSP area. The open space preserves are illustrated in Figure 6.2 of the ARSP document, and include the University Creek drainage corridor. In addition there are areas of vernal pools and seasonal wetlands located

predominantly on the southern portion of the plan area. Implementation of the ARSP is anticipated to impact approximately 18.6 acres of wetlands and other waters of the U.S. There are two levels of open space parcels within the project area, Open Space Preserves and open space that will remain as part of the project (*General Open Space (Avoidance Area)*), but would not be covered with preserve restrictions.

Open Space Preserves (Parcels AR-92, AR-97, and AR-105) will be permanently preserved either by a declaration of covenants and restrictions and/or a conservation easement to restrict access and activities within the preserve areas. This area would be managed in accordance with the City's Open Space Preserve Overarching Management Plan (OSPOMP). General Open Space (Avoidance Area) (Parcels AR-90, AR-91, and AR-94) are areas that will be avoided by project development but they may be impacted by the future construction of Placer Parkway and because of this they are not proposed for protection by a deed restriction and/or conservation easement. The ultimate management strategy for these areas will be determined during the future Placer Parkway project federal permitting process. During the interim period, the Avoidance Area will be managed as General Open Space in accordance with the City's OSPOMP.

Approximately 15.3 impacted acres would be preserved as part of the project, within areas designated as open space, while wetlands in other areas are assumed to be filled by development of the project. Loss of wetlands would occur as a result of grading in preparation for development, construction of roads and utility corridors, creation of storm water detention basins along stream corridors, and other ground-disturbing activities related to construction. Impacts would also result from future construction of Westbrook Boulevard northward from the ARSP if and when development occurs there. The impact to wetlands would be considered significant.

Swainson's Hawk: Swainson's Hawk nests have been observed south of the project area in the CSP area. Consistent with California Department of Fish and Wildlife protocol, preservation of off-site foraging grassland and open space habitat will be included as mitigation to reduce potential impacts from the ARSP. This mitigation will also alleviate impacts from loss of farmland to a less than significant level.

Cultural and Paleontological Resources: With the exception of the Urban Reserve Area, the ARSP was surveyed for cultural resources. No archaeological resources were identified during surveys; however, farm equipment was found on the property that postdated 1973. The farm equipment found was not identified as being historically significant. While no significant cultural resources were identified, there is always a potential that prehistoric and historic artifacts or sites could be uncovered during project development. Standard construction mitigation is included that would reduce potential cultural resource impacts, but because it is uncertain as to whether any find would be significant, this is considered a potentially significant unavoidable impact.

Aesthetic and Visual Impacts: The ARSP would convert over 481 acres of currently undeveloped grassland to urban uses. Approximately 135 acres would remain as open space and 20 acres would remain as Urban Reserve. Conversion of the majority of the site to urban uses, the introduction of new sources of light and glare, and degradation of scenic resources would represent a significant and unavoidable impact.

Drainage: Surrounding properties located in unincorporated Placer County are subject to existing drainage impacts during storm events. Residents in the adjacent Amoruso Estates within the County have expressed concerns regarding the existing flooding that occurs to their properties. Amoruso Estates is a rural community without urban levels of stormwater improvements (i.e., there is no existing storm drain system). Because it is a rural community there are no plans at this time by the County to provide storm drain improvements.

Being sensitive to the existing residents' storm drain concerns, the proposed project would redirect flows from the west, northeast and northwest corners of the ARSP property that currently flow offsite, to the south within the project boundaries. Onsite improvements include construction of a drainage channel approximately 60 - 100 feet in width that would collect stormwater throughout a majority of the project site to the channel along the western boundary, where it would ultimately discharge into University Creek on the Al Johnson Wildlife Area property (Section 9.4 of the Specific Plan). The project is conditioned to include yearly monitoring of the discharge area into the channel within Al Johnson Wildlife Area to ensure that there are no impacts.

RESOURCE MANAGEMENT DISCUSSION ITEMS

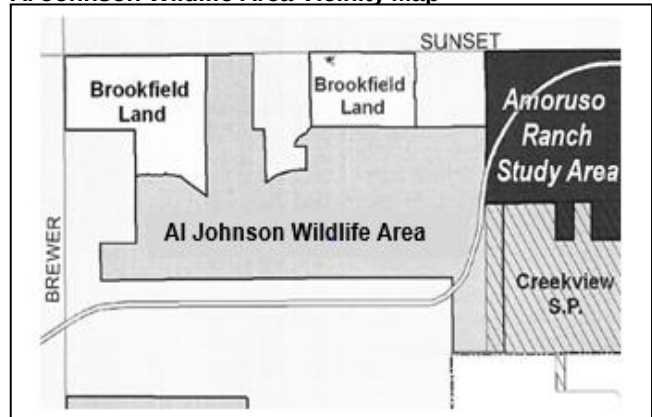
Wetlands: The ARSP is proposing to mitigate for the loss of vernal pools and other seasonal wetlands through a combination of avoidance (preservation in place) and mitigation strategies including off-site wetland creation and off-site preservation. The ARSP contains four types of open space consisting of Open Space Preserve, General Open Space (Avoided Area), Transition Zone Open Space, and Open Space Paseo. Maintenance funding for Open Space areas will be included in the services CFD. Each type of open space has been designed to accommodate functions including, view corridors, resource preservation, stormwater drainage and floodwater conveyance. Permanent on-site open space has been designed so that all preserved wetland basins (e.g., vernal pools and seasonal wetlands) are located at least 50 feet from the edge of development parcels. This is partially accomplished by designating a minimum 30 foot wide open space transition zone parcel around the open space preserve resulting in most of the preserved wetlands being greater than 50 feet from the edge of development parcels. The transition areas will be used for slope grading, outfall structures, storm water conveyance ditch, bike trails, etc. The landowner is responsible to obtain and comply with a federal 404 permit prior to any development.

Open Space Parcels

Open Space Type	Parcels	Acreage
Open Space Preserve	AR-92, AR-97, AR-105	97.57
General Open Space (Avoided Area)	AR-90, AR-91, AR-94, AR-98	10.26
Transition Zone Open Space	AR-93, AR-95, AR-96, AR-99, AR-100, AR-101	26.98
Open Space Paseo	AR-70 through AR-81, AR-102, AR-103, AR-104	10.71
Grand Total		145.52

In addition to on-site open space parcels, the applicant is in a unique position, in that they are proposing two offsite mitigation parcels, located within the same watershed area, located to the north of the Al Johnson Wildlife area that could provide off-site mitigation. At this point the off-site mitigation lands are not part of the annexation proposal. As discussed above, depending on access and overall public benefit, in the future the off-site lands could be dedicated to the City of

Al Johnson Wildlife Area Vicinity Map



Roseville, or to a third party land trust. The final disposition of the property will be decided at the time of the federal regulatory approvals when public benefit and maintenance, monitoring and reporting requirements are known. If dedication to the City is proposed in the future it would be subject to formation of a services CFD and approval by the City Council.

A separate environmental document is being prepared by the applicants to comply with the federal National Environmental Policy Act (NEPA) requirements. Because the 404 permit would ensure no net loss of wetlands, impacts would be reduced to a less than significant level.

Conversion of Undeveloped Landscape: The conversion of the ARSP site from a natural undeveloped landscape to an urbanized development will substantially alter the characteristic land forms of the site. Specific Plan policies and EIR mitigation measures, such as the preservation of approximately 135 acres of open space, have been incorporated to reduce these impacts to some degree.

EIR RESOURCES MANAGEMENT SIGNIFICANT UNAVOIDABLE IMPACTS

The ARSP Draft EIR identified the following significant unavoidable impacts:

- 4.14-1: Alteration of the visual character of the site and vicinity
- 4.14-2: New sources of light and glare
- 4.14-3: Degradation of scenic resources and scenic vistas
- 4.14-4: Cumulative Aesthetic Impacts

IMPLEMENTATION

SECTION REFERENCES

Specific Plan Document: Chapter 10 – Implementation & Administration

IMPLEMENTATION SUMMARY

Phasing Plan: The ARSP proposes implementation to occur in three phases. Development would proceed in a south to north direction. In general, the phasing plan has been structured to ensure that the improvements in each phase can support its respective development in compliance with City policies and standards, and that the development in each phase can support the costs of the required improvements. The phasing plan is illustrated in Figure 10.1 of the ARSP document, and is described in finer detail in the ARSP Development Agreements.

Project Financing: The ARSP infrastructure improvements and park improvements will be financed by a combination of a Community Facilities District (Mello Roos), developer fees, and other financing mechanisms. Details of the financing are described in the ARSP Development Agreements and the Financing Plan.

Development Approval Process: Development within the ARSP will be subject to the standard permit processes detailed in the City's Zoning Ordinance, except as otherwise noted in the ARSP Development Standards and Design Guidelines. In addition, other permits may be required by the US Army Corps of Engineers, the California Department of Fish and Wildlife, the Local Agency Formation Commission (LAFCO), and other agencies.

Future Changes: The ARSP allows for administrative approval of minor revisions which are in substantial conformance with the overarching vision and design principles of the Specific Plan, the Development Agreements, the General Plan, and the ARSP EIR. Transfers between ARSP parcels of up to 20 percent of residential unit allocations may be approved administratively in certain instances. These transfers must meet conditions including that the transfer does not result in a change in land use designation for either parcel, does not result in increased impacts beyond those in the EIR, does not adversely impact planned infrastructure, public facilities or fee programs. Revisions and transfers that do not meet the criteria in the ARSP for administrative approval would require a Specific Plan Amendment.

IMPLEMENTATION DISCUSSION ITEMS

Impacts from implementation of the ARSP are covered in the Draft EIR including grading, loss of open space, and conversion of the site to urban uses.

OTHER EIR SECTIONS

SECTION REFERENCES

Draft EIR Document:	Section 4.4 – Air Quality
	Section 4.5 – Climate Change and Greenhouse Gas Emissions
	Section 4.6 – Noise
	Section 4.10 - Hazardous Materials and Public Safety
	Section 5.0, 5.6 – CEQA Considerations & Cumulative Impacts
	Section 6.0 – Alternatives

OTHER EIR SECTIONS DISCUSSION ITEMS

Air Quality: The City of Roseville is located within the Sacramento Valley Air Basin (SVAB) which is currently classified as a non-attainment area for ozone and PM₁₀ pollutants since the SVAB region cannot comply with State and Federal standards for air quality. The ARSP will further increase operational air pollutant emissions (ROG, NO_x and PM₁₀) generated by mobile and stationary sources. The ARSP EIR identified an increase of project related operational air pollutant emissions and short-term construction emissions as significant and unavoidable. The ARSP impacts to air quality are consistent with impacts identified under previous specific plan EIRs, which found that these impacts exist with or without the project.

Climate Change/Greenhouse Gas Emissions: The potential effects of climate change from the proposed project's contribution to greenhouse gas emissions, and the potential effects of climate change on the project were analyzed. The proposed net change in land uses would result in a substantial increase in greenhouse gas emissions compared to existing conditions. The project's cumulative contribution to greenhouse gas emission was found to be significant and unavoidable.

Energy and Mineral Resources: There are no significant energy or mineral resources known to exist within the plan area, therefore, the project would have no impact.

Hazards: The EIR identified only the potential for soil contamination and past well use from the prior agricultural uses as the sole potentially significant impact. Typical soil remediation practices would mitigate the potential impact to a less than significant level. There are no new hazard impacts as a

result of the ARSP. The ARSP EIR mitigation measures are adequate to mitigate potential hazards to less than significant levels.

On-site Noise: Development within the ARSP will create short-term sound level increases at noise-sensitive areas near construction activities, thereby resulting in temporary unavoidable impacts. Standard mitigation measures such as limiting hours of construction will help minimize some of the anticipated noise impacts, but not to a less than significant level.

A groundwater well for back up water supply is proposed within the project area. Well drilling, which requires around-the-clock drilling, typically for periods of approximately two-weeks can create impacts when residents are trying to sleep. To minimize drilling noise impacts, mitigation in the form of temporary noise curtains is required if at the time of construction homes are occupied within 1,000 feet of the well site. If the proposed well site does not meet City production requirements, it may require relocation. Depending on the relocation site, this could require around-the-clock drilling in close proximity to occupied residences. Therefore, well drilling noise is conservatively considered a significant unavoidable impact (in recognition of the potential need to relocate the well).

The EIR determined there would be a substantial permanent increase in ambient noise levels as a result of the Existing Plus Project, 2035 CIP Plus Project and 2035 Cumulative Plus Project related to traffic noise for which mitigation measures will not reduce to a less than significant level. Noise levels on Blue Oaks Boulevard west of Fiddymont Road, Pleasant Grove Road north of Baseline, and Sunset Boulevard West from Pleasant Grove Road to Amoruso Way are projected to increase by 8.7 dB, 4.3 dB, and 3.5 dB, respectively (Existing Plus Project). Noise levels on Sunset Boulevard West from Amoruso Way to Westbrook Boulevard are projected to increase by 3.3 dB (2035 CIP Plus Project). Noise levels on Sunset Boulevard West from Amoruso Way to Westbrook Boulevard are projected to increase by 3.4 dB (2035 Cumulative Plus Project). These increase are above the substantial permanent increase threshold of 3.0 dB which is why they are considered significant and unavoidable. Regardless, mitigation measures will be implemented as part of the project.

Aircraft Over-flights: As noted above under land use compatibility, large airplanes on approach or departure from McClellan Airfield may fly over the project area at altitudes lower than 3,000 feet. Although noise from McClellan meets state and local standards (the project site is outside the 60 Community Noise Equivalent Levels (CNEL) contour), single event noise may be a nuisance to future residents within the project area. Even though the Draft EIR has determined noise impacts from aircraft overflight from McClellan Airfield to be less than significant, a deed disclosure is included as a condition of the project to alert future residents of potential disturbances due to airport noise.

Offsite Traffic Noise: The project would increase traffic in the vicinity of the project at buildout in the year 2035.

SIGNIFICANT UNAVOIDABLE IMPACTS

The Draft EIR identified the following significant unavoidable impacts from the ARSP:

- 4.4-1: Generate short term construction related emissions
- 4.4-2: Generate long term operational-related (regional) emissions
- 4.4-5: Exposure of sensitive receptors to odors
- 4.4-6: Consistency with plans and policies
- 4.4-7: Result in a cumulatively considerable net increase in criteria pollutants

- 4.5-1: Generate a substantial contribution to greenhouse gas emissions that conflicts with an applicable plan or policy
- 4.6-1 Short term noise generated by construction activity
- 4.6-2: Commercial noise sources
- 4.6-5: Existing plus project increase in traffic noise in project area
- 4.6-7: Year 2035 plus project increase in traffic noise outside the plan area
- 4.6-9: Year 2035 cumulative plus project increase in traffic noise outside the plan area
- 4.6-10: Traffic noise at future noise sensitive land use developed within site

CEQA Considerations (Cumulative)

In addition to the proposed project's impacts, the ARSP combined with other existing and reasonably foreseeable projects in the region, will contribute to significant unavoidable cumulative impacts. The Draft EIR identified the following significant and unavoidable cumulative impacts:

- 4.1-8: Cumulative Impacts from Agricultural Resources Conversion
- 4.3-9: Increased Traffic at City of Roseville Intersections under 2035 CIP Conditions
- 4.3-11: Increased Traffic on Placer County, Sutter County, Sacramento County, or City of Lincoln Intersections under 2035 CIP Conditions
- 4.3-12: Increased Traffic Volumes on Roadways within Placer County, Sutter County, Sacramento County, or City of Rocklin under 2035 CIP Conditions
- 4.3-15: Increased Traffic on City of Roseville Intersections under 2035 Cumulative Conditions
- 4.3-17: Increased Traffic on Placer County, Sutter County, Sacramento County, or City of Lincoln Intersections under 2035 Cumulative Conditions
- 4.3-20: Increased Traffic Volumes on State Highways under 2035 Cumulative Conditions
- 4.4-7: Result in a Cumulatively Considerable Net Increase in Criteria Pollutants
- 4.5-1: Generate a Substantial Contribution to GHG Emissions that Conflicts with an Applicable Plan or Policy
- 4.6-7: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 CIP Plus Project Increase in Traffic Noise Outside of the Project Site
- 4.6-9: Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 Cumulative Plus Project Increase in Traffic Noise Outside the Project Site
- 4.8-18: Cumulative Impacts to Biological Resources
- 4.12.1-8: Cumulative Water Supply and Water Treatment Impacts
- 4.12.3-3: Construction or Expansion of Wastewater Treatment Facilities
- 4.12.3-5: Cumulative Wastewater Impacts
- 4.12.4-5: Cumulative Solid Waste Impacts
- 4.14-4: Cumulative Aesthetic Impacts

CIRCULATION

SECTION REFERENCES

Specific Plan Document: Chapter 7 – Circulation Plan
Draft EIR Document: Section 4.3 – Transportation and Circulation

CIRCULATION SECTION SUMMARY

Main access into the ARSP will be through the Creekview Specific Plan (CSP) area. The ARSP will construct, widen, or extend several major roadway facilities that will provide and improve circulation opportunities on the west side of Roseville. Those improvements include:

Westbrook Boulevard: Westbrook Boulevard is a City-planned north/south six lane arterial roadway that will begin at Baseline Road in the Sierra Vista Specific Plan (SVSP) area that will extend north through the West Plan and CSP areas and into the project site, where it will connect in Phase 3 to West Sunset Boulevard in Placer County. Westbrook Boulevard will be the main arterial roadway serving the site from the south. Westbrook Boulevard will be extended in three phases northward from its terminus within the CSP. The roadway is currently planned to terminate within the CSP at the southern boundary of open space parcels C-51 and C-52. ARSP will be responsible for extending Westbrook north through the CSP open space parcels to the southern boundary of ARSP, and provide an extension through the project site. As part of the ARSP, the proposed project would grade and construct Westbrook Boulevard in phases and construct four of the six lanes. The remaining two lanes will be built as part of a future City Capital Improvement Project, as demand increases, with funds collected by traffic mitigation fees. The Westbrook Boulevard open space crossing will include maintenance ramps from Westbrook Boulevard to the open space preserve north and south of University Creek on both the east and west sides of Westbrook Boulevard.

West Sunset Boulevard – West Sunset Boulevard is a rural County Road that is north of and adjacent to the ARSP. Improvements to this County road include widening the existing 22-foot wide roadway section southerly from its current alignment and will provide turn lanes at the intersections of Westbrook Boulevard and Amoruso Way. It should be noted that this rural roadway will remain in Placer County's jurisdiction. Along the frontage of the project site, within the ARSP project boundary, a 25-foot landscaped corridor will be provided behind a planned drainage ditch and will include a 5-foot wide pedestrian path. Additionally, a maximum 7-foot masonry wall will be constructed between the property boundaries and the landscape corridor.

Roads B & D: Road B and Road D are proposed four-lane minor arterial roadways which will consist of two travel lanes in each direction, on-street Class II bike lanes, and a landscaped median that allows for protected left turn lanes, within a 76-foot right-of-way. Roads B and D will provide connections from Westbrook Boulevard into the future Placer Ranch area (no project currently pending) to/from the east. Public utilities easements would be located along both sides of Road B as well as a Class 1A pedestrian path within a landscape corridor. Stormwater LID facilities may be located within the landscaped corridor between the curb and the pedestrian path. Above ground utility boxes will be located within the landscaped corridor and screened from view as much as possible.

Placer Parkway: Placer Parkway is a planned 15-mile long, high-speed limited access transportation facility, which will connect State Route 65 in western Placer County to State Route 99 in south Sutter County. This facility bisects the northwest portion of the ARSP plan area. As currently planned, Placer Parkway will have six lanes within a 312-foot right of way, with a 100-foot median and two 50-foot landscape corridors on either side. The right-of-way for this planned facility, as it traverses through the

ARSP will be dedicated to the City as part of the planned development. The original Tier 1 EIR/Environmental Impact Statement (EIS) completed for the facility to determine an alignment did not propose an interchange at Westbrook Boulevard. No interchange is currently proposed. However, it is unclear whether an interchange will be needed in the future. Development of the Parkway will develop in phases and is a long term project. At the time the Parkway is proposed through the project site, additional environmental review will be required. Right of way will be set aside as part of the ARSP so an interchange is not precluded, should an interchange be needed in the future. Depending on the final design and traffic needs the connection could be on-grade or grade separated.

Road G: A low density residential neighborhood is planned on the north side of Placer Parkway. It would be accessed by a residential roadway referred to as Road G. In order to reduce costs to Placer Parkway, the applicant has proposed to grade Road G, below grade, so that Placer Parkway would not need to be elevated in the future.

CIRCULATION DISCUSSION ITEMS

Circulation Level of Service

The Draft EIR evaluated future level of service (LOS) with and without the project during both the a.m. and p.m. peak hours. The 2035 CIP analysis concluded that the proposed project would cause cumulatively significant intersection degradations to the seven City of Roseville intersections listed below during the AM and PM peak hours. The recommend mitigation measure for each of these impacts is listed in the Table below, followed by a summary analysis of each intersection listed below.

**Table 4.3-15
Recommended Intersection Mitigation Measures – 2035 CIP Plus Project Conditions**

Intersection	Recommended Intersection Mitigation	Level of Service	
		Before Mitigation	After Mitigation
AM Peak Hour			
McAnally Drive/Woodcreek Oaks Boulevard	No feasible mitigation	D	D
Blue Oaks Boulevard/Westbrook Boulevard	Provide 2 left-turn lanes, 3 through lanes, and 1 right-turn lane on all approaches. Operate WB right-turn movement with an overlap phase.	E	C
PM Peak Hour			
Roseville Parkway/Gibson Drive	No feasible mitigation	E	E
Blue Oaks Boulevard/Westbrook Boulevard	Provide 2 left-turn lanes, 3 through lanes, and 1 right-turn lane on all approaches. Operate WB right-turn movement with an overlap phase.	F	C
Baseline Road/Santucci Boulevard	No feasible mitigation	D	D
Westbrook Boulevard/Vista Grande Boulevard	Restripe WB approach to have 2 left-turn lanes, 1 through lane, and 1 right-turn lane.	D	C
Baseline Road/Westbrook Boulevard	No feasible mitigation	D	D
Source: Fehr & Peers, 2015a (Appendix L).			

A.M. Peak Hour Impacts

McAnally Drive/Woodcreek Oaks Boulevard – Under the 2035 CIP scenario, this intersection would operate at LOS C during the a.m. peak hour. The addition of the project would cause the intersection to degrade to LOS D. The City's CIP includes an additional westbound approach lane at the McAnally Drive/Woodcreek Oaks Boulevard intersection. Further widening is not possible at this intersection due to the surrounding land uses. However, operations at this intersection would be restored to LOS C under the 2035 Cumulative Plus Project scenario due primarily to traffic shifts caused by Placer Parkway. Therefore, this impact would be significant and unavoidable.

Blue Oaks Boulevard/Westbrook Boulevard – Under the 2035 CIP scenario, this intersection would operate at LOS C during the a.m. peak hour. The addition of the project would cause the intersection to degrade to LOS E. The level of service at this intersection could be improved to LOS C by providing two left-turn lanes, three through lanes, and one right-turn lane on all approaches and operating the westbound right-turn movement with an overlap phase. Therefore, this impact would be less than significant.

P.M. Peak Hour Impacts

Roseville Parkway/Gibson Drive – Under the 2035 CIP Plus Project scenario, the LOS at this intersection would degrade from LOS D to LOS E. The project would cause a three-second increase in delay during the PM peak hour, which worsens operations from LOS D to E. The intersection is built to its ultimate configuration. Signal timing adjustments would not restore operations back to LOS D. However, operations are restored to LOS D under the 2035 Cumulative Plus Project scenario. Therefore, the project impact would be significant and unavoidable.

Blue Oaks Boulevard/Westbrook Boulevard - Under the 2035 CIP Plus Project scenario, this intersection would degrade from LOS C to LOS F. This impact can be mitigated by providing two left-turn lanes, three through lanes, and one right-turn lane on all approaches and operating the WB right-turn movement with an overlap phase. This would improve the intersection operation from LOS E to LOS C. This improvement is feasible and will be added to the City of Roseville's Capital Improvement Program. Development within the ARSP will be required to pay fair share costs for this improvement through payment of Traffic Mitigation fees. Therefore, with this mitigation, the project impact would be less than significant.

Baseline Road/Santucci Boulevard - Under the 2035 CIP plus project scenario, this intersection would degrade from LOS C to LOS D. The Proposed Project would cause a two-second increase in delay at this intersection during the PM peak hour. The intersection is planned to include two left-turn lanes, three through lanes, and one right-turn lane on all approaches. Further widening is not possible and signal timing adjustments would not restore operations back to LOS C. However, intersection operations are restored to LOS C at this intersection under the 2035 Cumulative Plus Project scenario due primarily to traffic shifts caused by Placer Parkway. Therefore, this impact would be significant and unavoidable.

Westbrook Boulevard/Vista Grande Boulevard - Under the 2035 CIP Plus Project scenario, the LOS at this intersection would degrade from LOS C to LOS D. The impact can be mitigated by restriping the WB approach to have two left-turn lanes, one through lane, and one right-turn lane. This would improve the intersection operation from LOS D to LOS C. This improvement is feasible and will be added to the City of Roseville's Capital Improvement Program. Development within the ARSP will be required to pay fair share costs for this improvement through payment of Traffic Mitigation fees. Therefore, with this mitigation, this impact would be less than significant.

Baseline Road/Westbrook Boulevard - Under the 2035 CIP Plus Project scenario, the LOS at this intersection would degrade from LOS C to LOS D. The Proposed Project would cause a three-second increase in delay at this intersection during the PM peak hour. The intersection is planned to include two left-turn lanes, three through lanes, and one right-turn lane on all approaches. Further widening is not possible and signal timing adjustments would not restore operations back to LOS C. However, intersection operations are restored to LOS C at this intersection under the 2035 Cumulative Plus Project scenario due primarily to traffic shifts caused by Placer Parkway. Therefore, this impact would be significant and unavoidable.

General Plan Level of Service Consistency: The City's level of service policy requires that the City maintain LOS C at 70 percent of its intersections during the p.m. peak hour. The Draft EIR evaluated the percentage of intersections operating at LOS C or better during the p.m. peak hour, and also during the a.m. peak hour. A comparison of these percentages with and without the proposed project under the 2035 CIP scenario is shown in Table 4. As noted in the table the project will not cause a significant impact on this policy as 89 percent of the City's signalized intersections will operate at LOS C or better during the a.m. peak hour and 78 percent of the City's intersections will operate at LOS C or better during the p.m. peak hour. As such, this impact is considered less than significant.

Table 4 (4.3-16)
City of Roseville Signalized Intersection Operations – 2035 CIP Conditions

Level of Service	2035 CIP Conditions		2035 CIP Plus Project Conditions	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Total Intersections ¹	221	221	226	226
LOS A-C	198 (89.5%)	175 (79.2%)	198 (89.3%)	174 (77.8%)
LOS D	15 (7%)	22 (10%)	15 (7%)	25 (11%)
LOS E	6 (3%)	18 (8%)	7 (3%)	19 (8%)
LOS F	2 (1%)	6 (3%)	2 (1%)	6 (3%)
Percent Operating at LOS D, E, or F	11.5%	20.8%	11.6%	22.3%
1 - Excludes the eight signalized intersections located in the City's Pedestrian Overlay District (POD). Source: Fehr & Peers, 2015a (Appendix L).				

Adjacent Jurisdiction Impacts

The DEIR also analyzed traffic impacts on adjacent jurisdictions to determine potential impacts on roadways outside the City. This included an analysis of Placer County, the City of Lincoln, Sutter County and Sacramento County roadways and intersections. Operations at all study roadway segments in Sutter County, Sacramento County and Lincoln would operate at acceptable LOS or unacceptable operations would not be exacerbated by the Proposed Project under 2035 CIP Conditions. Therefore, impacts to intersections within Sutter County, Sacramento County, and the City of Lincoln would be less than significant.

Placer County – the Proposed Project would cause cumulatively significant roadway segment or intersection degradations to the below Placer County facilities. This is considered a significant impact.

Roadway Segments:

Sunset Boulevard West between Westbrook Boulevard and Fiddymment Road (LOS A to E)
Fiddymment Road from Athens Avenue to Sunset Boulevard West (LOS E to F)

Implementation of **Mitigation Measure 4.3-5 (b) and (c)** would restore operations on these roadway segments to acceptable levels of service by requiring the Applicant's fair share funding contribution. However, the remaining fair share costs required for construction have not been identified, and the City does not have jurisdiction over improvements on Placer County roadways. Additionally, the proposed Sunset Boulevard West improvements will be built in phases as development occurs. Therefore, this impact is considered significant and unavoidable.

Intersections:

- Fiddymment Road/Sunset Boulevard West: (LOS A to LOS E).
- Fiddymment Road/Athens Avenue: (LOS E to LOS F).

Implementation of **Mitigation Measure 4.3-3** would restore operations at these intersections to acceptable levels of service by requiring the Applicant's fair share funding contribution. However, the remaining fair share costs required for construction have not been identified, and the City does not have jurisdiction over improvements on Placer County roadways. Therefore, this impact is considered significant and unavoidable.

City of Rocklin - The DEIR analysis for Rocklin's roadways indicates that the ARSP would not cause any significant degradation of Rocklin's level of service; as such, this impact was noted as less than significant.

City of Lincoln - The DEIR analysis for Lincoln's roadways indicates that the ARSP would not cause any significant degradation of Lincoln's level of service; as such, this impact was noted as less than significant.

Sutter County - The DEIR analysis indicates as shown in Table 8 that Riego Road in Sutter County would continue to operate at LOS A under the 2035 CIP Plus Project scenario. The recently approved Sutter Pointe Specific Plan and the Placer Vineyards Specific Plan identified the ultimate need for Riego Road to be widened to six lanes to accommodate future traffic volumes. As noted in Table 8, traffic volumes under the 2035 Plus Project scenario would increase by 200 Vehicles per day, and the level of service would not degrade from LOS A. This is considered a less than significant impact.

Table 8
Level of Service at Sutter County Roadway Segment
2035 CIP Plus Proposed Project Scenario

<i>Roadway Segment</i>	<i>LOS Standard</i>	<i>Lanes</i>	<i>2035 CIP Conditions</i>			
			<i>2035</i>		<i>Plus Project</i>	
			<i>ADT</i>	<i>LOS</i>	<i>ADT</i>	<i>LOS</i>
Riego Rd E/O SR 70-99	D	6	22,100	A	22,300	A
Notes: BOLD Locations Do Not Meet LOS Policy						

Sacramento County - The proposed project would result in traffic volume increases on a number of roadways in Sacramento County. The DEIR concluded that none of the Sacramento County intersections would experience a significant level of service degradation with the addition of the proposed project. As such this impact was considered less than significant.

State Highways - The DEIR concludes that I-80, SR 70/99 and SR-65 would experience poor levels of service in 2035 with or without the ARSP. Development of the ARSP would increase traffic densities on portions of these highways as shown in Table 9. While the ARSP would not cause any highway segment or ramp intersection to degrade from LOS E or better to LOS F, it would contribute additional traffic on segments that are already operating at LOS F under 2035 no project conditions. This is considered a significant unavoidable impact.

**Table 9
Caltrans Segment Operations – 2035 CIP Conditions**

SR 65 Freeway Facility	Type	2035 CIP No Project Conditions				2035 CIP Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Densit y	LOS	Densit y	LOS	Density	LOS	Density	LOS
Northbound State Route 65									
I-80 to Galleria Blvd	Basic	42	E	39	E	42	E	39	E
Galleria Blvd Off-Ramp	Diverge	39	E	39	E	39	E	39	E
Galleria Blvd On-Ramp	Merge	35	E	36	E	35	E	36	E
Pleasant Grove Blvd Off-Ramp	Diverge	24	C	22	C	24	C	22	C
Pleasant Grove Blvd On to Blue Oaks Off Ramp	Weave	N/A ²	D	N/A	E	N/A	D	N/A	E
Blue Oaks Blvd Loop On-Ramp	Merge	27	C	24	C	27	C	25	C
Blue Oaks Blvd On to Sunset Off-Ramp	Basic	- ³	F	40	E	-	F	40	E
Sunset Blvd Off-Ramp	Diverge	-	F	-	F	-	F	-	F
Sunset Blvd Loop On Ramp	Merge	28	C	33	D	27	C	33	D
Sunset Blvd Slip On-Ramp to Placer Pkwy Off-Ramp	Weave	N/A	D	N/A	D	N/A	D	N/A	D
Whitney Ranch Pkwy Loop On-Ramp	Merge	25	C	-	F	25	C	-	F
Whitney Ranch Pkwy Slip On-Ramp	Merge	23	C	-	F	22	C	-	F
Whitney Ranch Pkwy Slip On-Ramp to Twelve Bridges Off-Ramp	Basic	25	C	-	F	25	C	-	F
Twelve Bridges Dr Off-Ramp	Diverge	30	D	-	F	30	D	-	F
Twelve Bridges Dr On to Lincoln Off-Ramp	Weave	N/A	B	N/A	F	N/A	B	N/A	F
Lincoln Blvd Off to Ferrari Ranch Rd	Basic	11	A	26	C	11	A	26	C
Ferrari Ranch Rd Off-Ramp	Basic	11	A	26	C	11	A	26	C
Ferrari Ranch Rd On-Ramp	Merge	13	B	27	C	13	B	27	C
Ferrari Ranch Rd to Nelson Ln	Basic	11	A	26	C	11	B	26	C
Southbound State Route 65									
Nelson Ln to Ferrari Ranch Rd	Basic	23	C	15	B	23	C	15	B
Ferrari Ranch Rd Off-ramp	Diverge	29	D	20	B	29	D	20	B
Ferrari Ranch Rd Loop On Ramp	Basic	20	C	13	B	20	C	13	B
Ferrari Ranch Rd Direct On Ramp	Merge	27	C	14	B	27	C	14	B
Ferrari Ranch Rd to Lincoln Blvd	Basic	-	F	21	C	-	F	21	C
Lincoln Blvd On Ramp to Twelve Bridges Off	Weave	N/A	F	N/A	C	N/A	F	N/A	C

SR 65 Freeway Facility	Type	2035 CIP No Project Conditions				2035 CIP Plus Project Conditions			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Density	LOS	Density	LOS	Density	LOS	Density	LOS
Twelve Bridges Dr Loop On Ramp	Merge	-	F	34	D	-	F	34	D
Twelve Bridges Dr to Placer Pkwy	Basic	-	F	34	D	-	F	34	D
Placer Pkwy Off-ramp	Diverge	-	F	26	C	-	F	25	C
Placer Pkwy Loop On-Ramp	Merge	38	E	35	E	39	E	35	E
Placer Pkwy On-ramp to Sunset Blvd Off-Ramp	Weave ¹	24	C	N/A	D	24	C	N/A	D
Sunset Blvd Loop On Ramp	Merge	36	E	36	E	36	E	36	E
Sunset Blvd Direct On-Ramp	Merge	-	F	-	F	-	F	-	F
Sunset Blvd On-Ramp to Blue Oaks Blvd Off-Ramp	Basic	-	F	-	F	-	F	-	F
Blue Oaks Blvd Off-Ramp	Diverge	30	D	30	D	30	D	30	D
Blue Oaks Blvd Loop On-Ramp	Merge	24	C	23	C	24	C	23	C
Blue Oaks Blvd On to Pleasant Grove Off	Weave	N/A	E	N/A	F	N/A	E	N/A	F
Pleasant Grove Blvd Loop On-Ramp	Merge	27	C	30	D	28	C	30	D
Pleasant Grove Blvd Slip On-Ramp	Merge	34	D	36	E	35	D	36	E
Galleria Blvd Off-Ramp	Diverge	36	E	38	E	36	E	38	E
Galleria Blvd On-Ramp	Merge	30	D	-	F	31	D	-	F
Galleria Blvd to I-80	Basic	31	D	44	E	32	D	44	E
1 - This segment is analyzed as a basic segment in the AM peak hour because the calculation falls out of the realm of a weave segment. 2 - N/A = Not applicable because density is not calculated for weave segments based on Leisch method. 3 - “ - “= Density not reported for facilities operating at LOS F. Source: Fehr & Peers, 2015a (Appendix L).									

It is important to note that the ARSP will participate in two fee programs for improvements along Highway 65. The Highway 65 JPA Fee Program will fund interchange improvements at Stanford Ranch/Galleria, Pleasant Grove, Blue Oaks, and Sunset. The ARSP will contribute fair share costs for those improvements. In addition, the ARSP will participate in the South Placer Regional Transportation Authority Fee Program which will provide funding for widening Highway 65 to six lanes between Interstate 80 and Sunset Boulevard.

Placer Parkway - The Placer County Transportation Agency (PCTPA) has completed a Tier 1 Environmental Impact Statement (EIS)/EIR for Placer Parkway, a six-lane transportation facility that would connect SR-65 west to SR 70/99 in Sutter County.

The Draft EIR considered two development scenarios with Placer Parkway:

- 2035 Cumulative with a partial Placer Parkway; and
- Super Cumulative with a full Placer Parkway

As shown in Table 4.3-22, under the Cumulative scenario which assumes partial development of the Placer Ranch Specific Plan and construction of Placer Parkway westerly from Foothills Boulevard to

Santucci Boulevard. Because the construction of Placer Parkway is key to circulation in the future, the City Council entered into a Memorandum of Understanding with Placer County, Lincoln, and Rocklin to require all new growth areas to provide a Tier 2 traffic contribution towards the construction of Placer Parkway. Both Placer Vineyards and Regional University, located in Placer County, as well as the SVSP, and the CSP, within the City of Roseville have already committed to this funding. It is expected that funding from all of the potential new growth areas in Placer County will generate in excess of \$450 million towards the construction of Placer Parkway.

**Table 4.3-22
Number of Roseville Signalized Intersection Operation -
Cumulative Condition**

Level of Service	2035 Cumulative Conditions		2035 Cumulative Plus Project Conditions ¹	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
Total Intersections ²	221	221	226	226
LOS A-C	198 (89.5%)	175 (79.2%)	204 (90.2%)	180 (79.6%)
LOS D	18 (8%)	23 (11%)	17 (8%)	21 (9%)
LOS E	3 (1%)	16 (7%)	3 (1%)	18 (8%)
LOS F	2 (1%)	7 (3%)	2 (1%)	7 (3%)
Percent Operating at LOS D, E, or F	11.5%	20.8%	9.8%	20.4%
1 - The Plus Project scenario includes the five new signalized intersections within the project site. 2 - Excludes the eight signalized intersections located in the City's Pedestrian Overlay District (POD). Source: Fehr & Peers, 2015a (Appendix L) .				

Transportation Commission: The Transportation Commission reviewed the transportation and circulation aspects of the ARSP and took public testimony on the Draft EIR at its March 15, 2016 hearing. The Commission reviewed and provided comments on the project, and unanimously recommended approval of the ARSP and EIR. Notes from the meeting are attached to the Council Communication. The Transportation Commission meeting video can be viewed via on-line video streaming on the City's website (www.roseville.ca.us/Amoruso).

EIR TRANSPORTATION AND CIRCULATION RELATED SIGNIFICANT UNAVOIDABLE IMPACTS

The Draft EIR concluded that the project as proposed would have impacts. However, by implementing the prescribed mitigation measures, most of those impacts would be reduced to a less than significant level. The impacts that cannot be mitigated to a less than significant level are:

- Level of Service Impacts to McAnally/Woodcreek Oaks, Roseville Pkwy/Gibson, Baseline/Santucci and Baseline/Westbrook;
- Placer County roadway segment impacts to Sunset Boulevard West between Westbrook Boulevard and Fiddymont Road and Fiddymont Road between Athens Avenue and Sunset Boulevard; and
- Increased congestion on I-80, SR 70/99 and SR-65.

The City will continue to meet the General Plan Level of Service Policy with the impacts noted above.

The ARSP Draft EIR identified the following significant unavoidable impacts:

- 4.3-1: Increased Traffic Volumes on City of Roseville Existing Conditions
- 4.3-4: Impacts to Transit
- 4.3-5: Increased Traffic Volumes at Intersections within Placer County, Sutter County, Sacramento County, or City of Lincoln Under Existing Conditions
- 4.3-6: Increased Traffic Volumes on Roadways Within Placer County, Sutter County, Sacramento County, or City of Rocklin Under Existing Conditions
- 4.3-8: Increased Traffic Volumes on State Highways Under Existing Conditions
- 4.3-9: Increased Traffic at City of Roseville Intersections Under 2035 CIP Conditions
- 4.3-11: Increased Traffic on Placer County, Sutter County, Sacramento County, City of Rocklin, or City of Lincoln Intersections Under 2035 CIP Conditions.
- 4.3-12: Increased Traffic Volumes on Roadways within Placer County, Sutter County, Sacramento County, or City of Rocklin Under 2035 CIP Conditions.
- 4.3-15: Increased Traffic on City of Roseville Intersections Under 2035 Cumulative Conditions
- 4.3-17: Increased Traffic on Placer County, Sutter County, Sacramento County, or City of Lincoln Intersections Under 2035 Cumulative Conditions
- 4.3-20: Increased Traffic Volumes on State Highways Under 2035 Cumulative Conditions

UTILITIES PLAN

SECTION REFERENCES

Specific Plan Document: Chapter 9 – Utilities Plan
Draft EIR Document: Section 4.12 – Public Utilities, and
Section 4.13 – Hydrology and Water Quality

UTILITIES PLAN SECTION SUMMARY

Water Demands: The water demand for ARSP is 1,503 acre feet per year (AFY). Recycled water will be used in the amount of 272 AFY for landscaping and 165 AFY will be saved through water conservation measures that will be implemented as part of the project. The use of recycled water and water conservation measures results in a potable water demand of 1,066 AFY for the ARSP. The water conservation measures to be implemented within the ARSP are detailed in Chapter 9 of the Specific Plan document and in the project's Water Conservation Plan (Appendix G within the Draft EIR). Water conservation measures include items that are above and beyond state mandated requirements including recirculating hot water systems for residential units.

Water Supply: Consistent with City General Plan policies, the proposed project will be required to bring a new source and supply of surface water. Staff has been working with the Placer County Water Agency (PCWA) which has indicated that it has ample water to serve the proposed project.

The water supply source for the project will be PCWA's Middle Fork Project water conveyed from the proposed Ophir Water Treatment Plant through PCWA's water system. Water obtained through the wholesale agreement would be delivered to the City through the existing Tinker Intertie and then transported through City infrastructure to the project site. PCWA has stated their intent to complete construction of the Ophir Water Treatment Plant by summer 2020. In the interim period, should the project begin construction before the PCWA infrastructure is in place, the project will be supplied using existing available City supplies and water treatment plant capacity.

A benefit of this new PCWA surface water supply is that it would provide increased water reliability Citywide, not just to the project area. This is because the PCWA water supply is available in all hydrologic year types (normal and dry years) and it would be supplied from an existing diversion point on the upper American River, not dependent on Folsom Lake water levels. The City of Roseville is in the process of developing an agreement with PCWA for this new wholesale water supply. Prior to the approval of building permits, the EIR requires the agreement be in place between the City and PCWA. The project will provide its proportionate share of required funding for the acquisition and delivery of the new supply.

A complex analysis of the water related items has occurred since the inception of the project. Analysis has been conducted on water demands, water supply, groundwater impacts, water treatment, and distribution. A summary of the analysis is provided below. Copies of technical studies are included as Appendices to the Draft EIR.

Water Demands – The water demand for ARSP is 1,503 acre-feet per year (AFY). With the incorporation of water conservation measures and recycled water use, the demand for potable water will be reduced by 437 AFY resulting in an overall potable water demand of 1,066 AFY. Water conservation measures that will be implemented in the ARSP include measures such as recirculating hot water systems which would reduce water loss waiting for hot water.

Water demand will be addressed through a combination of potable and non-potable (recycled) water sources. Non-potable (recycled water) will be used for irrigation in both wet and dry years. To address dry year or emergency scenarios, the ARSP is required to include one onsite aquifer storage and recovery (ASR) groundwater well on Parcel AR-55.

Water Supply – A water supply assessment (WSA) has been prepared for the project and is included as Appendix E to the Draft EIR. The potable water demand created by the proposed project was compared to the City's water supply. Because existing City water supply contracts are insufficient to serve the ARSP, a new source of water is needed for the ARSP project. The City is intending to obtain treated surface water supplies from the Placer County Water Agency (PCWA) to serve the ARSP through a future wholesale agreement. This is consistent with the City's General Plan Policy that new annexation areas bring a new surface water supply. As described in the WSA, PCWA has sufficient water supplies available to serve the project.

Groundwater - There are three existing agricultural wells on the project site. As part of this project, those wells will be destroyed at the time the project is constructed. Groundwater is not a primary source of supply to serve the ARSP. It is, however, part of the City's water supply portfolio for meeting demands in emergency and dry year conditions. Even though the new wholesale PCWA water supply is available in all hydrologic year types, the distribution system for the ARSP would include one on-site groundwater well designed with aquifer storage and recovery (ASR) capabilities. At a minimum, the ARSP on-site well is projected to have a delivery capacity of 1,500 to 1,800 gallons per minute (gpm) or 2.16 to 2.59 million gallons per day (MGD). Consistent with existing City practice, groundwater would be used to supplement city-wide supply needs during drier and driest years or be available for use in emergencies such as in the event of a transmission main disruption.

It should be noted that the project will eliminate existing agricultural wells onsite that provided water to an existing residence and a small portion of the site that was in rice farming. The elimination of the wells would result in a benefit to the groundwater basin.

Water Treatment and Distribution - Treated surface water for the project will be delivered to the City from PCWA at the existing Tinker pump station intertie located along Industrial Boulevard. The Tinker pump station is currently designed to wheel 10 MGD of PCWA water supply through the City for delivery to Cal American Water Company. This facility will require future expansion to deliver the additional water to serve this project. The Project will fund the expansion of this facility. Water delivered through the Tinker facility for the ARSP will then be wheeled through existing City infrastructure to the Plan Area through a 24-inch main line that extends from the south (CSP Area) and distributed through an infrastructure system that parallels the collector and arterial roadway system which will consist of 6-inch to 24-inch diameter mains. Connections to potential future development areas will be provided at the southern project boundary along Westbrook Boulevard as well as at the eastern ends of Roads "B" and "D". All water improvements will be constructed to the City's standards and infrastructure improvements will be phased.

Recycled Water: Recycled water is part of the overall water supply strategy for the ARSP as it has been for the other most recently approved specific plan areas (CSP, SVSP, and WRSP). Recycled water will be used for landscape irrigation of parks, sports fields, schools, commercial and village center areas, publicly-landscaped areas (i.e., roadways medians, and paseos), and multi-family residential uses within the ARSP. The only area that will not receive recycled water for landscaping will be for the area north of Placer Parkway. Given the distance, and the relatively small size of that portion of the plan area, the cost to provide recycled water was not feasible. Further, it would have a minimal impact on the overall potable water supply. The City has evaluated the ARSP as one of the several Urban Growth Areas (UGAs) that will require additional recycled water.

The estimated annual recycled water demand in the ARSP is 272 AFY; however, through water conservation measures required within the plan area, this amount will be reduced by approximately 50 AFY.

The City will ultimately provide the ARSP with recycled water from the Pleasant Grove Wastewater Treatment Plant (PGWWTP). Recycled water will be supplied to the plan area via infrastructure within the WRSP and CSP and infrastructure will range from 6-inch to 24-inch lines that run parallel to the collector and arterial roadway system. In order to provide capacity to serve the ARSP, the ARSP is required to provide storage facilities for recycled water during one peak day, which has been determined to be one 24 hour period in July. The project will contribute funding to expand the existing recycled water tank and pump station located adjacent to the City's existing Roseville Energy Park. All recycled water improvements will be constructed to the City's standards and infrastructure improvements will be phased.

Wastewater: Sanitary sewer service will be provided by the City of Roseville. Wastewater generated within the ARSP will be treated at the City's PGWWTP located within the WRSP. The ARSP is projected to generate approximately 0.62 MGD average dry weather flow.

Wastewater flows from the project area will be directed to the PGWWTP through the southern portion of the project area in order to connect with an existing trunk line that will be provided within the CSP area. The designed infrastructure within the CSP was sized to accommodate flow from the ARSP. On-site sewer collection pipes will range in size from 6-inch to 24-inch pipes. Two lift station facilities will be required as part of the ARSP which will be located on Public/Quasi-Public parcels AR-56 and AR-57. All wastewater improvements and wastewater generation rates will be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation and will be constructed to the City's standards using a phased approach.

Solid Waste: The City of Roseville will provide solid waste services to the ARSP. Solid waste will be collected and delivered to the Western Placer Waste Management Authority (WPWMA) facility located north of the City at Athens Avenue and Fiddymont Road. The WPWMA owns a Materials Recovery Facility (MRF) which receives, separates, processes, and markets recyclable materials removed from the waste stream. Any residual waste is transported to the WPWMA landfill that is located on site.

At full buildout, the ARSP is anticipated to generate approximately 8,753 tons of solid waste annually. A solid waste recycling area is planned within the ARSP on AR-55 similar to other facilities located within the City of Roseville. This site will provide residents with a location to off-load recyclable materials.

Electricity: The proposed ARSP is currently within the service area of Pacific Gas & Electric (PG&E). If annexed, Roseville Electric would provide electric service to the ARSP area. Additional electricity resources needed to serve the ARSP, including state and federal mandated renewable electricity resources, will be purchased from outside sources or generated by new Roseville-owned generating facilities. As required by the State, Roseville will use energy efficiency programs to meet electricity demands before acquiring new electricity sources.

Peak electric demand in the plan area is estimated to be 21 megawatts (mW) at full build out. An approximately one acre electric substation is planned as part of the CSP that would be required to serve the ARSP. Easements within the ARSP will be dedicated for a future 60 kilovolt (kV) overhead line extension along the east side of Westbrook Boulevard south of Road "A," on the south side of Road "A" east of Westbrook Boulevard, and on the south side of Road "B" east of Road "A." Underground electrical distribution will be extended to the ARSP through a 12kV system to individual

parcels in conjunction with roadway improvements. Street lighting, signal power and other ancillary power facilities will be provided along all public street frontages as part of the roadway frontage improvements. All electric facilities will be constructed to City's standards.

Natural Gas: PG&E will provide natural gas upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. PG&E's long range plans provide for availability of gas service to accommodate increased demand. Service will be provided to the ARSP through extensions planned through the CSP. Delivery of gas service to individual projects in the ARSP will be reviewed by PG&E at the time of development proposal.

Cable Television and Telephone Services: Voice and data communication services will be provided to the ARSP by AT&T, Comcast and Wave Broadband. Distribution lines to individual parcels will be extended from the south through the CSP and will be installed at the time other dry utilities are installed as development occurs. Individual providers will review project plans for telephone, cable television and high-speed data line services at the time proposed.

UTILITIES DISCUSSION ITEMS

Public Utilities Commission: The Public Utilities Commission reviewed and provided comments on the Utility Plan as well as provided an opportunity for public testimony on the Draft EIR at its meeting on March 22, 2016. At the conclusion of the meeting, the Public Utilities Commission unanimously recommended approval of the ARSP and adoption of the EIR. Notes from the meeting are attached to the Council Communication. Video of the Public Utilities Commission hearing can be viewed via on-line video streaming on the City's website at www.roseville.ca.us/Amoruso.

EIR UTILITIES SIGNIFICANT UNAVOIDABLE IMPACTS

The ARSP Draft EIR identified the following significant unavoidable impacts:

- 4.12.1-4: Capacity of Water Treatment System to Meet Potable Water Demand
- 4.12.1-8: Cumulative Water Supply and Water Treatment Impacts
- 4.12.3-3: Construction or Expansion of Wastewater Treatment Facilities
- 4.12.3-5: Cumulative Wastewater Impacts
- 4.12.4-5: Cumulative Solid Waste Impacts

FINAL ENVIRONMENTAL IMPACT REPORT

The Final EIR (FEIR) incorporates minor Draft EIR text and table changes. The FEIR also addresses eight comment letters received during the public review period between March 1 – April 15, of which six were from State, regional, or local public agencies or service providers, and two letters were from individuals. The comments received addressed issues related to biological resources, impacts on surrounding agricultural uses, Placer Parkway Interchange, regional traffic impacts, air quality impacts, water quality impacts, and Western Placer Waste Management Authority operations. The FEIR incorporates responses to the comments. None of the comments received or updates to the EIR resulted in any changes to the original results of the DEIR. A copy of the letters received, followed by responses to comments, is provided in Section 12 of the EIR document.

The proposed Development Agreements (DAs) address topics related to the development of the ARSP project area. In addition, the DAs identify the various obligations of the landowners (i.e. dedications, improvements, financing) and the City (i.e. cooperation, best efforts, fee credits/reimbursements). Finally, the DAs contain general provisions related to the terms of the agreement, amendment process, and annual review requirements, in order to clearly define the obligations of the vested parties. This project has two DAs, both between the City, Brookfield Residential and the Amoruso Family Trust. The two DAs are identical with the exception that they cover different geographical areas. The first DA covers 525 acres of the plan area and the second DA covers the remaining 169 acres located along the eastern boundary of the plan area. In addition, the second DA includes provisions for a park and ride lot located on Parcel AR-53. The purpose of having two DAs that cover different geographic boundaries within the plan area allows the properties to be purchased (or taken down) by Brookfield Residential from the property owner in two separate phases.

PERMITTED USES & VESTED ENTITLEMENTS

The permitted uses within the Amoruso Ranch Specific Plan (ARSP) are specified in the Specific Plan document, Tables 4.1 and 4.2, and the Land Use Map, Figure 4.1. The vested land use entitlements include:

- 2,827 dwelling units
 - **1302** Low Density Residential
 - **542** Medium Density Residential
 - **873** High Density Residential
- 27 acres (**109 units**) Community Commercial – Village District
- 24 acres Community Commercial
- 17 acres Public/Quasi-Public (Elementary School, Electric Substation, etc.)
- 22 acres Neighborhood Parks
- 145 acres Open Space
- 20 acres (**1 unit**) Urban Reserve

The permitted uses will be developed in accordance with the terms of the ARSP document, the ARSP DAs, and the Zoning Ordinance of the City of Roseville.

The 20-acre Urban Reserve parcel is not a participant in the specific plan process and is not a party to the DAs. The Urban Reserve parcel is included in the land annexation to avoid being left as an island of unincorporated land surrounded by City; however, it will not receive urban land use entitlements.

FISCAL ANALYSIS, IMPACT FEES & FINANCING

Fiscal Analysis: One of the Guiding Principles adopted by the City Council requires that any new development proposal have either a neutral or positive fiscal impact on the City's General Fund. In order to address this issue, evaluation of the ARSP proposal required preparation of a Fiscal Impact Analysis (FIA). The FIA projected General Fund revenues and expenditures related to the ARSP during 5-year cumulative increments of development and at build-out. Based on that analysis, the ARSP is projected to have a neutral fiscal impact on the City at build-out.

Prior to the City's application submittal to LAFCO, a new property tax-sharing agreement between the City and Placer County will need to be agreed upon.

Project Financing: The DAs provide for the establishment of two special tax districts in the ARSP: a Public Services Community Facilities District (CFD) to fund maintenance of public services and improvements within the plan area; and a Municipal Services CFD to offset the ARSP's impact on City-wide general fund services such as public safety. The DAs also provide for a third, optional CFD which may be used to fund construction of project infrastructure. In addition, the DAs establish a Public Benefit Fee and a Public Facilities Fee, to supplement the assessment districts and fund general City programs and facilities throughout Roseville. As mentioned previously, through this funding strategy of assessment districts and fees, the ARSP is projected to have a neutral fiscal impact on the City at build-out. Some of the key funding strategies are described below. This list of fees and funding strategies is not all inclusive, but gives some overview of the DA obligations.

South Placer Regional Transportation Authority (SPRTA) Tier II Fee: The landowners are obligated to pay the Tier II Traffic Impact Fee for the future construction of Placer Parkway. The SPRTA Board approved a limited fee deferral program that allows a portion of the Tier II Traffic Fee to be deferred to the payment from future bond sale proceeds 30-years hence. The current fee deferral program at the time of this writing allows deferrals of 50 percent for the first 7,000 DUEs entering the program region wide, up and until January 1, 2026 (whichever occurs first) and then ratchets down to three percent for the next 7,000 DUE's (region wide) until January 1, 2031, (again, whichever occurs first) with a regional overall cap of 29 million dollars available for deferral. The current fee is currently set at \$6,332.96 per residential unit and is adjusted annually with the Construction Cost Index (CCI).

Community Facilities District (CFD) for Public Services: This CFD will be used to provide on-going, annual funding for the maintenance within the ARSP of neighborhood parks, paseos, landscape corridors, bikeways, flood control facilities, and open space preserves, including environmental mitigation monitoring and management. Should the City find that offsite preserve areas provide a public benefit in the form of passive recreation opportunities (for example Class I trails) and related management costs are reasonable, this CFD could be expanded to also include long-term management of these offsite areas (as discussed further below under WETLANDS).

CFD for Municipal Services: This CFD will be used to offset the ARSP's impact on the general fund for City-wide services provided to the ARSP including police, fire, City-wide parks and libraries.

CFD for Project Infrastructure and Public Facilities: The DAs provide for a third CFD at the landowners' option, which would be used for the construction and/or acquisition of public backbone infrastructure and public facilities within the plan area. The DAs also provide for certain fees to be paid from the CFD bond sale. Historically, these fees were collected at issuance of each building permit. In the event this CFD is not formed, the infrastructure would be financed through traditional assessment districts and private financing, and the fees would be paid at building permit.

Public Facilities Fee: Upon the issuance of each residential building permit within the Project, the landowner shall pay the City Public Facilities Fee (Roseville Municipal Code Chapter 4.52).

Public Benefit Fee: As required by the Guiding Principles, new development is required to contribute a significant public benefit to the City. To that end, the DAs provide for the landowners to pay a Public Benefit Fee to offset a portion of the project's impacts and the tax sharing agreement with Placer County. The DAs provide the potential for the landowners to pay the Public Benefit Fee from CFD bond sales. The Public Benefit Fee for each low density and medium density residential unit shall be \$1,280. The Public Benefit Fee for each high density residential unit shall be \$845.

Fire Facilities Fee: The DAs provide for the landowners to pay a fee equal to the discontinued Fire Service Construction Tax upon issuance of each building permit.

Placer County Capital Facilities Fee: The DAs provide for the landowners to pay a Placer County Capital Facilities Fee upon issuance of each building permit.

AFFORDABLE HOUSING

The ARSP will provide a total of 283 affordable rental units, which is consistent with the City's ten percent Affordable Housing Goal outlined in the Housing Element of the General Plan. As part of this project, a General Plan Amendment is also being processed that will update the General Plan Affordable Housing Obligation to provide for 40 percent very-low income rental units and 60 percent low income rental units. As such, the affordable units within the Plan area will be allocated as follows:

- Very-low income rental units: 113 units (40% of total affordable units)
- Low income rental units: 170 units (60% of total affordable units)

The DAs specify details such as: income range definitions, affordable unit transfers, subsidies for rental units and prevailing wage requirements, Affordable Housing Regulatory Agreement requirements, and reduced Community Facilities District levies. The DAs also provide for the landowners to pay an in-lieu fee instead of constructing affordable housing units, in the event the City adopts such an in-lieu fee program.

INFRASTRUCTURE IMPROVEMENTS

Backbone infrastructure improvements to be constructed by the ARSP include: roadways; water, recycled water, sewer, drainage, and electric facilities; flood control improvements; and site work for two sewer lift stations, a potable water well and pump, and a recycle drop off site. The DAs stipulate the backbone infrastructure areas will be dedicated to the City and upon satisfactory completion will be accepted as public roads, public sites, and open space parcels.

In-tract (e.g. subdivision) improvements like local streets and utility facilities will be installed with individual developments as the project builds out.

DRAINAGE IMPROVEMENTS

The ARSP drainage system will collect onsite storm water and convey it to two discharge points. Storm water generated from the northerly 300 acres of the site (including the areas that presently drain towards Toad Hill Ranches and the Gleason property) and portions of the southern area will be redirected within open channels and discharged into University Creek at the southwest corner of the site. The remaining storm water generated from the eastern portion of the site will be directed to a second discharge location to the southwest and into University Creek. As a result of the proposed ARSP improvements, the post project drainage sheds will be altered to the benefit of the neighboring properties.

Drainage improvements including the construction of a 60-100-foot wide drainage channel is proposed on the western side of the property, which includes some offsite improvements in the Al Johnson Wildlife area (AJWA). The DAs outline the requirements of the channel including acceptance by the City for future maintenance obligations and ongoing monitoring within the AJWA to ensure that the off-site conveyance channel operates sufficiently in the future.

PROJECT PHASING

The ARSP is anticipated to build out in three phases and the DAs identify improvements needed to provide access, utility services, and public services to each phase, consistent with City standards. A phasing plan and related DA exhibits outline the needed improvements. It is expected that development will proceed in a south to north fashion. Connection to West Sunset Boulevard would not occur until Phase 3 in order to reduce the increase in traffic on that rural roadway in the near-term, prior to completion of Placer Parkway. While sub-phasing is currently not proposed, the DAs include conditions and performance criteria which must be met in order to proceed with sub-phasing. Timing and extent of public improvements and services are key components in evaluating any proposal for sub-phasing.

Development of ARSP will be dependent upon the completion of the extension of roadway and utilities through the Creekview Specific Plan including an electrical substation in the Creekview Specific Plan (CSP) area. Should ARSP decide to proceed prior to CSP, the DA outlines the obligations for going first and reimbursements.

WETLANDS

Federally regulated wetlands are located within the ARSP and the landowners must obtain a Section 404 Permit to fill or otherwise impact these resources. An Environmental Impact Statement (EIS) consistent with the National Environmental Policy Act (NEPA) will be prepared. The Army Corps of Engineers is the lead agency and recently published the Notice of Intent to prepare an EIS for the project. The project area is within Placer County's Conservation Plan area (PCCP). The project will be consistent with the PCCP and could move forward as a special entity under the PCCP, or secure individual permits.

Impacts to wetlands related to this project will be mitigated through a combination of on-site preservation ("Preserve Area(s)"), off-site preservation and/or on-site and off-site creation or restoration of wetland resources. The applicant's proposed mitigation plan includes preservation of two offsite parcels adjacent to the Al Johnson Wildlife Area, south of West Sunset Boulevard. The applicant has expressed interest in dedicating these areas to the City. However, until the federal wetland permits are secured and the required obligations for maintenance are established, the City is unsure whether it makes sense at this time to agree to accept the properties. Therefore, the DAs (Section 3.19.2.7) stipulates that off-site preserve properties may be accepted by the City and included in the Public Services CFD, but such action would require future City Council approval. If dedication occurs, it would need to be consistent with the requirements of Section 2.7 of the DAs (including appending to City's Open Space Preserve Overarching Management Plan and funding of management, maintenance, monitoring and reporting obligations).

A number of factors are to be considered when accepting off-site open space. The main considerations are access, overall public benefit and related CFD costs. At this point, discussions are still on-going regarding the public benefit and cost component of the off-site preserves. As an option to City ownership, because the primary purpose of the offsite preserves is for wetland mitigation, should it be determined that management costs outweigh public benefit, these lands could alternatively be conveyed to and managed by a third party land trust. The final disposition of the offsite preserve properties will be decided following federal regulatory approvals when related public benefit and CFD management costs are known.

WATER SUPPLY ASSESSMENT & CONSERVATION

The existing City water supply is insufficient to serve the ARSP and a new source of water is needed for the project. Accordingly, treated surface water for the project will be delivered to the City from PCWA at the existing Tinker pump station intertie located along Industrial Boulevard.

Placer County Water Agency Supply – The City is negotiating with the Placer County Water Agency (PCWA) to acquire an additional treated surface water supply from PCWA via a wholesale water agreement, inclusive of 1,066 acre-feet per year (“AFY”) to serve the Project. Water obtained from PCWA by the City through the wholesale agreement would be delivered to the City through PCWA’s Tinker Road Pump Station and Reservoir located in the Sunset Industrial Area of unincorporated Placer County (the “Tinker Road Facility”), and then transported through the City’s water infrastructure to the Project site. Because the agreement is not in place yet, the exact dollar amount is not known yet. A place holder has been included indicating the project will be required to pay the PCWA connection fee. This amount may be adjusted once an agreement is in place. The agreement with PCWA must be in place prior to the first building permit.

The Tinker pump station is currently designed to wheel 10 MGD of PCWA water supply through the City for delivery to Cal American Water Company. This facility will require future expansion to deliver the additional water to serve this project. The project will fund the expansion of this facility. Water delivered through the Tinker facility for the ARSP will then be wheeled through existing City infrastructure located along Industrial and Baseline Roads and then supplied to the plan area through a 24-inch main line that extends from the south (CSP Area) and distributed through an infrastructure system that parallels the collector and arterial roadway system which will consist of 6-inch to 24-inch diameter mains. Connections to potential future development areas will be provided at the southern project boundary along Westbrook Boulevard as well as at the eastern ends of Roads “B” and “D”. All water improvements will be constructed to the City’s standards and infrastructure improvements will be phased. This is consistent with the City’s General Plan Policy that new annexation areas bring a new surface water supply.

In addition, the DAs require that a production well be in operation at the time of occupancy of the 250th residential unit, in order to provide a backup water supply. The landowners shall receive approval from the City regarding well design and drilling method, prior to commencement of this work. The City and landowners are satisfied that these sources of supply are adequate to assure water for the ARSP.

The DAs also require implementation of a Water Conservation Plan which includes measures such as smart/centrally controlled irrigation timers, re-circulating hot water systems, and turf limitations. The goal for ARSP is to reduce water consumption compared to current City-wide use characteristics. Per the DAs, the property owners and the City will periodically reassess the Water Conservation Plan and the continued availability of water supply. After the project utilizes 50 percent of its projected potable water allocation and then every three years thereafter, the effect of the assumptions, the water sources, and the actual water demands of the ARSP will be reviewed. If the City determines that any of these factors have changed to the extent they materially affect the City’s ability to provide sufficient water to the project, the parties will consider additional measures to ensure water supply will meet the demands of the project.

RECYCLED WATER INFRASTRUCTURE

The ARSP will have recycled water infrastructure for irrigation throughout the project for all areas south of Placer Parkway, for parks and landscape setbacks, medians, paseos adjacent to collector streets and other landscape areas including all multi-family and non-residential landscaping uses. The small

residential area north of Placer Parkway is planned for low density residential uses, and therefore, recycled water is not planned to serve this area. Sufficient potable water supplies would be available to serve this neighborhood.

The DAs stipulate that landowners will construct recycled water lines as part of the backbone infrastructure consistent with the phasing plan. The City will provide the ARSP with recycled water from the Pleasant Grove Wastewater Treatment Plant (PGWWTP) through the CSP. In the event that the CSP has not constructed recycled water facilities necessary for the project area, the ARSP landowners shall construct the necessary off-site facilities and obtain reimbursement from the CSP, consistent with DA Section 4.2.2. All recycled water improvements will be constructed to the City's standards and infrastructure improvements will be phased. In addition, the project will contribute its pro rata share to fund the expansion of the existing recycled water tank and pump station located at the Pleasant Grove Wastewater Treatment Plant.

SEWER LIFT PUMP SITES

Parcels AR-56 and AR-57 are being dedicated for sewer lift stations. The landowners are required to improve the site and construct the stations and related infrastructure prior to dedication.

ELECTRIC SUBSTATION

There is no power available to the project site until the Creekview Electric Substation site is constructed. The CSP DA stipulates that by the 500th residential building permit, the landowners will dedicate a 0.90-acre graded, buildable electric substation site on Westbrook Boulevard (C-81). If the substation site is not dedicated to the city by the time the landowners wish to proceed with development of the ARSP, they shall have the right to cause such dedication, grading and provision of access to the substation site for City to construct the electric substation that will serve both the CSP and ARSP.

PARKS, PASEOS AND OPEN SPACE

Parks – The ARSP provides for the development of seven neighborhood park sites within the plan area. Land for the park sites will be dedicated by the landowners, with park construction financed through payment of Neighborhood Park Fees. The following parks are included in the plan area:

- 1.28-acre neighborhood park, shown as Parcel AR-60
- 1.87-acre neighborhood park, shown as Parcel AR-61
- 10.11-acre neighborhood park, shown as Parcel AR-62
- 1.72-acre neighborhood park, shown as Parcel AR-63
- 2.12-acre neighborhood park, shown as Parcel AR-64
- 3.04-acre neighborhood park, shown as Parcel AR-66
- 2-acre neighborhood park, shown as Parcel AR-67

Citywide Parks – No Citywide park site has been included in the ARSP. Consistent with the Park In-Lieu ordinance, and in order to meet parkland dedication requirements, the Development Agreement requires the payment of Park In-Lieu fees (land component) and Citywide Park Improvement fees. Park In-lieu fees can be used for the construction and/or rehabilitation of citywide park facilities throughout the City (with the exception of West Roseville and Sierra Vista Specific Plan areas.) Related to parks, the biggest funding gap is within the city-wide park fund. At this time, the applicant proposes to defer the land in-lieu fee, in the amount of \$2,988,900 (\$135,000/acre x 22.14 ac) for a period of 30 years. While the City allowed fee deferrals for the Sierra Vista and Creekview plan areas during the economic downturn, it no longer is recommended. In fact as amendments occur that require

Development Agreement amendments, the fee deferral is being removed from those plan areas (i.e., the recent Westbrook amendment to the Sierra Vista Specific Plan eliminated the fee deferral). Consistent with General Plan policy, new plan areas must bring a benefit to the community. One of these benefits is that the Citywide Park fees provide a benefit to existing residents by providing funding for citywide park amenities. Staff is not supportive of the deferral of this in-lieu fee, as it will delay the construction and/or the rehabilitation of existing Citywide park facilities that are slated to serve existing City residents.

Neighborhood Parks – The required 22.14 acres of Neighborhood Parks will be provided through the inclusion of seven parks strategically located throughout the plan to provide accessibility to residents. These park sites will range in size from one to ten acres and will include a variety of park amenities (i.e. youth ball fields, basketball courts, children's play equipment, passive recreation spaces, and picnic areas). Recycled water will be used for all parks (with the exception of Park Parcel AR-60) and will be developed in compliance with the City's water efficient landscape (WELO Ordinance).

Parks Maintenance – Funding for ongoing, long-term maintenance of all neighborhood parks within the ARSP will be generated through the CFD for Public Services. This tax will be levied against all residential properties in the ARSP, and the tax will be calculated to ensure that ongoing maintenance can be provided to these parks consistent with City standards at no cost to the General Fund.

Open Space – Initially 98 acres of open space within the plan area will be dedicated to the City for use as open space preserves with an additional 10 acres of paseos. Upon completion of phase 3, an additional 38 acres will be deeded to the City. All open space parcels and paseos will be owned by the City and maintained by funds generated by the CFD for Public Services, the same funding mechanism used to maintain neighborhood parks (not a General Fund obligation).

Bike Trails – It is anticipated that bike trails will be constructed as development occurs as is typical in other specific plans. The landowners will construct the bike trail in segments and will be responsible for the construction cost associated with development.

SCHOOLS

The ARSP is located within the Roseville City School District and Roseville Joint Unified High School District. The landowners have been in negotiations on separate funding agreements with the districts, which are intended to provide 100 percent funding of school impacts.

REIMBURSEMENTS

The DAs stipulate that backbone improvements and facilities needed for the project will be constructed and dedicated at the expense of the project, with some credits or reimbursements specified in the DAs. Certain backbone improvements in the CSP Plan were planned in anticipation of future development outside the plan area. Accordingly, the ARSP landowners have an obligation to reimburse the CSP for its improvements to the extent they benefit ARSP. The City must use its best efforts to facilitate this reimbursement.



**Planning Commission Meeting
March 10, 2016 – 7:00 p.m.
Approved Minutes**

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
Charles Krafka
Joseph McCaslin

Staff Present

Kathy Pease, Planning Manager
Derek Ogden, Senior Planner
Gina McColl, Associate Planner
Wayne Wiley, Associate Planner
Chris Kraft, Engineering Manager
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent

David Larson, *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner McCaslin led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication. Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Commissioner Caporusso requested that item IV-B. **MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – FILE# PL15-0421** be pulled from the Consent Calendar.

Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF FEBRUARY 25, 2016

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar item.

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: None

B. MAJOR PROJECT PERMIT (STAGE 1 MODIFICATION & STAGE 2) – 254 GIBSON DRIVE – NCRSP PCL 40 REVOLUTIONS NATUROPATHIC MEDICAL OFFICE – FILE# PL15-0421

Associate Planner, Gina McColl, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Karenda MacDonald, and owner, Justin Raithel, addressed the Commission and responded to questions. They stated they were in agreement with staff's recommendations.

Public Comment:

- None

Commission Discussion:

- Parking concerns
- Business' hours of operation
- Can the applicant provide a description of the medical use?

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Hirota, to approve the conditions of approval as submitted in the staff report.

The motion passed with the following vote:

Ayes: Caporusso, Hirota, Houdesheldt, Krafka, McCaslin, Bernasconi

Noes: None

Abstain: None

V. SPECIAL PRESENTATIONS/WORKSHOP/REPORTS

A. PUBLIC WORKSHOP DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) – ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, PREZONING AND DEVELOPMENT AGREEMENT – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039 (ANN-000007, GPA-000061, SPA-00043, RZ-000058 & DA-000047)

Planning Manager, Kathy Pease, and Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Applicant represented by Marcus Lo Duca provided an overview of benefits of the project and transportation fees that would aid in regional traffic improvements.

Chair Bernasconi opened the public hearing and invited comments from the audience.

Public Comment:

- None

Commission Discussion:

- Is a library planned for the area?
- Due to the proximity of the landfill, will odors be an issue?
- Can the Amoruso Ranch Specific Plan documents be found on the City's website?
- Is this the first plan to change the General Plan horizon date?
- What is the timing of Placer Parkway?
- Is W. Sunset a part of the annexation or the improvement plans?
- Will aquifer storage and recovery be used?

- Schools services: Elementary? Population of the high school? Timing of the construction of schools? What will be the impact to the high school?
- Is Amoroso Ranch the last piece of western development for the City?
- What will Placer Parkway look like? Number of lanes? Locally funded?
- Is a right-of-way reserved for three (3) lanes of traffic in each direction?
- What is the development construction timeframes?
- Federal permits required?
- Financed by transportation fee?

This item was informational only.

VI. REPORTS: COMMISSION/STAFF

None

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to adjourn to the meeting.

The motion passed unanimously at 8:11 p.m.



Transportation Commission

Regular Meeting

March 15, 2016 – 7:00 p.m.

Draft Minutes

1. Call to Order

The meeting was called to order at 7:00 p.m. by Commissioner Nelson.

2. Roll Call

Commissioners Present

David Nelson – *Chair*
Jeff Short – *Vice-Chair*
Tracy Mendonsa
Joe Horton
Chinnaian Jawahar
Ryan Schrader – *Absent*
Richard DeMarchi
Emily Nunez, *Youth Commissioner - Absent*

Staff Present

Eileen Bruggeman, Alternative Transportation Analyst II
Mike Dour, Alternative Transportation Analyst II
Sue Schooley, Alternative Transportation Analyst II/TSM Coordinator
Michael Christensen, Deputy City Attorney
Kathy Pease, Planning Manager
Wayne Wiley, Associate Planner
Patricia Stewart, Senior Planner
Scott Gandler, Senior Engineer
Debbie Dion, Recording Secretary

3. Pledge of Allegiance

Commissioner Mendonsa led those in attendance in the Pledge of Allegiance.

4. Meeting Minutes

a. February 16, 2015 – *Action required*

MOTION:

Commissioner Mendonsa made the motion, which was seconded by Commissioner Demarchi to approve the meeting minutes of February 16, 2016.

Ayes: Nelson, Short, Mendonsa, Horton, Jawahar, DeMarchi
Noes: None
Abstain: None
Absent: Schrader, Nunez

5. Oral Communications

Commissioner Nelson opened the Public Comment period.

Mike Barnbaum, Ride Downtown 916 Organization, addressed the Commission on approval by the Sacramento Regional Transit District Board of Directors for increases of SacRT bus and light rail system fares. Fare increases become effective on Friday, July 1, 2016.

Commissioner Mendonsa closed the Public Comment period.

6. Consent Calendar

a. The 316 Vernon Street Office Building Transportation Systems Management (TSM) Plan – *Action required*

b. The Falls Event Center Transportation Systems Management (TSM) Plan –
Action required

MOTION:

Commissioner Jawahar made the motion, which was seconded by Commissioner Horton to approve the Consent Calendar.

Ayes: Nelson, Short, Mendonsa, Horton, Jawahar, DeMarchi
Noes: None
Abstain: None
Absent: Schrader, Nunez

7. Special Presentation/Reports

a. Amoruso Ranch Specific Plan (ARSP) and Draft Environmental Report (DEIR) *Action required*

Commissioner Nelson reviewed the Public Hearing process.

Kathy Pease, Planning Manager and Wayne Wiley, Associate Planner, made the presentation.

A discussion between Commissioners and staff ensued.

Scott Gandler, Senior Engineer, responded to questions on fair share distribution of costs for roadways.

Mike Dour, Alternative Transportation Analyst II, responded to questions and reviewed mitigation measures for Capital improvements and spoke on short and long range transit plans to extend transit service when funding is available.

Eileen Bruggeman, Alternative Transportation Analyst II, responded to questions on transit thresholds; stated that population density and level of development are considered in transit planning as well as comments received from businesses and employment centers.

Commissioner Nelson opened the Public Hearing period.

Marcus LoDuca, representing the Brookfield project team, addressed the Commission on planning and design details of the ARSP.

Linda DiBiase, Amoruso Estates resident, addressed the Commission on concerns of traffic increase in the area, wildlife safety, potential flooding, and quality of life issues.

Staff responded and outlined mitigation measures and services provided to residents.

Mr. LoDuca spoke on the planned fire station that will serve the area and help with home owners insurance rates.

Chuck Lenny, new resident in Amoruso Estates, addressed the Commission on flooding/drainage concerns and urged working with Placer County to address this concern.

Commissioner Mendonsa closed the Public Hearing period.

Michael Christensen, Deputy City Attorney, confirmed that this is not an action item by roll call vote. Comments will automatically be forwarded on to the Planning Commission and to the City Council.

Staff and Commissioners discussed.

Commissioners submitted comments as follows:

City staff to work with Placer County on drainage issues.
Reflect in DEIR that Westbrook Blvd is a truck route.
Add turn lanes at W Sunset Blvd/Road G.
Take one more look at possible roundabout to facilitate left turns at Roads D/G and E/G.
Add Class I bike trails into paseos in Road G area.
Continue to monitor LOS for roadways in plan.

Comments will be forwarded on to the Planning Commission and to the City Council.

8. Staff and/or Commission Reports/Comments

a. 2nd Quarter FY16 Transit Performance Report

MOTION:

Commissioner Short made the motion, which was seconded by Commissioner Mendonsa to continue this item off-calendar to the next Transportation Commission meeting.

Vote: All ayes

b. Alternative Transportation Division

- 1.** Fixed Routes D, I and M Modifications Update
- 2.** Share the Road Campaign
- 3.** Free 2016 Cycling Clinics and Events
- 4.** Celebrate the Earth Day – April 16th
- 5.** May is Bike Month

Eileen Bruggeman, Alternative Transportation Analyst II, made the presentation on Item 1.

Mike Dour, Alternative Transportation Analyst II, made the presentation on Item 2.

Sue Schooley, Alternative Transportation Analyst II/TSM Coordinator, made the presentation on Items 3, 4 and 5.

Staff provided this item as informational only. No action required.

9. Pending Agenda

None

10. Adjournment

MOTION

Commissioner Mendonsa made the motion, which was seconded by Commissioner Jawahar, to adjourn the meeting.

Vote: All ayes

The meeting was adjourned at 8:23 p.m.

David Nelson, Chair

Debbie Dion, Recording Secretary



**Design Committee Meeting
March 17, 2016 – 4:30 p.m.
Draft Minutes**

I. ROLL CALL – *Silent*

Committee Members Present

Julie Hirota, Chair
Daniel Wesp

Committee Members Absent

Michael Motroni, Vice-Chair - *Excused*

Staff Present

Kathy Pease, Planning Manager
Wayne Wiley, Associate Planner
Scott Gandler, Sr. Engineer
Joe Mandell, Sr. Deputy Attorney
Lupe Nelson, Recording Secretary

II. CONSENT CALENDAR

Chair Hirota asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Chair Hirota asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF FEBRUARY 18, 2016

MOTION

Committee Member Wesp made the motion to approve the Consent Calendar item as submitted.

The motion passed with the following vote:

Ayes: Wesp

Noes: None

Abstain: Hirota

III. NEW BUSINESS

A. REVIEW OF THE DESIGN GUIDELINES OF THE AMORUSO RANCH SPECIFIC PLAN

Associate Planner, Wayne Wiley, presented the staff report and responded to questions. Planning Manager, Kathy Pease, and Sr. Engineer, Scott Gandler, were also in attendance to respond to questions.

Chair Hirota opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Brookfield Residential, addressed the Committee and responded to questions.

Public Comment:

- None

Committee Discussion:

- Does the General Plan need to be amended?
- Is there an overpass connection to the north?
- Where is the majority of traffic expected to come from?
- Are any improvements expected to be made to W. Sunset Blvd.?
- When is the plan expected to be done?
- Will Westbrook Boulevard have commercial amenities – shopping centers?

- Will all the neighborhoods be gated communities? Will any of the neighborhoods be gated communities?
- Will all the walls be masonry?
- What is the timing of Placer Parkway? Due to the delay in Placer Parkway being built, won't it cause a lot of traffic? At 5 p.m. Pleasant Grove and Blue Oaks is backed up almost to Washington.
- Which areas will the housing samples shown in the PowerPoint presentation be located in?
- Due to the proximity of the landfill, will odors be an issue?
- Is development proposed between the casino and this specific plan?
- How will residents in the low density housing safely crossover Placer Parkway to the school?
- Will the monuments be proportional to street size? Chair Hirota asked that the monuments be of appropriate scale. She cited some existing monuments as being a hazard to traffic and out of character with the neighborhood.
- Will there be enough parking? Will individuals be parking on the street? Will parking be available on Westbrook?

Chair Hirota closed the public hearing.

This item was provided as informational.

IV. REPORTS: COMMISSION/STAFF

None

V. ORAL COMMUNICATION

None

VI. ADJOURNMENT

Chair Hirota asked for a motion to adjourn the meeting.

MOTION

Committee Member Wesp made the motion, which was seconded by Chair Hirota, to adjourn the meeting.

The motion passed unanimously at 5:10 p.m.

MINUTES
Public Utilities Commission

March 22, 2016

7:00 p.m.

Council Chambers
311 Vernon Street
Roseville, CA 95678

1. Roll Call

PUC Commissioners Present: Gretchen Hildebrand
James McHan
Kerry Schmitz
John Speight (Acting Chair)
Jim Viele
John Vertido

PUC Commissioners Absent: Blandon Granger

Staff Present: Kathy Pease, Development Services Planning Manager
Tricia Stewart, Development Services Senior Planner
Michelle Bertolino, Electric Utility Director
David Bradford, Energy Services Account Representative
Rich Plecker, Environmental Utilities Director
Dale Olson, Environmental Utilities Principal Engineer
Sean Bigley, Public Affairs Administrator
Kelye McKinney, Assistant Environmental Utilities Director
Jim Mulligan, Water Utility Manager
Mike Bloom, Assistant Electric Utility Director
Sonny Person, Assistant Electric Utility Director
Vonette McCauley, Electric Public Information Officer
Philip McAvoy, Electric Finance & Administration Manager
Rick Corral, Electric Engineering Technical Supervisor
Joe Mandell, Senior Deputy Attorney
Karen Sainsbury, Recording Secretary

2. Pledge of Allegiance

3. Minutes of February 23, 2016

The minutes of February 23, 2016 were approved as amended.

4. Oral Comments/Public Comment

None.

5. New Business

a. Review of the Amoruso Ranch Specific Plan and Draft EIR

Report by Development Services Senior Planner Tricia Stewart on the Amoruso Ranch Specific Plan and Draft EIR, for recommendation.

Tricia Stewart and Kathy Pease presented the Public Utilities section of the Draft EIR and the Public Utilities Plan of the Amoruso Ranch Specific Plan and answered Commissioner questions.

- Who pays to relocate or underground electric facilities such as 12kV lines?
- Were electric conservation measures analyzed in the EIR for the developer to initiate renewable energy use?
- Concerned about growth that encroaches on undesirable things. Glad to see deed disclosures for odors from the Material Recovery Facility.
- Describe the Tinker Intertie on Industrial Boulevard and how water from PCWA is wheeled through the City. Is infrastructure adequate?
- Will PCWA water be supplied during early demands and is PCWA committed to building the Ophir plant?
- How is fair share of costs determined? Is that included in the Development Agreement?
- What areas will be supplied with Recycled Water?
- Has the Pleasant Grove Wastewater Treatment Plant expansion project taken this project into account, or will it need to be redesigned?
- In the area where Recycled Water is not available, what is there requiring irrigation and will the city pay the cost of potable water?

Item was opened for public comment.

Marcus Lo Duca, Counsel for the Brookfield Residential project team spoke thanking staff for their thoroughness on the staff report and presentation, and thanked the Commissioners for their time.

MOTION: Commissioner Vertido made the motion, which was seconded by Commissioner Schmitz, to accept all comments received tonight regarding the Public Utilities section of the Draft Environmental Impact Report and the Public Utilities Plan included in the Amoruso Ranch Specific Plan and forward a recommendation of approval to the Planning Commission and City Council regarding the Public Utilities portion of the Amoruso Ranch Specific Plan Draft EIR

Ayes: Hildenbrand, McHan, Schmitz, Speight, Viele, Vertido

Noes:

Absent: Granger

- b. Environmental Utilities Monthly Update
Report by Environmental Utilities Director Richard Plecker summarizing monthly status of Environmental Utilities issues, for information.
- c. Environmental Utilities Legislative Update
Presentation by Public Affairs Administrator Sean Bigley on the Legislative Update, for information.
- d. Roseville Electric Utility Monthly Report
Report by Electric Utility Director Michelle Bertolino summarizing monthly status of Electric issues, for information.
- e. Roseville Electric Utility New Solar Calculator Tool for Customers
Presentation by Energy Services Account Representative David Bradford on the New Solar Calculator Tool for Customers, for information.

6. Reports – Commission/Staff

None.

7. Proposed Future Agenda Items

Commissioner McHan requested a presentation on the water testing program at the treatment plant, groundwater pumps and residential properties.

8. Adjournment

Commissioner Viele moved for adjournment of the March 22, 2016 Public Utilities Commission meeting. Commissioner Vertido seconded the motion. The motion passed unanimously at 8:48 p.m.

John Speight
Acting Chairperson

Karen Sainsbury
Recording Secretary



City of Roseville
Parks and Recreation Commission – **Minutes**
April 11, 2016

Commissioners Present: Nick Alexander, Scott Alvord, Paul Frank, Audrey Huisking, Doyle Radford Jr., Andrae Randolph, Roy Stearns, Logan Cole

Absent Excused: N/A

Staff Present: Dion Louthan, Director
Tara Gee, Park Planning and Development Superintendent
Kathy Barsotti, Recreation Manager
Mark Murphy, Interpretive Service Supervisor
Kathy Pease, Development Services – Planning Manager
Wayne Wiley, Development Services – Associate Planner
Mike Christensen, Deputy City Attorney
Ellen Worland, Recording Secretary

I. ROLL CALL – Chair Frank called the meeting to order at 7:00 P.M.

II. PLEDGE OF ALLEGIANCE –Commissioner Randolph led all in the Pledge of Allegiance.

III. APPROVAL OF MINUTES – *A motion to approve minutes for **March 7, 2016** with corrections noting Logan Cole in attendance (removing Epsa Sharma) was made by Commissioner Stearns; Commissioner Alvord seconded; the motion was passed unanimously.*

IV. PUBLIC COMMENT – None.

V. SPECIAL REQUESTS/ REPORTS/ PRESENTATIONS

A. Maidu Museum & Historic Site – Mark Murphy

Mr. Murphy updated the Commission on events happening at the Maidu Museum & Historic Site. Some of the upcoming events included Friday Night Campfires, 3rd Saturday Cultural events, historic site tours, and of course the annual Yomen – Spring Celebration which will take place on April 30, 10am-2pm. You can find further information at www.roseville.ca.us/indianmuseum

Commissioner had questions about the wildlife present at the Historic Site, Yomen event highlights, and docent tours and thanked Mr. Murphy for his presentation.

B. Amoruso Ranch Specific Plan – Wayne Wiley, Tara Gee, Kathy Pease, Dion Louthan

Ms. Gee introduced the staff involved with the presentation on the Amoruso Ranch Specific Plan (ARSP) Project. Mr. Wiley reviewed the purpose of the meeting which was for the Commission to consider the ARSP and to provide comments on the project elements related to Parks and Open Space and receive public testimony related to the project and Draft Environmental Impact Report (EIR). Mr. Wiley also provided the history of Roseville Planning, planning areas and the location of ARSP, the 14th specific plan to be developed. Ms. Gee explained the General Plan requirement for park dedication of 9 acres per 1000 residents and explained the ARSP requirement. Ms. Gee reviewed the land use plan, neighborhood park locations and designs, open space, the bike path system and the paseo system in ARSP. Mr. Wiley reviewed the Environmental Review Analysis. He also informed the

Parks and Recreation Commission about the public hearings that have taken place regarding ARSP to date as of April 11, 2016.

Public Comments: Marcus LoDuca, spoke on behalf of John Norman and the Brookfield Project Team regarding the ARSP and highlighted the key components of the plan.

Commission Comments/Questions: The commission was pleased with the project. They liked that most homes were within a ¼ mile of a park found the plan to be very comprehensive. They also liked the spread of parks and open space, the passive recreation theme, the “grand lawn” and bike paths. Commissioners were very complimentary of the overall plan. Commissioners inquired about:

1. Why the Land Use Plan did not include a school/park joint use facility?
2. Why there is not a City-wide park included in the plan?
3. Will there be off-street parking for the large 10 acre park?
4. Will the City consider relocating the play area to be away from the dog park planned?
5. Are restrooms included in the park plans?
6. Will the paseos have amenities?
7. How will programming for the 3 acre park occur and how will that be funded?
8. What is the Urban Reserve noted in the plan?

Mr. Norman, Brookfield Residential, thanked the Commission for review of the plan and City staff for all of the hard work throughout the several years of planning.

Motion: *Commissioner Alexander introduced a motion to accept all public and Commission comments and recommend approval to the Planning Commission and City Council of the parks, recreation and resource management elements of the DRAFT EIR and the land use plan as it pertains to the Resource Management and Public Services Chapters of the Amoroso Ranch Specific Plan; Commissioner Randolph seconded and the motion carried unanimously.*

VI. REPORTS / COMMENTS/ COMMISSION/STAFF

Updates and Reports from Department Staff:

- Mr. Louthan provided an update on the Placer Valley Sports Complex and the two processes: Master Plan Design and CEQA steps. The Ground Lease is almost completed with the Operations Agreement process to start next. As staff has more information, the Commission will be updated.
- Mr. Louthan thanked all involved in the ARSP, staff, the applicant team and Commissioners.
- Ms. Barsotti advised the Commission about our current hiring process for Summer. She also provided all with a flier of upcoming events in the Square.

VII. Adjournment

Motion to adjourn was introduced by Commissioner Radford; Commissioner Alvord seconded and the motion passed unanimously. The meeting was adjourned at 8:30PM. The next meeting is scheduled on May 2, 2016.

Respectfully Submitted,

Ellen Worland

Ellen Worland



Planning Commission Meeting April 14, 2016 – 7:00 p.m. Draft Minutes

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Justin Caporusso
Julie Hirota
Charles Krafka
David Larson

Staff Present

Kathy Pease, Planning Manager
Tricia Stewart, Senior Planner
Wayne Wiley, Associate Planner
Chris Kraft, City Engineer
Kelye McKinney, Assistant E.U. Director
Michelle Sheidenberger, Assistant City Attorney
Julie Pistone, Recording Secretary

Planning Commissioners Absent

Joseph McCaslin - *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner Larson led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication.

Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF MARCH 24, 2016.

MOTION

Commissioner Larson made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar as submitted.

The motion passed with the following vote:

Ayes: Larson, Caporusso, Houdesheldt, Krafka, Bernasconi

Noes: None

Abstain: Hirota

V. NEW BUSINESS

A. ANNEXATION, SPHERE OF INFLUENCE AMENDMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, PREZONING AND DEVELOPMENT AGREEMENTS – AMORUSO RANCH SPECIFIC PLAN – 5101 SUNSET BOULEVARD – FILE #2011PL-039.

Senior Planner, Tricia Stewart, and Associate Planner, Wayne Wiley, presented the staff report and responded to questions. Planning Manager, Kathy Pease, was also available to respond to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Applicant, John Norman, Brookfield Residential, represented by Marcus Lo Duca, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Public Comment:

- Keith Schmidt, Western Placer Waste Management Authority, addressed the Commission to state that he will be providing comments on the DEIR via letter the following day.

Commission Discussion:

- Clarification of any parking and safety measures that were discussed at the Transportation Commission Meeting related to the development.
- Parking reduction for HDR projects and parking impacts on adjacent uses with regards to Assembly Bill 744. Parking is a concern of the Planning Commission so they wanted their concern in the record.
- Staff clarified that the high density residential uses are proposed adjacent to commercial uses so there will be opportunities for shared parking.
- Design Review for Residential Subdivision and Design Review Permit requirement for HDR and MDR.
- Is it typical to have a court reporter at a Specific Plan meeting?
- Interface between agricultural and residential uses.
- Mello Roos fee schedule comparison to other plan areas.
- Timing of the Westbrook construction from W. Sunset Bl to Baseline Rd.
- The Sparta Fee for Amoruso compared to the other specific plans.
- Not enough time to review the letter received at the last minute from residents, Jim and Gaynell Gleason.
- Comments regarding the letter received from the Gleason's:
 1. Impact on adjacent agricultural uses, drainage, and aquifer storage and recovery system.
 2. Compatibility of land uses, sustainable land water management, surface water captured and stored in the ground.
 3. Benefits to the adjacent property owners if and when we do the aquifer storage and recovery system.
 4. Safeguards that the sustainable land water management will provide to ensure the Gleason's are not impacted by the time Amoruso Ranch is under construction.
 5. Protection from aerial pesticide and herbicide spraying so as not to affect the agricultural operations including the right to farm.

6. Notification and disclosures to adjacent neighbors as well as the entire specific plan area of potential agricultural operations taking place are included in the Development Agreements.

Kelye McKinney, Assistant Environmental Utilities Director, addressed the Commission to respond to questions regarding the sustainable land water management plan.

Ryan Sawyer, Analytical Environmental Services, whose firm prepared the DEIR, addressed the Commission and responded to questions regarding the aerial spraying of pesticides.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner Hirota made the motion, which was seconded by Commissioner Larson, to

- A. Forward all comments received on the Draft EIR during the public review period for inclusion in the Final EIR for City Council review.
- B. Recommend that the City Council authorize staff to make and execute any and all necessary documents and applications to the Placer County Local Agency Formation Commission for annexation.
- C. Recommend that the City Council amend the General Plan Land Use Map and text as shown in the General Plan 2035 Redline (Exhibit C).
- D. Recommend that the City Council adopt the following finding and approve the Amoruso Ranch Specific Plan (Exhibit B):
 1. The Amoruso Ranch Specific Plan is consistent with the objectives, policies, general land uses and programs specified in the General Plan.
- E. Recommend that the City Council adopt the following findings and approve the Prezone for the land located within unincorporated Placer County, amending the zoning map to reflect the zoning as indicated in Amoruso Ranch Specific Plan Table 4.1:
 1. The proposed Prezone is consistent with the General Plan as amended, and
 2. The proposed Prezone will not be detrimental to the public interest, health, safety, or welfare of the City.
- F. Recommend that the City Council adopt the following findings and approve the Amoruso Ranch Specific Plan Development Agreements (Exhibit D):
 1. The ARSP Development Agreements are consistent with the objectives, policies, general land uses and programs specified in the General Plan;

2. The ARSP Development Agreements are consistent with the provisions of Chapter 19.84 of the Roseville Zoning Ordinance;
3. The ARSP Development Agreements will not be detrimental to the health, safety, or general welfare of the residents of the City of Roseville;
4. The ARSP Development Agreements will not adversely affect the orderly development of property or the preservation of property values; and
5. The ARSP Development Agreements will provide sufficient benefit to the City to justify entering into the Development Agreement.

The motion passed with the following vote:

Ayes: Hirota, Larson, Caporusso, Krafka, Bernasconi

Noes: None

Abstain: Houdesheldt

VI. REPORTS: COMMISSION/STAFF

Commissioner Larson mentioned there was a recent fatality on Blue Oaks Blvd. near Washington Blvd. He asked staff to consider a divider from Industrial Bridge towards Washington Blvd. to eliminate the opportunity for drivers being able to make a U-turn. Staff stated a project is underway that includes a concrete median on Blue Oaks Blvd. that will eliminate the ability to make U-turns. There is a 3 month timeline for the installation of the concrete median on Blue Oaks Blvd. between Washington Blvd. and Alantown Dr.

Commissioner Caporusso and Commissioner Hirota have a conflict for the May 5th Planning Commission City tour. Commissioner Larson requested it be done before he terms out in July 2016.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by, Commissioner Larson to adjourn to the meeting.

The motion passed unanimously at 8:14 p.m.

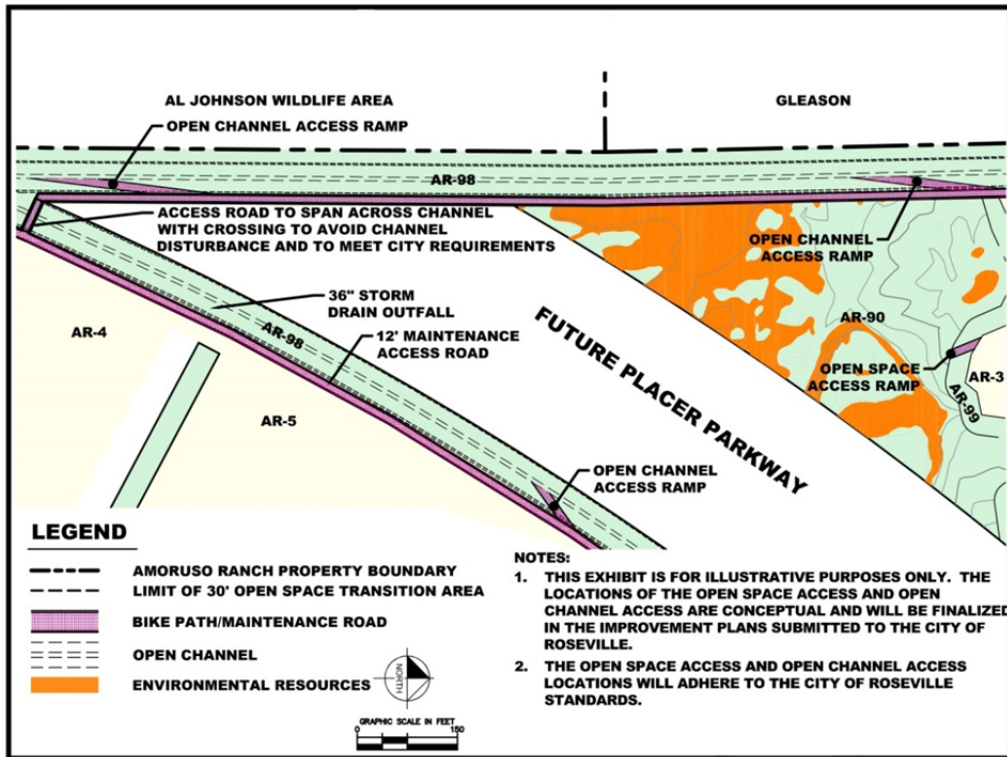


Figure 6.3: Open Space Transition Area Exhibit – Northern Complex (AR-90; AR-98; AR-99)

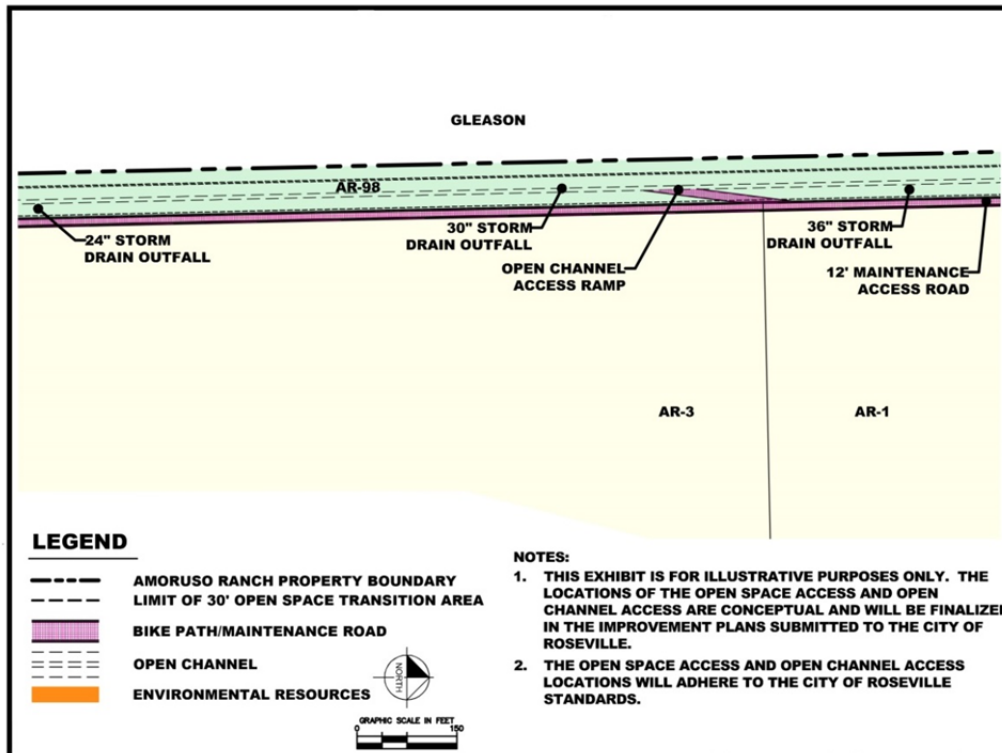


Figure 6.4: Open Space Transition Area Exhibit – Northern Complex (AR-98)

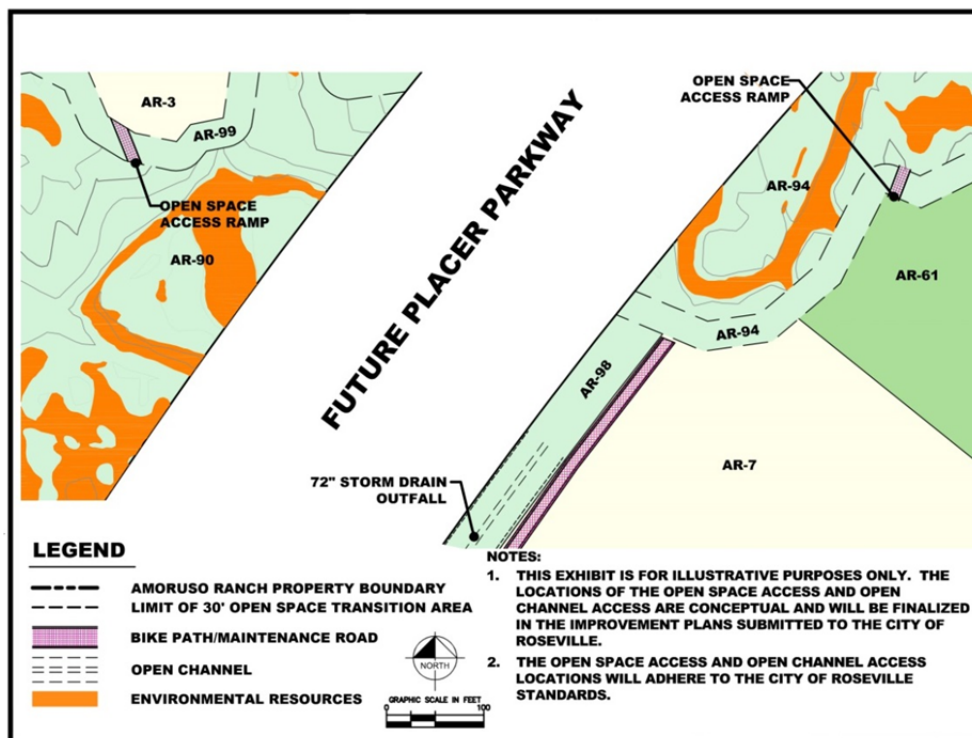


Figure 6.5: Open Space Transition Area Exhibit – Northern Complex (AR-90; AR-94; AR-98; AR-99)

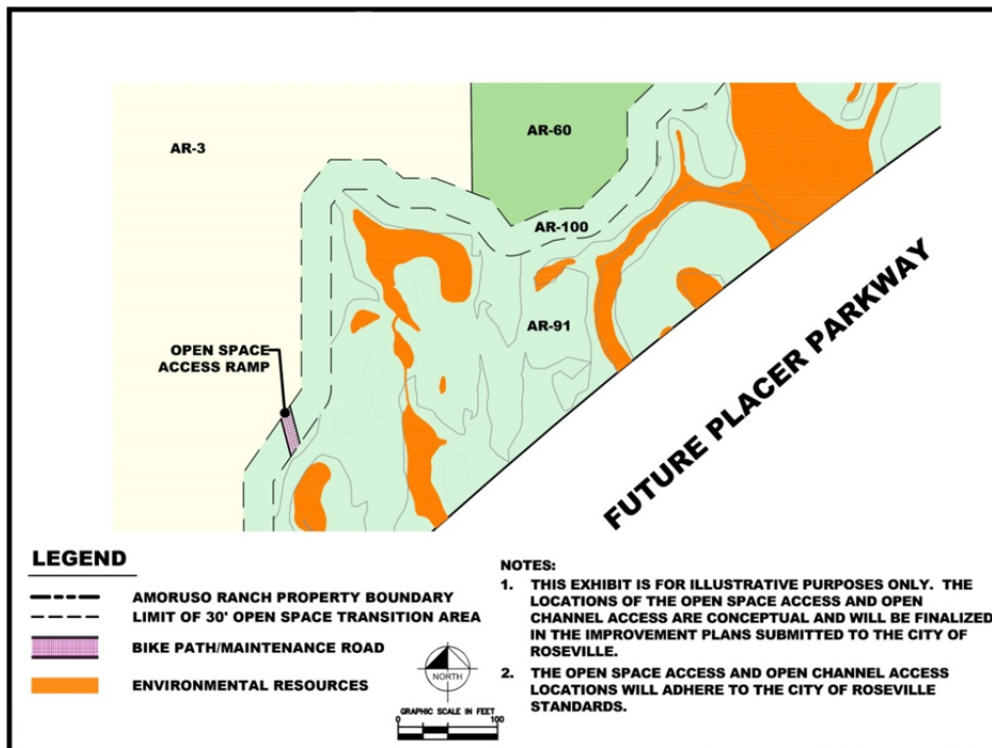


Figure 6.6: Open Space Transition Area Exhibit – Northern Complex (AR-91; AR-100)

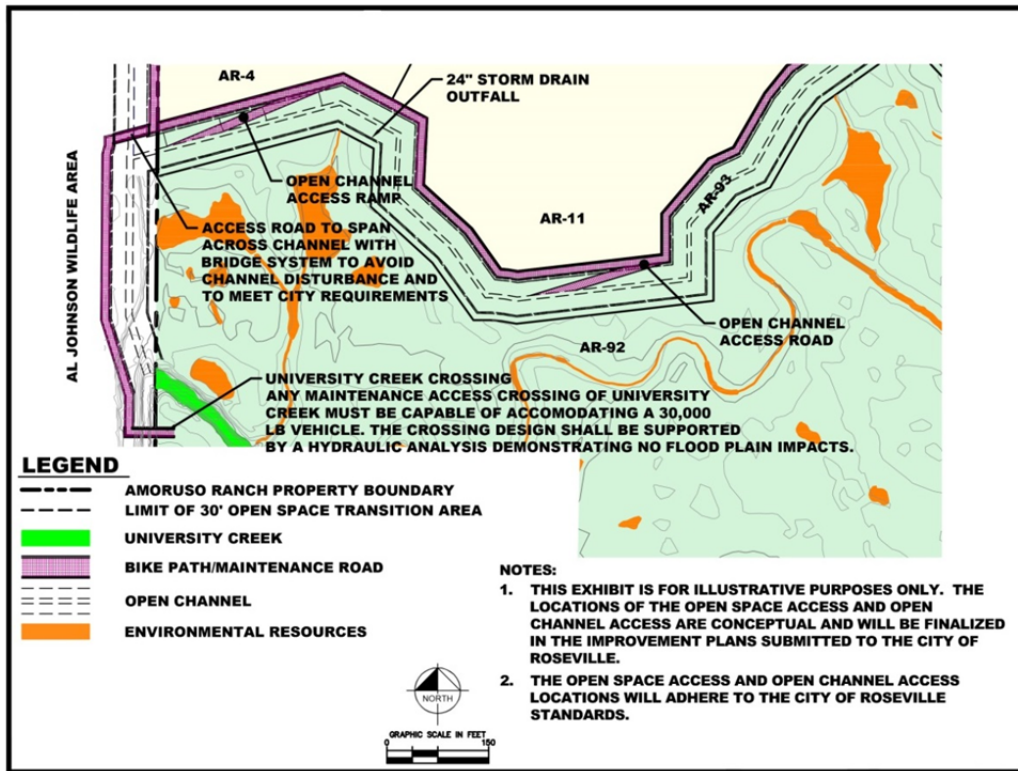


Figure 6.7: Open Space Transition Area Exhibit – Southern Complex (AR-92; AR-93)

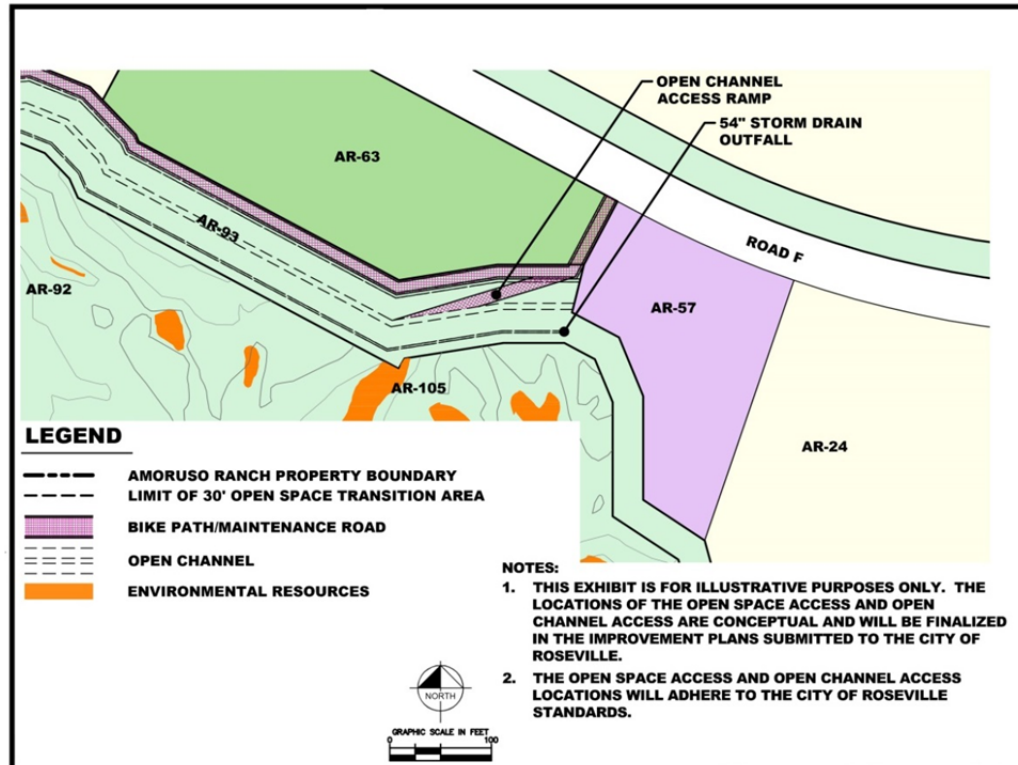


Figure 6.8: Open Space Transition Area Exhibit – Southern Complex (AR-92; AR-93; AR-105)

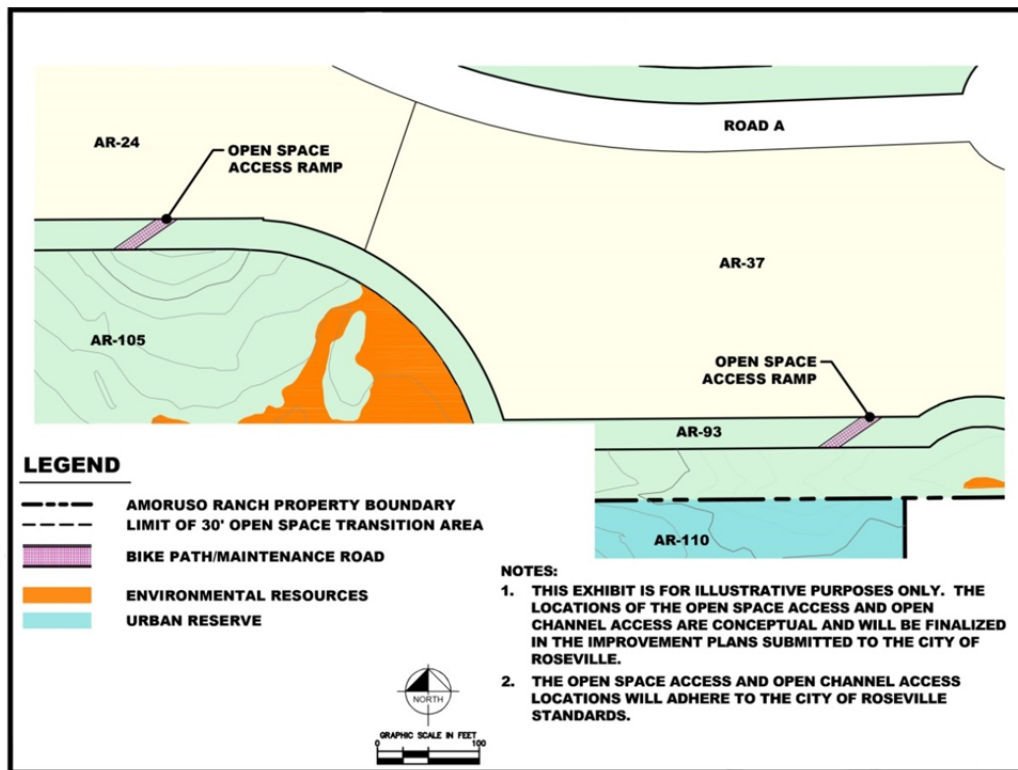


Figure 6.9: Open Space Transition Area Exhibit – Southern Complex (AR-93; AR-105)

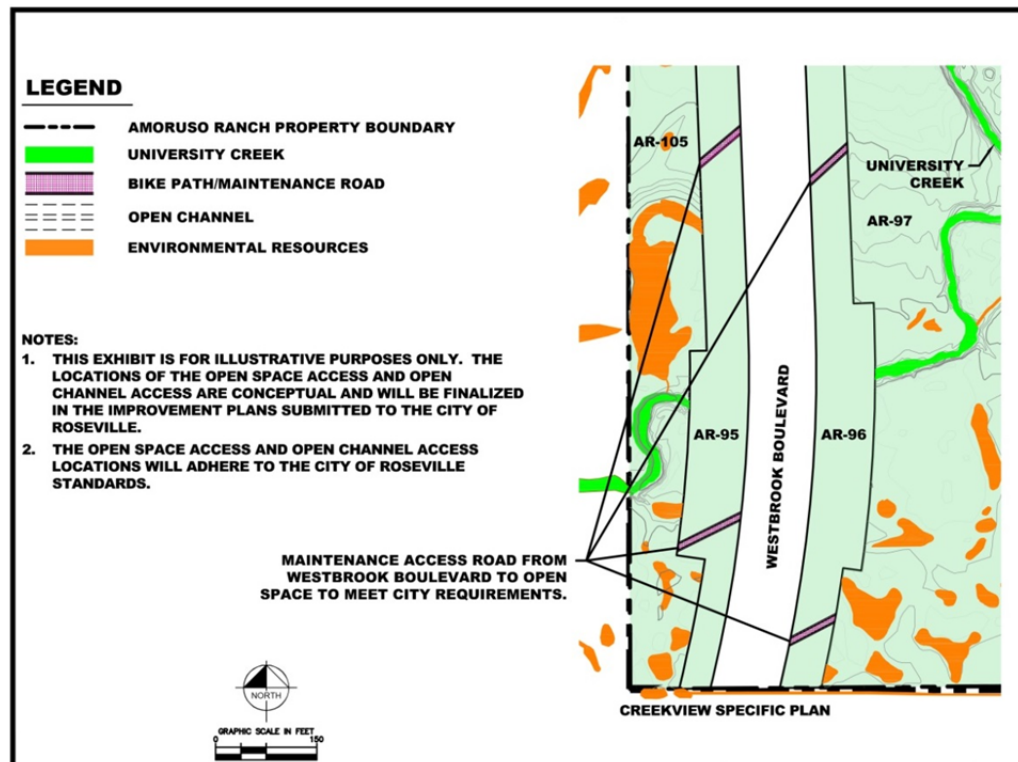


Figure 6.10: Open Space Transition Area Exhibit – Southern Complex (AR-95; AR-96; AR-97; AR-105)

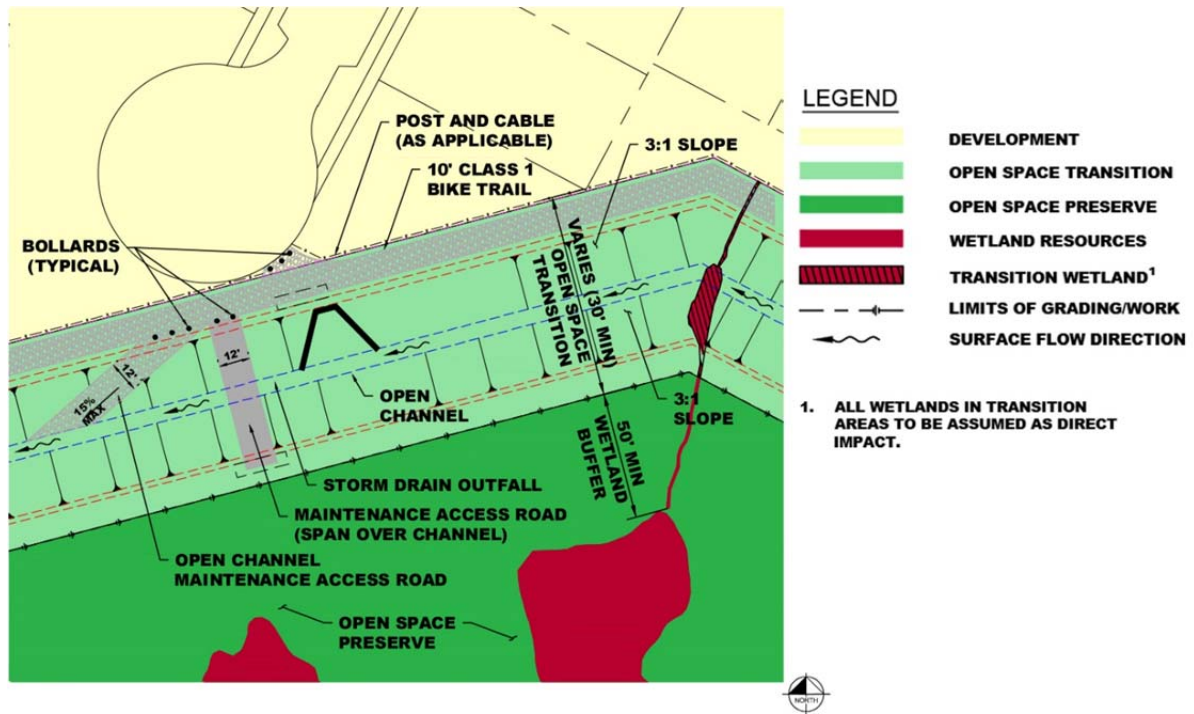


Figure 6.11: Typical Open Space Transition

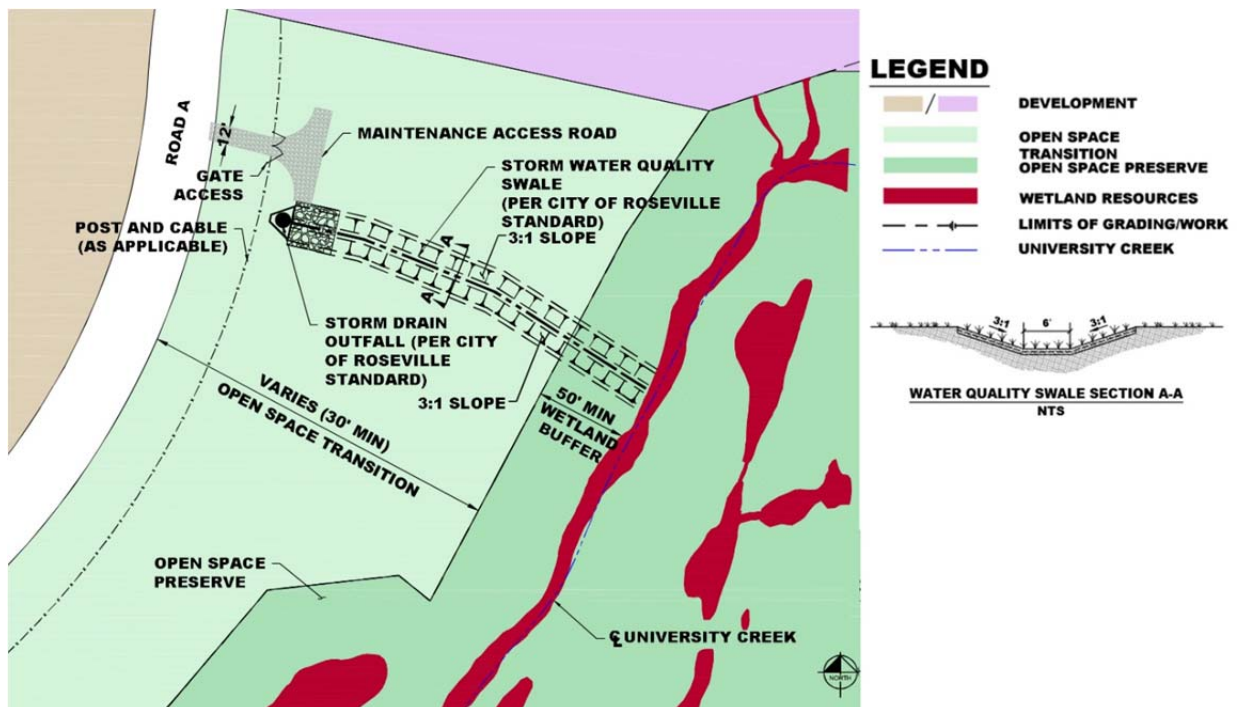


Figure 6.12: Typical Open Space Transition at Storm Drain Outfall

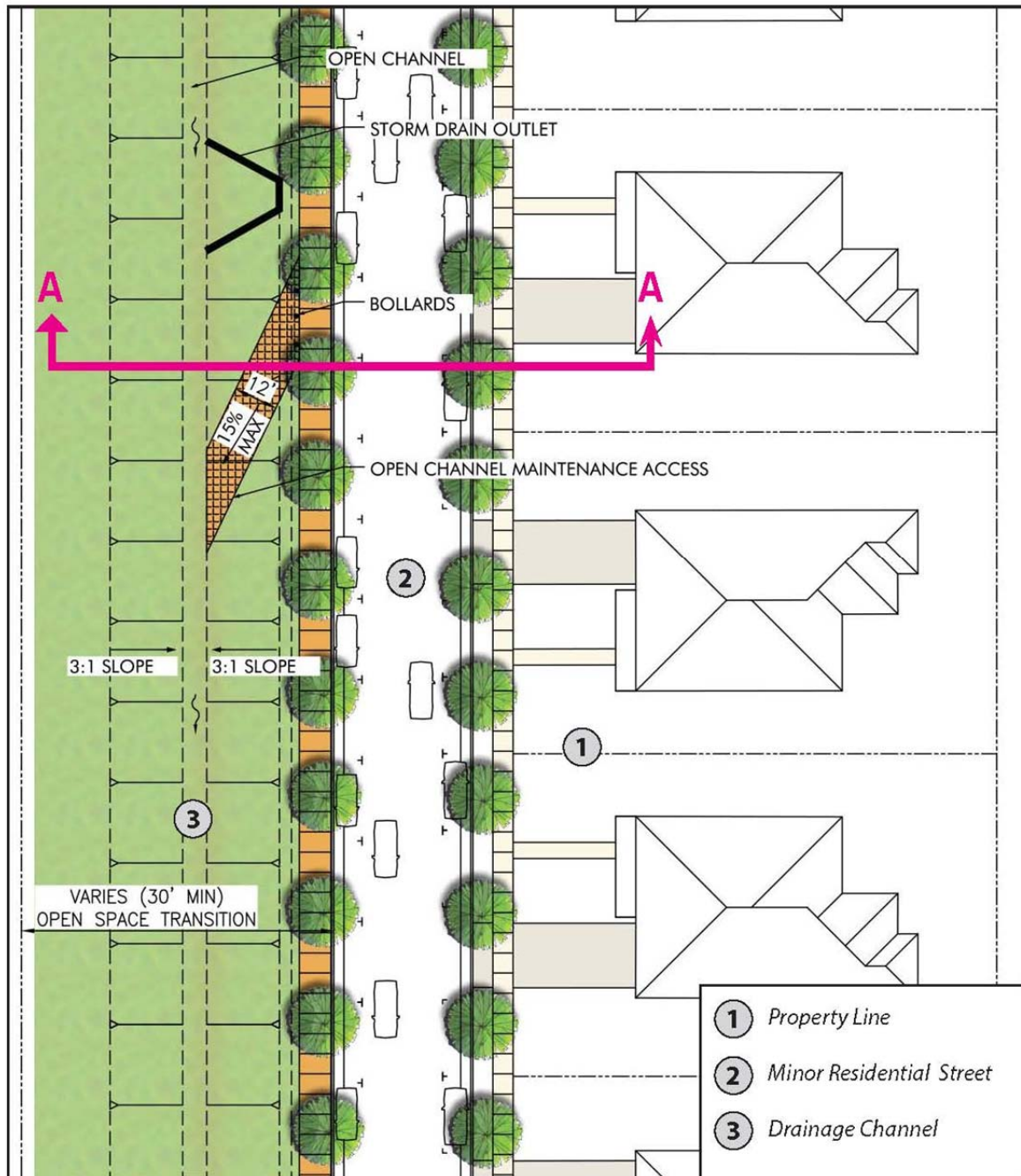


Figure 6.13: Typical Open Space Transition along Open Space Drainage Channel – Homes Fronting Condition

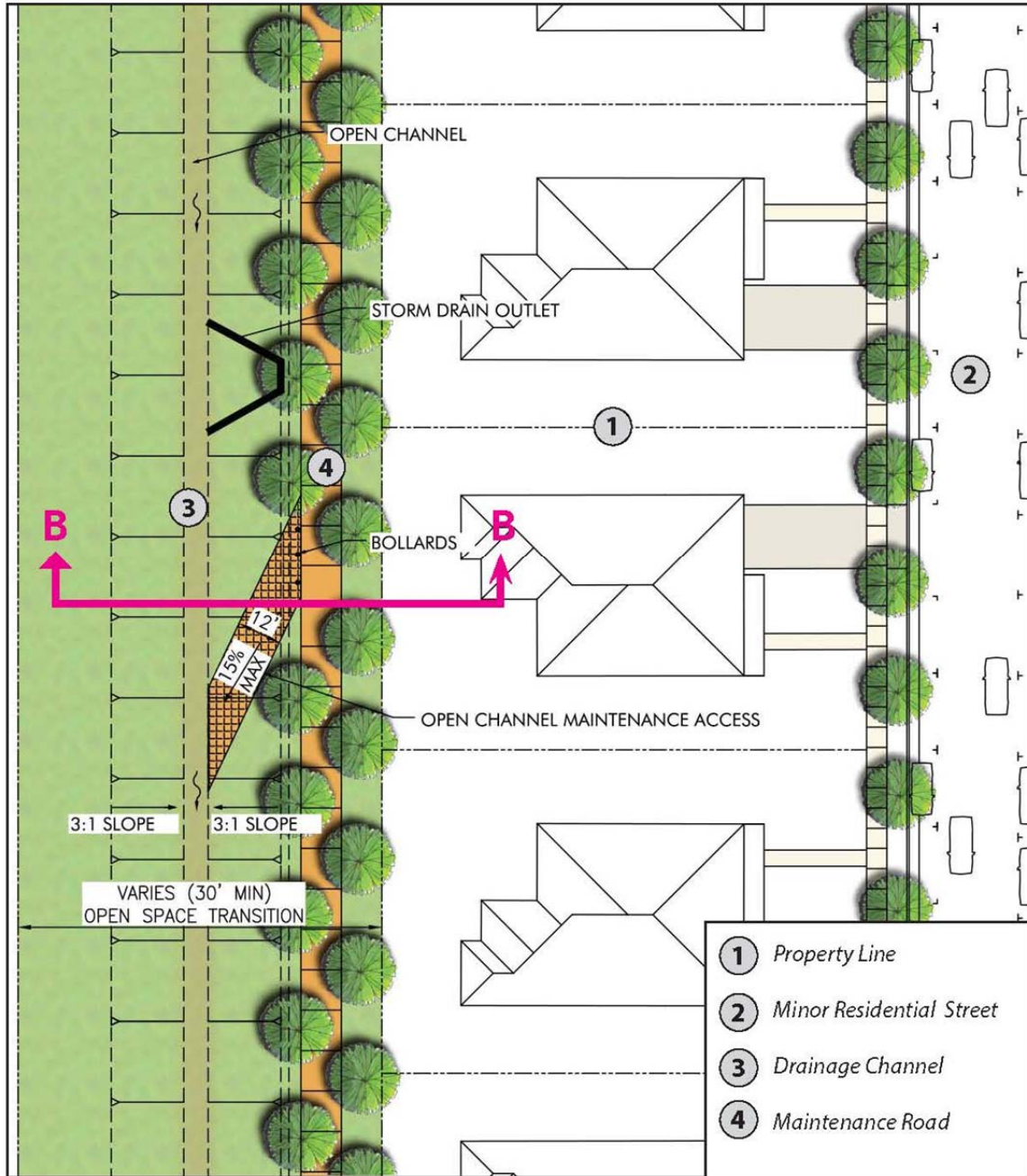


Figure 6.14: Typical Open Space Transition Along Open Space Drainage Channel – Homes Backing Condition

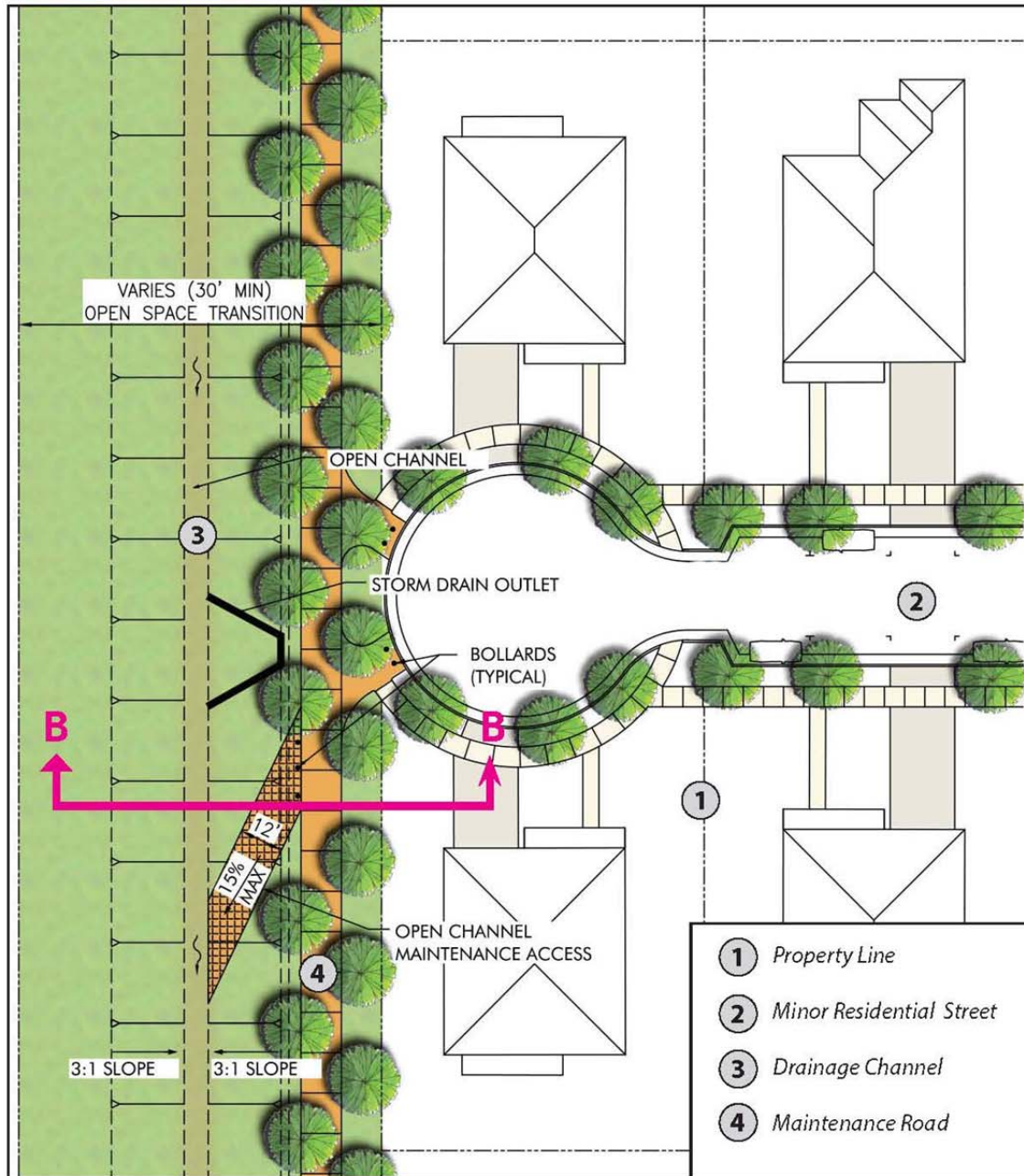


Figure 6.15: Typical Open Space Transition Along Open Space Drainage Channel – Homes Siding/ Cul-de-Sac Condition

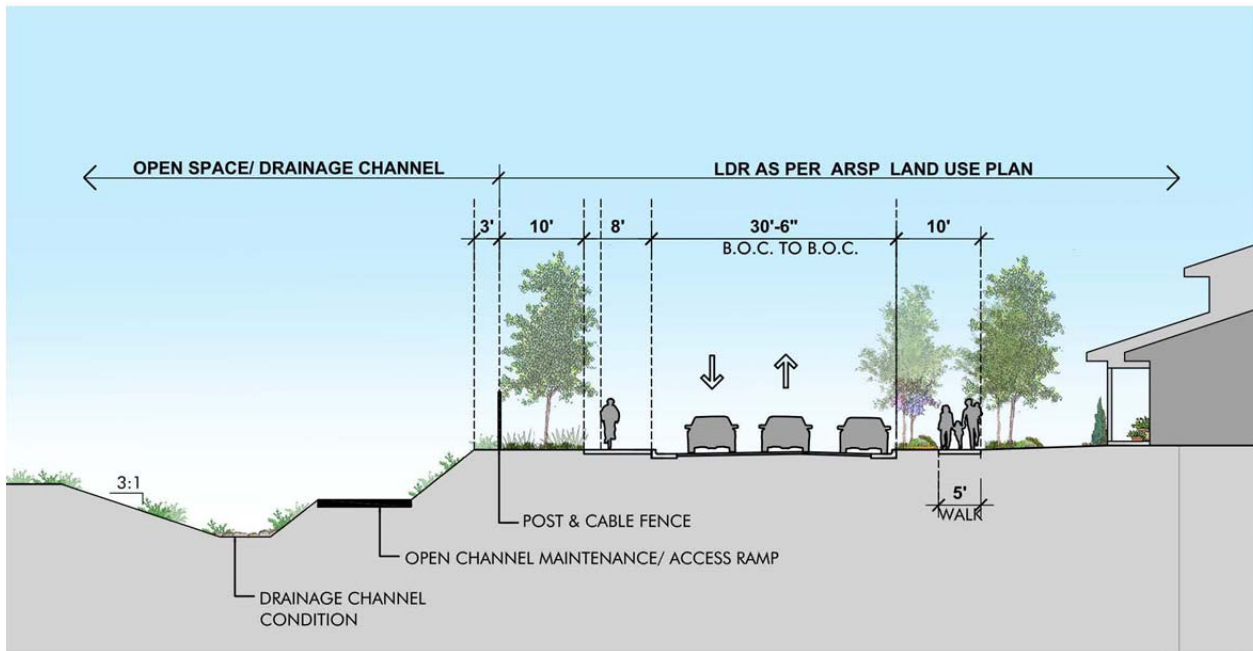


Figure 6.16: Typical Open Space Transition at Frontage Road (Section A-A)

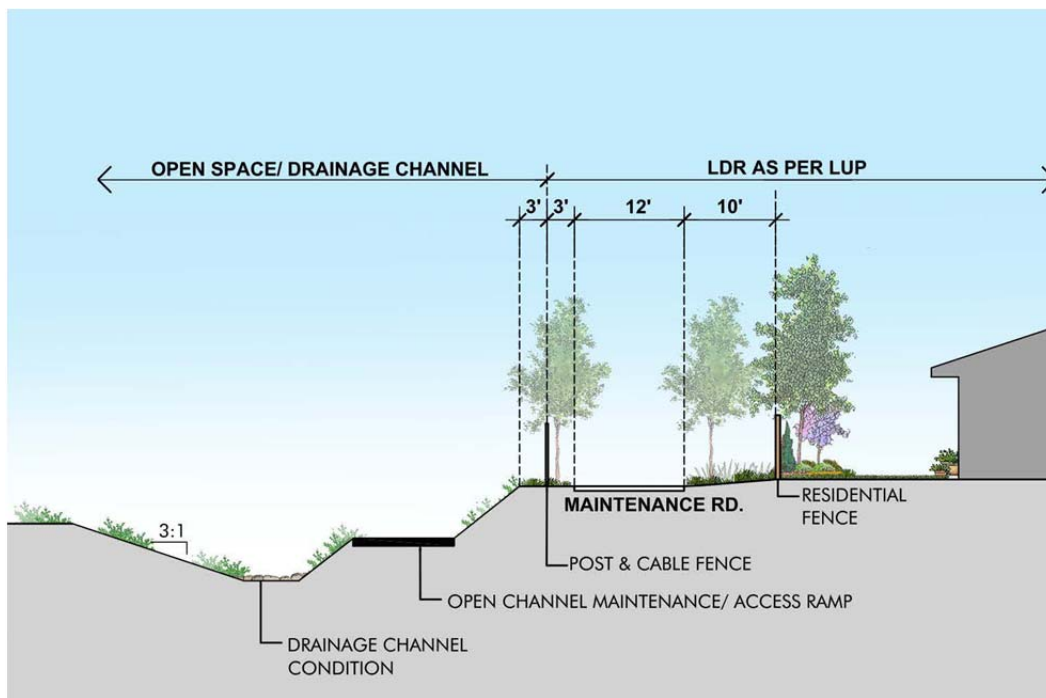


Figure 6.17: Typical Open Space Transition at Maintenance Road (Section B-B)

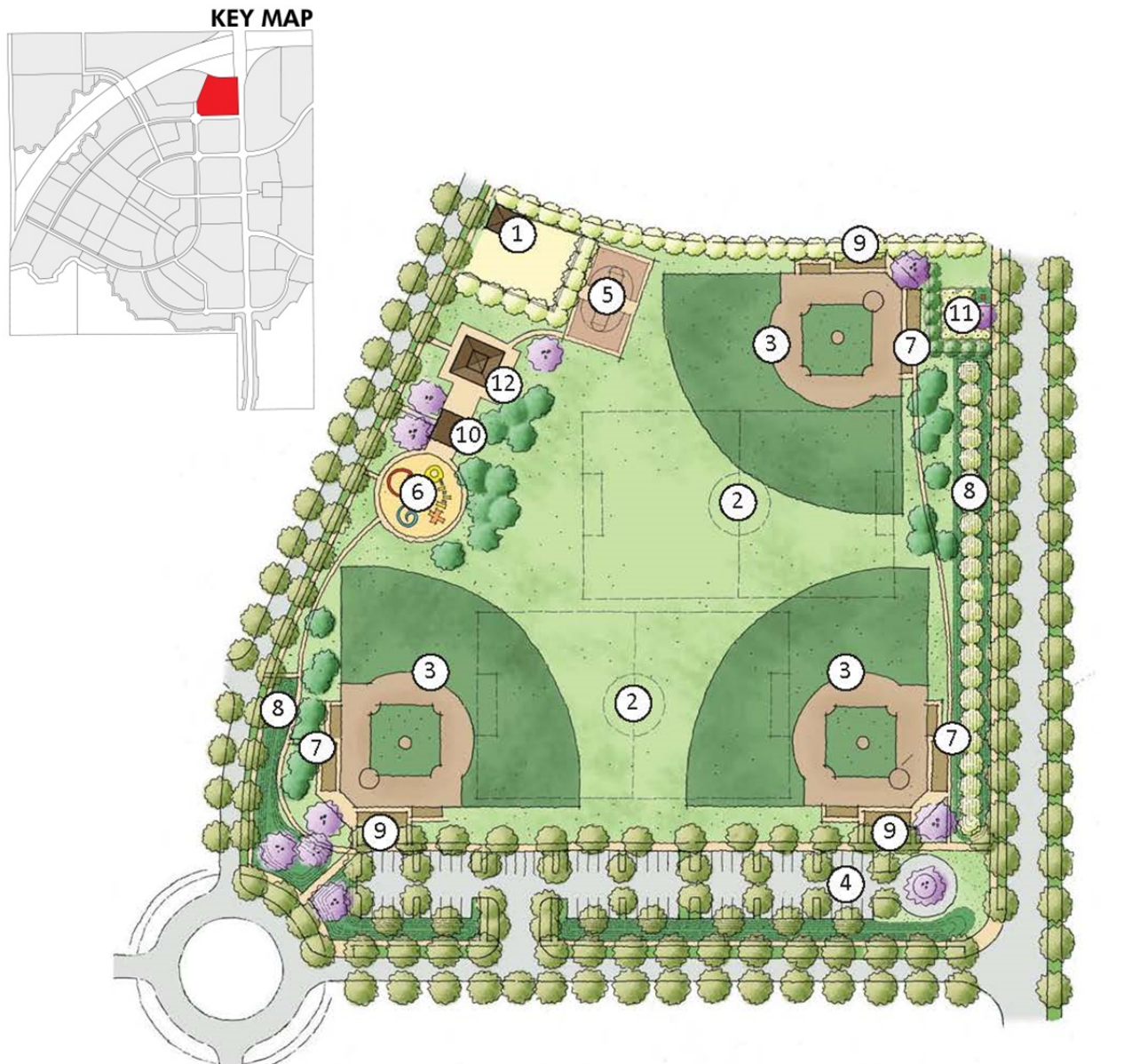
AR-62:

The largest neighborhood park is the 10-acre park (AR-62) which is intended to serve as the active/programmable recreational hub of the community. It provides for multiple active and passive uses for all ages. This site focuses on programmed sports fields clustered into one larger park, and includes support facilities and minimize the impacts to the surrounding neighborhoods.

The primary use at the park will be field sports which may include soccer, baseball and/or softball. Sports Fields may be lit. The park can accommodate various sized fields as well as a central concession and restroom building. As illustrated, promenades provide ample room for informal game viewing, formal bleacher set-up, and team staging areas.

Other amenities in the park could include a tot lot, half-court basketball courts, and multiple shade and picnic areas throughout the park. The park also includes on and off-street parking, to serve the intended uses and similar to parking provided at other active parks throughout Roseville.





Legend

- | | |
|--------------------------------|-------------------------------------|
| 1. Maintenance Yard Storage | 7. Team Benches |
| 2. Soccer Field (Adult Size) | 8. Berm along Street |
| 3. Baseball Fields | 9. Bleachers |
| 4. Parking | 10. Shade Structure |
| 5. Half Court Basketball Court | 11. Community Announcement Monument |
| 6. Playground | 12. Snack Bar/Restroom |

Figure 8.6: AR -62 Conceptual Plan.

Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-64:

This long linear park is envisioned as a series of outdoor rooms that are linked from one to another to create a variety of experiences. Widths of these outdoor rooms will accommodate a variety of uses.

Located within this park are expanses of turf which could be used for passive activities such as, tossing the ball around. Other areas within this park contain shaded seating for picnicking. These could occur adjacent to the open turf areas. Where cul-de-sacs or side yard conditions occur, children's play areas or similar uses could be planned to minimize conflicts with adjacent residences. Additional uses in this park could be a series of small landscaped areas with benches for reading or quiet reflection.



Figure 8.8: Park Rendering (AR-64)

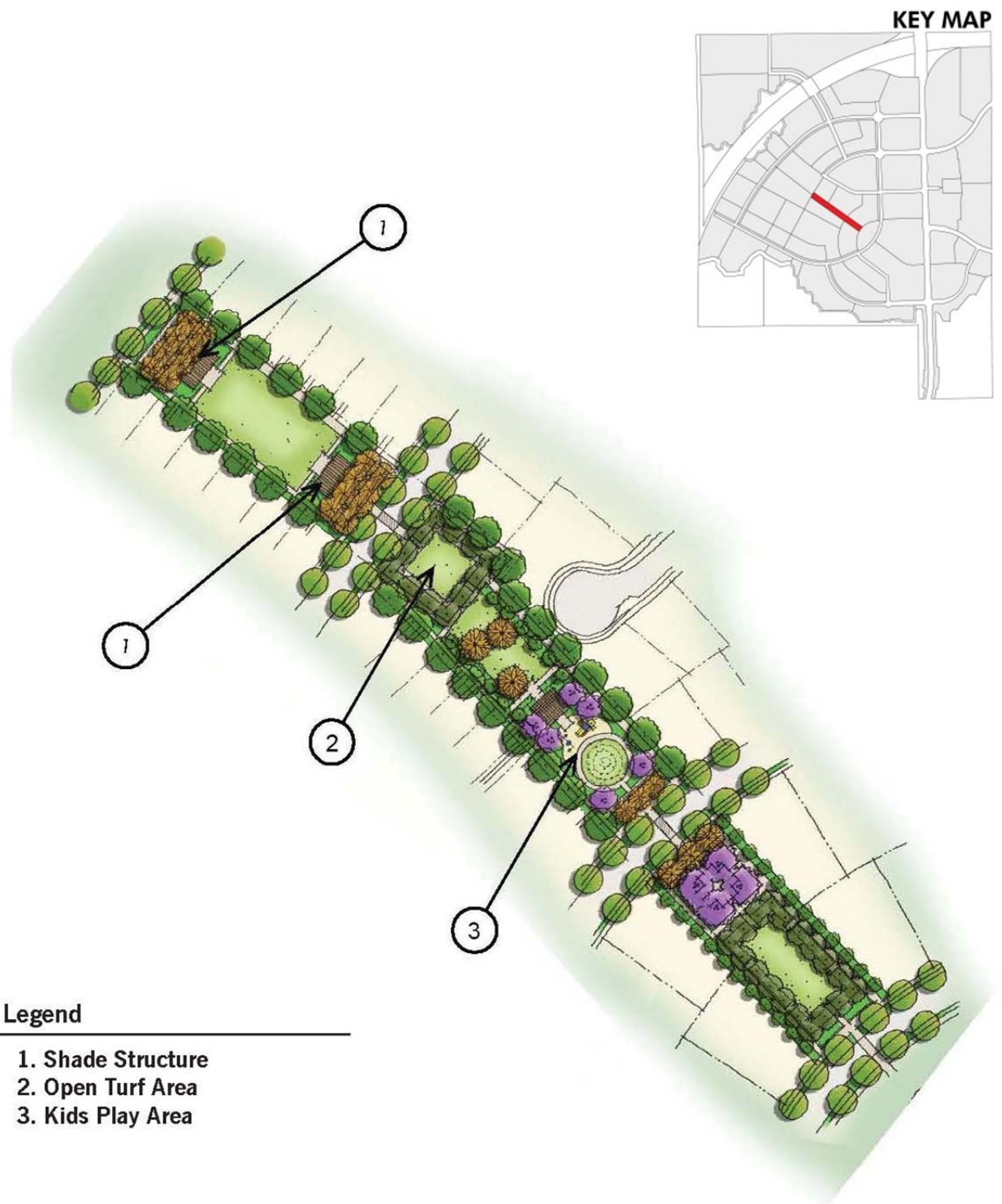


Figure 8.9: AR-64 Conceptual Plan.

Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

AR-67:

The Park is located on the eastern edge of the community and mainly serves the neighborhoods east of Westbrook Boulevard. The park is separated into two areas by a long, promenade style walk under an alley of trees linking the two ends of the park.

The west portion of the park contains a tot lot with shaded seating, benches and picnic tables. The east portion of the park contains an open lawn area that could contain a tot lot and can be used for passive play or as a place to picnic, or throw frisbees.

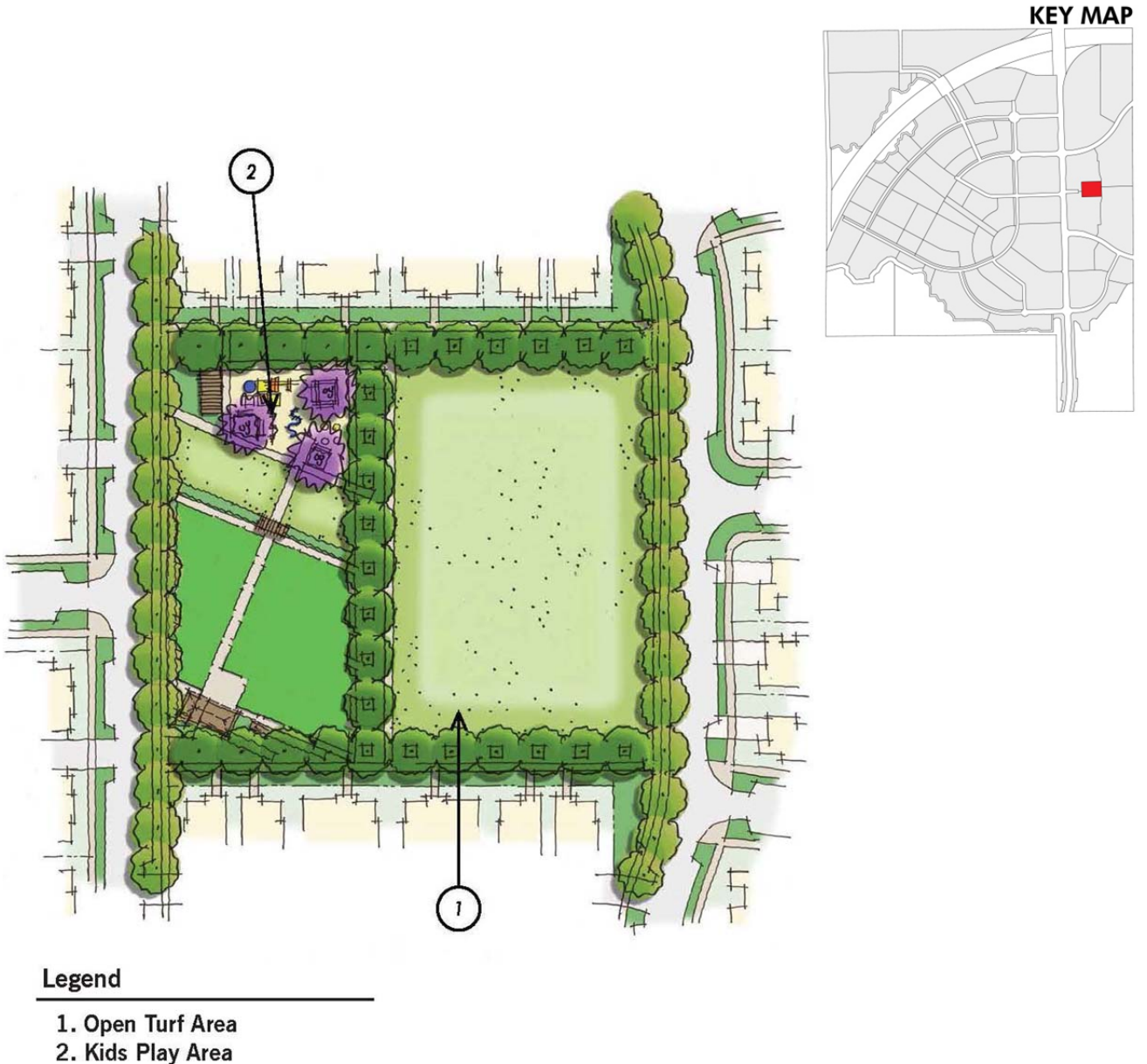


Figure 8.11: AR-67 Conceptual Plan.

Final designs will be developed prior to construction and will consider recreational trends and available budget for both development and maintenance. Curb adjacent sidewalks maybe constructed, at the direction of the Parks Department, along neighborhood park frontage.

RESOLUTION NO. 16-270

APPROVING A WATER SUPPLY ASSESSMENT

WHEREAS, the City of Roseville (CITY) proposes to annex and develop the 694± acres of property known as the Amoruso Ranch Specific Plan (Project); and

WHEREAS, a Water Supply Assessment for the Project, dated May 2016, was prepared by the City of Roseville in accordance with Water Code section 10910 *et seq.*, and the Water Supply Assessment determined that the City of Roseville will secure sufficient water for the Project and the public water system will have sufficient water supplies to meet projected water demands for the Project as well as provide reliability to existing service areas; and

WHEREAS, the City Council of Roseville is the governing body of the City's public water system; and

WHEREAS, the Water Supply Assessment is incorporated into the Final Environmental Impact Report for the Amoruso Ranch Specific Plan (State Clearinghouse No. 2013102057) ("Final EIR") as "Appendix E;" and

WHEREAS, approval of the Water Supply Assessment is a prerequisite to certification of the Final EIR.

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

1. It is hereby determined, based on the Water Supply Assessment, that projected water supplies will be sufficient to meet the demands of the Project (as set forth in the Final EIR), in addition to existing and planned future uses.

2. No changes have occurred since completion of the Water Supply Assessment involving the following: A substantial increase in water demand for the Project, changes in circumstances or conditions substantially affecting the ability of the City to provide a sufficient supply of water for the Project, or significant new information.

3. The Water Supply Assessment for the Amoruso Ranch Specific Plan, dated May 2016, prepared by the City of Roseville and incorporated into the Final EIR as "Appendix E," is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

Amoruso Ranch Specific Plan Water Supply Assessment

Prepared for
City of Roseville

May 2016



415-12-15-24

WEST YOST ASSOCIATES
consulting engineers

W A T E R W A S T E W A T E R S T O R M W A T E R

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Amoruso Ranch Specific Plan Water Supply Assessment

Prepared for

City of Roseville

May 2016



415-12-15-24



James P. Connell

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List of Acronyms and Abbreviations

af	Acre-Feet
af/yr	Acre-Feet Per Year
ASR	Aquifer Storage and Recovery
CEQA	California Environmental Quality Act
City	City of Roseville
CVP	Central Valley Project
EIR	Environmental Impact Report
gpd/DU	Gallons Per Day Per Dwelling Unit
GMP	Groundwater Management Plan
HDR	High Density Residential
LDR	Low Density Residential
MFP	American River Middle Fork Project
OCAP	Operations Criteria and Plan
PCWA	Placer County Water Agency
PG&E	Pacific Gas & Electric Company
Proposed Project	Amoruso Ranch Specific Plan
SB 221	California State Senate Bill 221 of 2001 (California Government Code Section 66473.7)
SB 610	California State Senate Bill 610 of 2001 (California Water Code Sections 10910 Through 10915)
SIA	Sunset Industrial Area
SJWD	San Juan Water District
SOI	Sphere of Influence
SPWA	South Placer Wastewater Authority
USBR	U.S. Bureau of Reclamation
UWMP	Urban Water Management Plan
WPWMA	Western Placer Waste Management Authority
WSA	Water Supply Assessment

City of Roseville Amoruso Ranch Specific Plan Water Supply Assessment



EXECUTIVE SUMMARY

The proposed Amoruso Ranch Specific Plan Project (Proposed Project), if approved, would be constructed on property to the northwest of, but to be annexed into, the City of Roseville (City). An Environmental Impact Report (EIR) is being prepared for the Project. The purpose of this Water Supply Assessment (WSA) is to support the Environmental Impact Report (EIR) for the Proposed Project and to perform the evaluation required by Water Code sections 10910 through 10915 in connection with the City's Proposed Project. This WSA is not intended to reserve water, or to function as a "will serve" letter or any other form of commitment to supply water (see Water Code section 10914). The provision of water service will continue to be undertaken in a manner consistent with applicable City policies and procedures, consistent with existing law.

This WSA includes discussion of the projected potable and recycled water demands of the Proposed Project (Section 2), determinations required under applicable regulations (Section 3), the City and Placer County Water Agency (PCWA) water service areas (Section 4), the City and PCWA projected potable and recycled water demands through the year 2035 (Section 5), and the City and PCWA projected water supply sources and reliability through the year 2035 (Section 6). This WSA also documents the plan to ensure that sufficient water supplies will be available to serve the Proposed Project and the other planned development in the City water service area through the planning period (Section 7). Finally, the water supply assessment approval process (Section 8) and additional information in support of the California Environmental Quality Act (CEQA) process (Section 9) are discussed.

The projected potable water demand and supplies documented in this WSA are based on the City's adopted 2010 Urban Water Management Plan (UWMP), the PCWA 2010 UWMP, and additional documents provided by the City and PCWA. Water Code section 10910(c)(4) states that:

"...the water supply assessment for the project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses."

Based on the technical analyses described in this WSA, the City finds that this requirement is not met. Therefore, the City is proposing to contract with PCWA to provide the necessary additional surface water and associated treatment of water supplies to serve the Proposed Project. Documentation of the availability of this water to be allocated is provided in this WSA. The City and PCWA do find that, with the additional allocation, the City's revised total projected water supplies will meet the above requirement from Water Code section 10910(c)(4), as documented in this WSA.

1.0 INTRODUCTION

The Proposed Project, if approved, would be constructed on property northwest of, and to be annexed into, the City. The purpose of this Water Supply Assessment is to support the EIR for the Proposed Project. Key topics covered in this introduction include:

- Legal Requirements for the Water Supply Assessment
- Need for and Purpose of Water Supply Assessment
- Water Supply Assessment Preparation, Format and Organization

1.1 Legal Requirements for the Water Supply Assessment

California Senate Bill 610 (SB 610) and Senate Bill 221 (SB 221) amended state law, effective January 1, 2002, to improve the link between information on water supply availability and certain land use decisions made by cities and counties. SB 610 and SB 221 were companion measures that sought to promote more collaborative planning between local water suppliers and cities and counties. Both statutes require that detailed information regarding water availability be provided to the city and county decision-makers prior to approval of large development projects. The purpose of providing such information is to ensure that prudent water supply planning has been conducted, and that planned water supplies are adequate to meet existing demands, anticipated demands from approved projects, and the demands of proposed projects.

SB 610 amended California Water Code sections 10910 through 10915 to require agencies responsible for land use decisions:

1. To identify the public water purveyor(s) that may supply water for a proposed development project; and
2. To request a WSA from the identified water purveyor(s).

The City is the identified water purveyor for the Proposed Project. The purpose of the WSA is to demonstrate the sufficiency of the purveyor's water supplies to satisfy the water demands of the proposed project, while still meeting the water purveyor's obligations with regard to existing and planned future uses. Water Code sections 10910 through 10915 delineate the specific information that must be included in the WSA.

SB 221 amended State law (California Government Code section 66473.7) to require that approval by a city or county of certain residential subdivisions¹ requires an affirmative written verification of sufficient water supply. SB 221 was intended as a fail-safe mechanism to ensure that collaboration on finding the needed water supplies to serve a new large residential subdivision occurs before construction begins.

¹ Per Government Code Section 66473.7(a)(1) subdivision means a proposed residential development of more than 500 dwelling units.

1.2 Need for and Purpose of Water Supply Assessment

The purpose of this WSA is to perform the evaluation required by Water Code Sections 10910 through 10915 in connection with the City's Proposed Project. This WSA is not intended to reserve water, or to function as a "will serve" letter or any other form of commitment to supply water (see Water Code section 10914). The provision of water service will continue to be undertaken in a manner consistent with applicable City policies and procedures, consistent with existing law.

1.3 Water Supply Assessment Preparation, Format and Organization

The format of this WSA is intended to clearly delineate compliance with the specific requirements for a WSA, per Water Code sections 10910 through 10915. This WSA includes the following sections:

- Section 1: Introduction
- Section 2: Description of Proposed Project
- Section 3: Required SB 610 Determinations
- Section 4: City of Roseville and PCWA Water Service Area
- Section 5: City of Roseville and PCWA Water Demands
- Section 6: City of Roseville and PCWA Water Supplies
- Section 7: Determination of Water Supply Sufficiency Based on the Requirements of SB 610
- Section 8: Water Supply Assessment Approval Process
- Section 9: Additional Material to Support CEQA Analyses
- Section 10: References

Relevant citations of Water Code sections 10910 through 10915 are included throughout this WSA to demonstrate compliance with the specific requirements of SB 610.

2.0 DESCRIPTION OF PROPOSED PROJECT

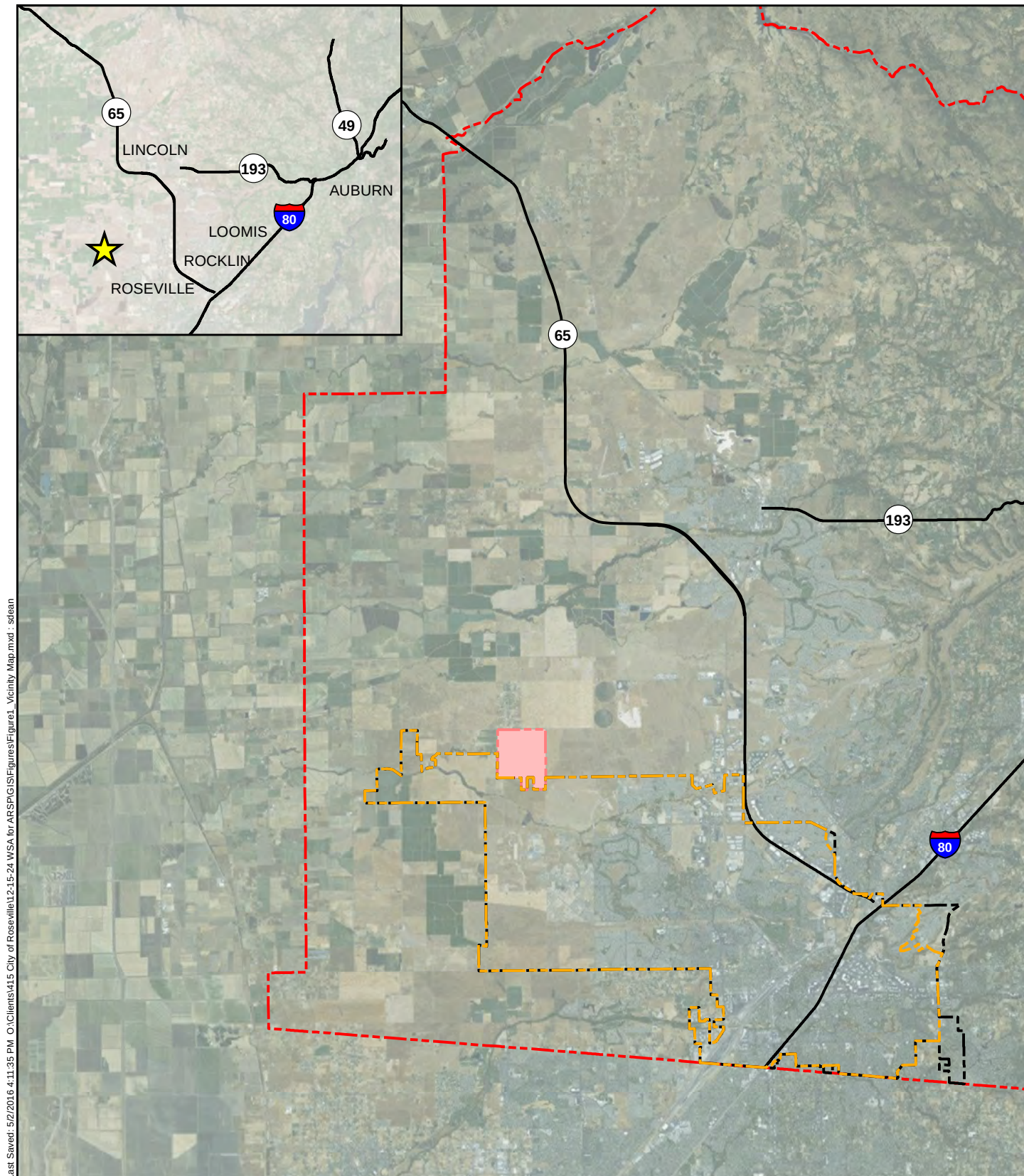
A general description of the Proposed Project location, proposed land uses, projected water demand, and proposed water supply is provided below.

2.1 Proposed Project Location

The location of the Proposed Project in relation to the current City Limits is shown on Figure 2-1. The Proposed Project is located outside the existing City limits and consists of approximately 694-acres that includes 20 acres of urban reserve.

Historically, the parcel had been used as a cattle ranch. The primary use was open grazing land, but included a small ranch house and outbuildings. An agricultural well is located on site and was used for rice farming on a portion of the site.

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Symbology

- Amoruso Ranch Project Location
- Roseville Water Service Area
- Roseville City Limits
- Placer County

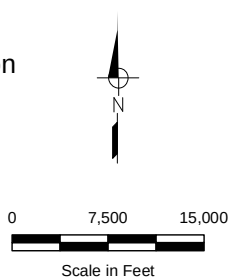


Figure 2-1
Proposed Project Vicinity
 City of Roseville
 Water Supply Assessment
 for Amoruso Ranch

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The land is gently rolling terrain, with the elevation decreasing from the northeast to the southwest. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. Site vegetation is generally limited to short, seasonal grasses. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland conditions and associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary.

To the north is agricultural land and the existing Amoruso Estates, a rural subdivision of two to five acre parcels. To the northeast, approximately one mile away, is the Placer County Regional Landfill operation. The City of Lincoln Sphere of Influence (SOI) extends south to approximately one-mile north of the Proposed Project.

To the east of the Proposed Project is another potential development area known as Placer Ranch. Placer Ranch is comprised of 2,213 acres, and, if approved, would be comprised of both residential and non-residential land uses. This project was under review by the City of Roseville, but the development application for Placer Ranch was withdrawn as of September 22, 2015. East of Fiddymont Road, encompassing a portion of the Placer Ranch project area, is the existing Sunset Industrial Area. Placer County is currently updating the master plan for that area.

To the southwest of the Proposed Project is the Al Johnson Wildlife Area project planned by the City of Roseville. The City will develop the Al Johnson Wildlife Area as a major storm water detention facility and future open space recreation facility. In addition, west of the project area is an active cattle ranch (Gleason property).

Immediately south of the Proposed Project is the Creekview Specific Plan area, and the existing City of Roseville corporate boundary. The Creekview project consists of 2,011 residential units, an elementary school and parks and open space. Access and infrastructure connections to serve the Proposed Project will be through the Creekview Specific Plan area.

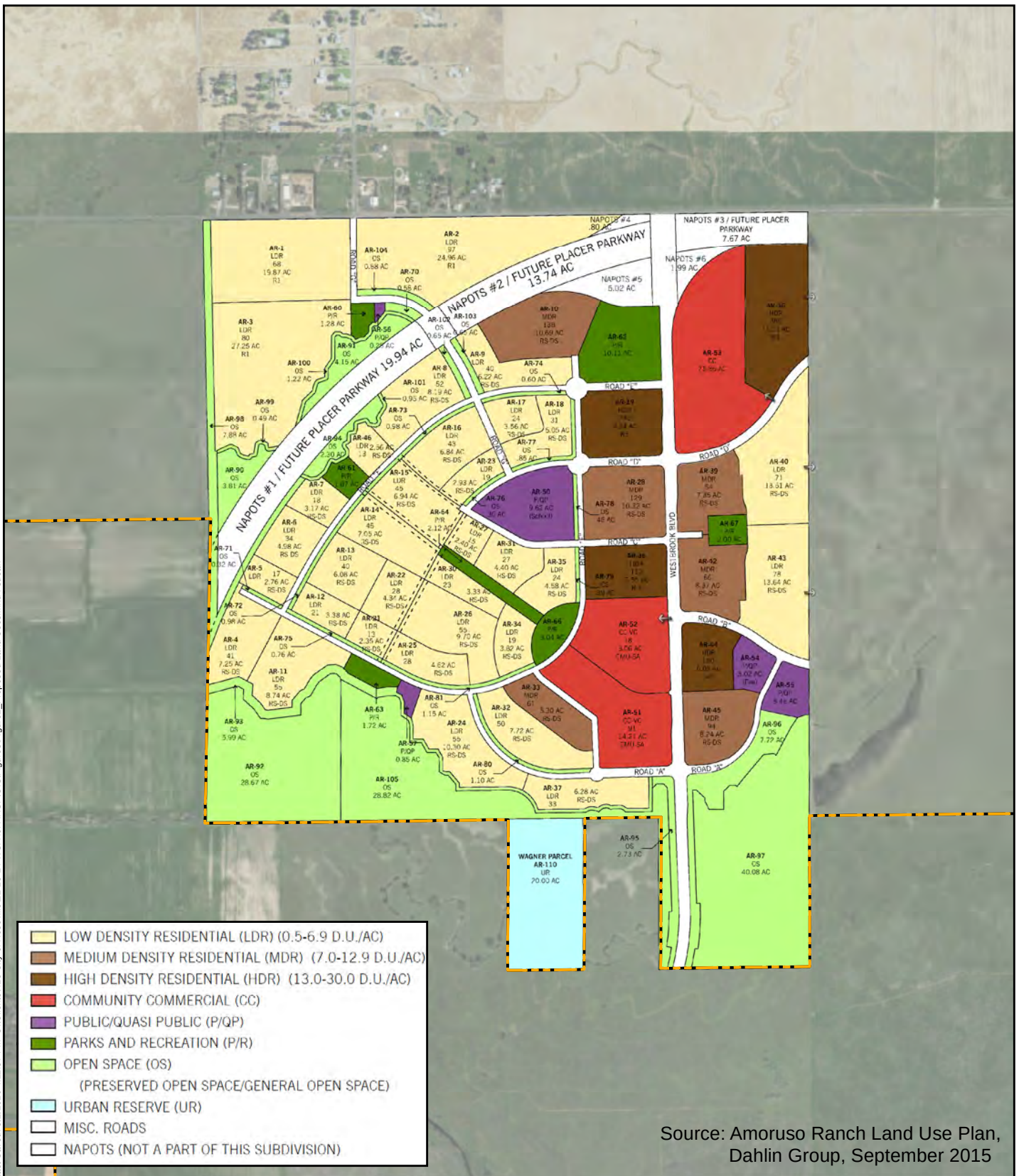
The Proposed Project consists of a mixture of residential, commercial and mixed-use areas, with supporting public facilities, including parks and schools. The project will require an approval by the Placer County Local Agency Formation Commission of an annexation to the City of Roseville.

2.2 Proposed Land Uses

Proposed land uses for the Proposed Project are shown in Figure 2-2 and summarized in Table 2-1. The goal of the Proposed Project is to provide a livable community where housing, recreation, education, retail and employment opportunities are integrated into an urban village. This village is envisioned as a contemporary version of a small walkable town, where walking and biking to recreation opportunities and to perform everyday errands such that automobile use can be minimized.

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Symbology

- Roseville Water Service Area
- Roseville City Limits

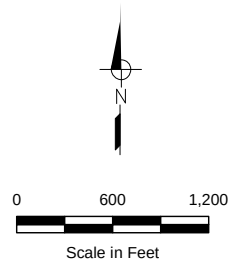


Figure 2-2

Proposed Land Uses for Proposed Project

City of Roseville
Water Supply Assessment
for Amoruso Ranch

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The Proposed Project includes up to 2,827 residential dwelling units, with housing types including low density residential (LDR), medium density residential (MDR), and high density residential (HDR). Non-residential land uses include 145 acres set aside for permanent open space; 22 acres for parks; 17 acres of public/quasi-public uses (elementary school, substation, well site, and recycling drop off areas); and 27 acres for a mixed use commercial (commercial, office, residential) village center. One non-participating parcel is located on the south end of the site and is referred to as the Wagner Property. It is proposed that this parcel be designated for urban reserve, and would be annexed as part of the Proposed Project.

Table 2-1. Proposed Land Uses for the Proposed Project^(a)

Proposed Land Use	Land Use Abbreviation	Amoruso Ranch Specific Plan Land Use, Acres	Dwelling Units
Low Density Residential/Single Family	LDR	248.77	1,302
Medium Density Residential/Single Family	MDR	50.27	542
High Density Residential/Multi-Family	HDR	38.13	873
Community Commercial – Village Center	CMU-SA	27.27	109
Community Commercial	CC	23.85	—
Open Space (Paseos)	OS	10.71	—
Open Space (General)	OS	37.24	—
Open Space (Preserve)	OS	97.58	—
Parks and Recreation	PR	22.14	—
Public/Quasi-Public (School)	P/QP	9.62	—
Public/Quasi-Public (Fire Station and Utility)	P/QP	7.61	—
Urban Reserve (Wagner Ranch)	UR	20.00	—
Road Right-of-Way, etc.	ROW	52.04	—
Not a Part of this Subdivision	NAPOTS	49.16	—
Total Proposed Project		694.39	2,827
^(a) Land Use area and Development Intensity as included in Table 3 of the Water Conservation Master Plan, Kimley Horn, September 2015.			

2.3 Proposed Project Projected Water Demand

Water use factors and assumptions, and the projected water demand for the Proposed Project, were based on the Amoruso Ranch Water Master Plan (Kimley Horn, February 2015, Appendix A), Water Conservation Plan (Kimley Horn, September 2015, Appendix B), and Recycled Water Master Plan (Kimley Horn, September 2015, Appendix C) and are described below. City standard land use based water use factors shown in Table 2-2 were applied to the proposed land uses shown in Table 2-1 to develop total water demands.

Table 2-2. City of Roseville Unit Water Demand Factors	
Residential Land Use Categories	Unit Demand Factor, gpd/DU
LDR1 (<3.5 DUs / Acre)	728
LDR2 (3.5 to 5 DUs / Acre)	600
LMDR1 (>5.0 to 6.0 DUs / Acre)	521
LMDR2 (>6.0 to 8.0 DUs / Acre)	430
MDR (>8.0 to 12.0 DUs / Acre)	323
HDR1 (>12.0 to 16.0 DUs / Acre)	288
HDR2 (>16.0 DUs / Acre)	177
Non Residential Land Use Categories	Unit Demand Factor, gpd/AC
Community Commercial / Retail	2,598
Business Professional	2,598
Light Industrial	2,598
Industrial	2,562
Railyard	109
Elementary School	3,454
High School	4,069
Public / Quasi-Public	1,780
Parks	2,988
Open Space / Right of Way	0

The Proposed Project total water demand projection is shown in Table 2-3. As shown in that table, the total water demand is 1,503 acre-feet per year (af/yr), based on the City's water demand factors and an assumed water loss factor of 2 percent. The total water demand was then modified to account for proposed potable and recycled water conservation measures and recycled water use, as shown in Table 2-4. The result is a projected net potable water demand of approximately 1,067 af/yr using a projected recycled water use of approximately 272 af/yr and potable water conservation of approximately 165 af/yr.

Table 2-3. Amoruso Ranch Total Water Demand Projection^(a)

Land Use	Abbreviation/Zoning	Total Area, acres	Dwelling Unit Count	Water Use Factor, gpd/du or gpd/acre	Daily Water Demand, gpd	Annual Water Demand, af/yr
Residential						
< 3.5 DU / Acre	LDR1		148	728	107,744	120.7
> 3.5 to 5 DU / Acre	LDR2		116	600	69,600	78.0
> 5 to 6 DU / Acre	LMDR1		401	521	208,921	234.0
> 6 to 8 DU / Acre	LMDR2		757	430	325,510	364.6
> 8 to 12 DU / Acre	MDR		155	323	50,065	56.1
> 12 to 16 DU / Acre	HDR1		380	288	109,440	122.6
> 16 DU / Acre	HDR2		760	177	134,520	150.7
Subtotal - Residential		337.17	2,717		1,005,800	1,126.6
Non-Residential						
Community Commercial - Village Center Non-Residential	CMU-SA	27.27		2,598	70,847	79.4
Community Commercial - Village Center Residential	CMU-SA		109	288	31,392	35.2
Community Commercial	CC	23.85		2,598	61,962	69.4
Elementary Schools	P/QP (School)	9.62		3,454	33,227	37.2
Public (Fire Station, Utility, etc.)	P/QP	7.61		1,780	13,546	15.2
Parks & Recreation	PR	22.14		2,988	66,154	74.1
Open Space (Paseos)	OS	10.71		2,988	32,001	35.8
Open Space (General)	OS	37.24		0	-	-
Open Space (Preserve)	OS	97.58		0	-	-
Rights-of-Way	ROW	52.04		0	-	-
Not a Part of This Subdivision	NAPOTS	49.16		0	-	-
Urban Reserve	UR	20.00	1	728	728	0.8
Subtotal Non-Residential		357.22	110.00		309,859	347.09
Total Metered Water Demand		694.39	2,827		1,315,659	1,473.7
Unaccounted for System Losses (2%)						29.5
Total Water Demand						1,503.2

^(a) From Amoruso Ranch Water Master Plan, Kimley Horn, February 2015.

Table 2-4. Amoruso Ranch Specific Plan Projected Water Demand at Buildout, af/yr

Land Use Type	Total Annual Water Demand ^(a)	Potable Water Conservation ^(b)			Recycled Water Use			Net Potable Water Demand ^(e)
		Modified Turf	Smart Irrigation Timers	Insta-Hot Water	Base Recycled Water Use ^(c)	Recycled Water Conservation ^(b)	Net Recycled Water Use ^(d)	
Residential								
Low Density Residential	432.7	41.4	67.2	5.6	-	-	-	318.5
Medium Density Residential	420.7	11.2	18.2	7.7	-	-	-	383.7
High Density Residential	273.3	-		9.6	54.8	15.7	39.1	208.9
Subtotal Residential	1,126.6	52.6	85.4	22.8	54.8	15.7	39.1	911.0
Mixed Use and Urban Reserve								
Community Commercial - Village Center - Residential	35.2	-	-	0.9	-	-	-	34.2
Urban Reserve (Wagner Property)	0.8	-	-	0.0	-	-	-	0.8
Subtotal Mixed Use and Urban Reserve	36.0	-	-	0.9	-	-	-	35.1
Non-Residential								
Community Commercial - Village Center Non-Residential	79.4	-	-	-	29.4	-	29.4	50.0
Community Commercial	69.4	-	-	-	25.8	-	25.8	43.6
Open Space (Paseos)	35.8	0.8	0.8	-	30.1	10.5	19.6	4.1
Open Space (General)	-	-	-	-	-	-	-	-
Open Space (Preserve)	-	-	-	-	-	-	-	-
Parks & Recreation	74.1	0.7	0.7	-	67.7	23.3	44.4	5.0
Elementary Schools	37.2	-	-	-	17.3	-	17.3	19.9
Public (Fire Station, Utility, etc.)	15.2	-	-	-	13.1	-	13.1	2.1
Rights-of-Way ^(f)	-	-	-	-	33.7	-	33.7	(33.7)
Subtotal Non-Residential	311.1	1.5	1.5	-	217.1	33.8	183.3	91.0
Total Metered Demand	1,473.7	54.1	86.9	23.7	271.9	49.5	222.4	1,037.1
Unaccounted for System Losses (2%)	29.5							29.5 ^(g)
Total Water Supply Required	1,503.2	54.1	86.9	23.7	271.9	49.5	222.4	1,066.6

^(a) See Table 2-3.

^(b) From Amoruso Ranch Water Conservation Plan, Kimley Horn, September 2015.

^(c) From Amoruso Ranch Recycled Water Master Plan, Kimley Horn, September 2015.

^(d) Base Recycled Water Use minus Recycled Water Conservation.

^(e) Total Annual Water Demand minus Potable Water Conservation and Base Recycled Water Use.

^(f) Total Annual Water Demand for Rights-of-Way is included in all other land use types and not itemized, but recycled water demand for Rights-of-Way is itemized. Therefore, the Net Potable Water Demand for Rights-of-way results in a negative value.

^(g) System Loss is based on Total Annual Water Demand.

2.4 Projected Water Supply for Proposed Project

The water demands for the Proposed Project will be served using the City's existing and future portfolio of potable and non-potable (recycled) water supplies, as discussed below. As documented herein, the City does not have sufficient water supply contracts in place to serve the Proposed Project. For projects where existing City water supply contracts are inadequate, the City's General Plan Land Use Element, on page II-52, states:

“Any development proposal west of Roseville that does not have a sufficient supply of surface water shall secure additional supplies above what the City currently has available. Development proposals shall also provide financial assistance to incorporate the new source of supply into the City's water supply portfolio (surface water, groundwater and recycled water); and development proposals shall include measures to reduce water demand by implementing the use of conservation best management practices, recycled water and other off-sets.”

Therefore, this provision requires the Proposed Project proponents to seek additional sources of surface water supplies. PCWA has determined that it has sufficient water supplies to serve the Proposed Project. The City and PCWA intend to enter into an agreement such that PCWA will wholesale potable water to serve the Proposed Project.

3.0 REQUIRED DETERMINATIONS

The following determinations must be made, pursuant to SB 610.

3.1 Does SB 610 apply to the Proposed Project?

Water Code sections 10910 and 10912 state:

10910 (a) Any city or county that determines that a project, as defined in Section 10912, is subject to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) under Section 21080 of the Public Resources Code shall comply with this part.

10912 (a) “Project” means any of the following:

- (1) A proposed residential development of more than 500 dwelling units.*
- (2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.*
- (3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.*
- (4) A proposed hotel or motel, or both, having more than 500 rooms.*
- (5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.*

- (6) *A mixed-use project that includes one or more of the projects specified in this subdivision.*
- (7) *A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project.*

Based on the following, SB 610 does apply to the Proposed Project.

1. The City of Roseville has determined that the Proposed Project is subject to the CEQA and that an EIR is required.
2. The Proposed Project, with its proposed 2,827 residential dwelling units, and other non-residential land uses, meets the definition of a “Project” as specified in Water Code section 10912(a) paragraph (1) as defined for residential development.

The Proposed Project has not been the subject of a previously adopted WSA and has not been included in an adopted WSA for a larger project. Therefore, according to Water Code section 10910(a), a WSA is required for the Proposed Project.

3.2 Does SB 221 apply to the Proposed Project?

In 2001, SB 221 amended State law to require that approval by a city or county of certain residential subdivisions requires an affirmative written verification of sufficient water supply. Per California Government Code section 66473.7(a)(1), a subdivision means a proposed residential development of more than 500 dwelling units. The Proposed Project, with its proposed 2,827 residential dwelling units, is therefore subject to the requirements of SB 221.

3.3 Who is the identified public water system?

Water Code sections 10910 and 10912 state:

10910(b) The city or county, at the time that it determines whether an environmental impact report, a negative declaration, or a mitigated negative declaration is required for any project subject to the California Environmental Quality Act pursuant to Section 21080.1 of the Public Resources Code, shall identify any water system that is, or may become as a result of supplying water to the project identified pursuant to this subdivision, a public water system, as defined by Section 10912, that may supply water for the project

10912 (c) “Public water system” means a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections...

As shown on Figure 2-1, the Proposed Project is not currently located within the City of Roseville City Limits. The property is proposed to be annexed into the City limits as part of the approval process. The City’s water system service area includes all areas within the City Limits as they are annexed into the City. Therefore, the City is the identified public water system for the Proposed Project.

3.4 Does the City have an adopted Urban Water Management Plan (UWMP) and does the UWMP include the projected water demand for the Proposed Project?

Water Code section 10910 states:

10910(c)(1) The city or county, at the time it makes the determination required under Section 21080.1 of the Public Resources Code, shall request each public water system identified pursuant to subdivision (b) to determine whether the projected water demand associated with a proposed project was included as part of the most recently adopted urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610).

The City's most recently adopted UWMP (the City's 2010 UWMP) was adopted in August 2011 and is incorporated by reference into this WSA². The City's 2010 UWMP included existing and projected water demands for existing and projected future land uses to be developed within the City's General Plan SOI through the year 2035. The water demand projections in the City's 2010 UWMP included existing City water demands (as of 2010), plus projected water demands for future developments, but did not include water demand projections for the Proposed Project because the Proposed Project was not yet part of the City's development planning process. Therefore, the City will contract with PCWA to provide additional water to serve the Proposed Project, as described in Section 6.

PCWA's most recently adopted UWMP (PCWA's 2010 UWMP) was adopted in June 2011³. PCWA's 2010 UWMP included existing and projected water demands for existing and projected future land uses to be developed within the PCWA water service area, which encompasses the entire Placer County area. The water demand projections in PCWA's 2010 UWMP included existing PCWA water demands (as of 2010), plus projected water demands for future developments. The Proposed Project was not specifically included in PCWA's UWMP, but the demand projections in that document do include sufficient capacity to accommodate the Proposed Project. A technical memoranda, described below, provides greater detail on the volume of water and the area that has been included in the PCWA 2010 UWMP.

The City's and PCWA's ability to meet the projected water demands for the Proposed Project is described in Section 7.0 of this WSA.

² City of Roseville 2010 Urban Water Management Plan, August 2011.

³ Placer County Water Agency 2010 Urban Water Management Plan, Adopted June 16, 2011, prepared by Tully & Young.

4.0 CITY OF ROSEVILLE AND PCWA WATER SERVICE AREAS

Because the Proposed Project will be served from the City's water system, but with water to be provided by PCWA, brief descriptions of both the City's and PCWA water service areas are included in this section.

4.1 City of Roseville Water Service Area

The City of Roseville is located approximately 16 miles northeast of Sacramento and has an estimated population of 128,382 residents (as of January 1, 2015). Roseville incorporated on April 10, 1909 and is a charter city operating under a City Manager-Council form of government.

Roseville is bordered on the east by the City of Rocklin and Granite Bay and on the south by the Sacramento County line and the Dry Creek West Placer Community Plan Area. The north and west city boundaries are bordered by mostly undeveloped and unincorporated Placer County land that has the potential for future development and annexation.

As documented in the City's 2010 UWMP, projections for population, employment, and dwelling units within the City's water service area were completed for buildout as part of the City's General Plan. Those projections are only for the current City of Roseville Water Service Area boundary, including the newly annexed Sierra Vista and Creekview Specific Plan areas.

According to the City's 2010 UWMP, most of the residents within the City Limits are served by the City's water system. There are a few small areas within the City that are served by Placer County Water Agency, San Juan Water District (SJWD), and Citrus Heights Water District.

The City's water service area is currently divided into six pressure zones. With the exception of Pressure Zone 4, which utilizes pressure reducing stations, all other pressure zones (Pressure Zones 1, 2, 3, and 5) are either served by gravity, require boosting, or are served by adjacent water agencies that have sufficient pressure to serve these areas. The Proposed Project area would be located in City Pressure Zone 4. As noted above, the Proposed Project is located north of and outside the City's existing City limits, but is expected to be annexed into the City as part of the land use approval process.

There are two primarily residential areas on the east side of the City that are within the incorporated City limits but are not within the Water Service Area boundary. Department of Finance and Roseville General Plan estimates for dwelling units were adjusted to account for areas within the City limits but outside the City Water Service Area boundary.

The historical and projected water service area populations are summarized in Table 4-1.

Table 4-1. Historical and Projected Population for City of Roseville Water Service Area

Calendar Year	Estimated Population ^(a)
1995	56,026
2000	77,627
2005	95,143
2010	114,078
2015	122,946
2020	135,317
2025	160,938
2030	166,021
2035	168,718
^(a) Data from City's 2010 UWMP, Tables 2.6 (2010-2035), 3.2 (1995, 2000), and 3.3 (2005). Updated value from City staff for 2015.	

4.2 PCWA Water Service Area

As documented in PCWA's 2010 UWMP, PCWA is a public water agency that provides untreated, treated, and irrigation water directly and indirectly to wholesale and retail customers throughout Placer County and a portion of Sacramento County.

PCWA's Eastern Water System provides groundwater to the Martis Valley area of Placer County adjacent to the City of Truckee. This service area is also designated as PCWA Zone 4.

The area served by the Western Water System extends from the community of Alta on the east, down the Interstate 80 corridor, to the Sutter and Sacramento county lines on the west and south. The service area includes retail treated water deliveries to the communities of Alta, Monte Vista, Applegate, Colfax, Auburn, Loomis and Rocklin and much of the surrounding unincorporated areas. PCWA also provides wholesale treated water to the City of Lincoln, California American Water Company for use in their franchise area west of Roseville and south of Baseline Road, and to several relatively small mutual water companies throughout PCWA's western service area.

In addition to treated water service, PCWA provides irrigation water through its extensive canal system to individual customers, and untreated water for treatment and resale by other retail water purveyors, including the City of Roseville. Irrigation water comprises about two-thirds of PCWA's Western Water System deliveries.

The Western Water System is a financial and operational amalgamation of four separate systems acquired or developed over time. Each of these underlying systems is designated as a PCWA Zone; numbered 1, 2, 3 and 5.

PCWA also provides untreated water from its Middle Fork American River Project into Folsom Lake for delivery to the SJWD, the City of Roseville, and Sacramento Suburban Water District (SSWD), each of which are required to prepare their own UWMPs. Deliveries to these customers are grouped under the general term of “Sales to Other Agencies.” PCWA’s Place of Use for its Middle Fork American River Project water rights extends outside of the PCWA/Placer County boundary and includes groundwater recharge areas in northern Sacramento County that are partially overlain by the San Juan Water District and the SSWD.

5.0 CITY OF ROSEVILLE AND PCWA WATER DEMANDS

Water Code section 10910 states:

10910(c)(2) If the projected water demand associated with the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g).

The descriptions provided below for the City’s and PCWA’s water demands have been primarily taken from the City’s 2010 UWMP, which was adopted in August 2011, and PCWA’s 2010 UWMP, which was adopted in June 2011. As indicated above, the Proposed Project was not included in the City’s 2010 UWMP, but the demand projections in PCWA’s 2010 UWMP include sufficient capacity to accommodate the Proposed Project.

The following topics are covered in this section:

- City of Roseville Existing and Projected Water Demand
- PCWA Existing and Projected Water Demand
- Dry Year Water Demand

5.1 City of Roseville Existing and Projected Water Demand

The projected total (potable and recycled) water demand for the City at buildout, based on the 2015 HPCO WSA⁴, without and with the ARSP water demands is shown in Table 5-1. The projected future total water demand in 5-year increments through 2035 and at buildout, without and with the ARSP, is shown in Table 5-2.

5.2 PCWA Existing and Projected Water Demand

The projected untreated water demand for wholesale water supply customers located within the PCWA western area (Zones 1 and 5), including the City are shown in Table 5-3.

⁴ Hewlett Packard/Campus Oaks Rezone and Master Plan Project Water Supply Assessment, Municipal Consulting Group, June 2015.

Table 5-1. General Plan Buildout Total Water Demands with Amoruso Ranch Specific Plan

Land Use Type	Demand, AFY		
	Without ARSP ^(a)	ARSP ^(b)	With ARSP
Low Density Residential	26,714	433	27,147
Medium Density Residential	8,712	421	9,133
High Density Residential	3,838	273	4,111
Commercial	7,341	184	7,525
Commercial Business Park	2,494	-	2,494
Industrial	1,526	-	1,526
Light Industrial	2,933	-	2,933
Public/Quasi Public	1,236	15	1,251
Parks and Paseo	6,835	110	6,945
Rail Road	70	-	70
Schools	2,110	37	2,147
Open Space	-	-	-
Urban Reserve	4	1	5
Subtotal (w/o losses)	63,813	1,474	65,287
2% for Losses	1,276	29	1,306
Subtotal (w/losses)	65,089	1,503	66,592
Remove Corporate Centers Reserve	(313)	-	(313)
Water Conservation Reduction (SVSP)	(729)	-	(729)
Water Conservation Reduction (CSP)	(205)	-	(205)
Water Conservation Reduction (WSP)	(178)	-	(178)
Water Conservation Reduction (Pearl Creek Apts)	(5)	-	(5)
Water Conservation Reduction (WP Phase 4)	(133)	-	(133)
Water Conservation Reduction (Fiddymont Ranch SPA 3)	(370)	-	(370)
Water Conservation Reduction (HPCO)	(75)	-	(75)
Water Conservation Reduction (ARSP) ^(c)	-	(214)	(214)
Total Water Demand	63,081	1,289	64,370

^(a) Table 5 of Hewlett Packard/Campus Oaks Rezone and Master Plan Project Water Supply Assessment, Municipal Consulting Group, June 2015.

^(b) Total Annual Water Demand from Table 2-4.

^(c) Sum of Modified Turf, Smart Irrigation Timers, and Insta-Hot Water from Table 2-4.

Table 5-2. Projected Future Water Demand, af/yr

	2015 ^(a)	2020	2025	2030	2035	Buildout (w/out ARSP)	Buildout (w/ ARSP)
Potable Water Demand ^(b)	39,342	37,097	39,416	41,908	44,771	57,418	58,456
Potable Water System Unaccounted-for System Losses ^(c)	787	742	788	838	895	1,172	1,201
Total Potable Water Demand ^(d)	40,129	37,839	40,204	42,746	45,666	58,590	59,657
Total Recycled Water Demand ^(d)	2,216	2,722	3,071	3,481	3,653	4,491	4,713
Total Water Demand	47,957	52,164	58,051	59,904	61,625	63,081	64,370

^(a) Demand for 2015 is a projected value assuming no demand reductions (see footnote c). With Stage 3 demand reductions, the City's actual 2015 total water use was 22,991 af/yr.

^(b) Potable water demand is Total Potable Water Demand minus Potable Water System Unaccounted-for System Losses.

^(c) Unaccounted-for system losses are assumed to be 2 percent of Total Potable Water Demand.

^(d) Based on Table 10 of Hewlett Packard Campus Oaks Water Supply Assessment for 2015 through 2035; HPCO WSA page 22 for Buildout w/out ARSP; Buildout w/ ARSP includes values from Table 2-4. All values assume no demand reductions (Normal Year).

Table 5-3. PCWA Untreated Water Demand for Western Area Wholesale Customers, af/yr^(a)

Wholesale Customer	2015	2020	2025	2030	2035	2040	Buildout
San Juan Water District	14,967	15,652	16,370	16,411	17,941	19,470	21,000
San Juan Water District to City of Roseville ^(b)	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Sacramento Suburban Water District ^(c)	29,000	29,000	29,000	29,000	29,000	29,000	29,000
City of Roseville ^(d)	10,000	20,000	30,000	30,000	30,000	30,000	30,000
Normal Year Total	57,967	68,652	79,370	79,411	80,941	82,470	84,000

^(a) Based on PCWA 2010 UWMP, Table 4-9.

^(b) Deliveries from SJWD to Roseville are zero in Single Dry and Multi-Dry years.

^(c) PCWA deliveries to SSWD are zero in Single Dry and Multi-Dry years.

^(d) City of Roseville demand values represent the contracted volume.

The water supply to SSWD effectively goes to zero during dry years when the unimpaired flow into Folsom Reservoir is less than 1.6 million acre-feet (af). Similarly, flow deliveries to Roseville from SJWD also go to zero during dry years when the unimpaired flow into Folsom Reservoir is less than 950,000 af, although this restriction does not affect deliveries from PCWA to SJWD.

Prior to 2010, the City's contract with PCWA provided for 10,000 af, with options for an additional 20,000 af. In 2010, the City exercised the options and entered a new consolidated contract with PCWA. This contract identified an agreed-upon increase in the contract quantity over the next several years, capping at 30,000 acre-feet annually after July 1, 2024. Between now and July 2024, the contract has several incremental steps that do not directly correspond to the 5-year planning increments of this UWMP. For purposes of long-term planning, PCWA has represented the City's contracted volume as the demand shown in Table 5-3.

In addition to wholesale customers, PCWA provides retail water service to meet other water demands within western Placer County. Total projected demand for all PCWA water supply types and customers in the Western Area are summarized in Table 5-4. The values for Zone 1 wholesale untreated in Table 5-4 match the Normal Year Total in Table 5-3.

Because the planning horizon assumed by the land-planning authorities throughout the County is not always consistent (e.g., projections vary from 2030 to 2050), future land-planning updates may identify growth in the Western Area not currently contemplated. To accommodate this potential additional demand, PCWA has established a placeholder "buffer" value of 10,000 af of annual demand beginning in 2040. This value is also shown in Table 5-4 as a separate line item.

Table 5-4. PCWA Summary of Normal Year Western Area Water Demands, af/yr^(a)							
Water Type by Zone	2015	2020	2025	2030	2035	2040	Buildout
Zone 1 Water Demands							
Retail Treated	32,166	33,854	36,039	38,238	41,309	44,400	69,701
Irrigation	56,295	56,295	56,295	56,295	56,295	56,295	56,295
Wholesale Treated	16,515	20,944	25,374	29,805	31,608	33,410	35,213
Wholesale Untreated ^(b)	57,967	68,652	79,370	79,411	80,941	82,470	84,000
Subtotal Zone 1 Demand	162,944	179,745	197,078	203,749	210,152	216,575	245,209
Zone 5 Demand	11,038	9,483	7,928	6,373	4,803	3,263	1,699
Zone 1 and 5 Buffer	--	--	--	--	--	10,000	10,000
Total Western Area Demand	173,981	189,228	205,005	210,122	214,955	229,838	256,908
^(a) From PCWA 2010 UWMP, Table 4-10, with math corrected for 2040 and Buildout conditions.							
^(b) From Table 5-3.							

In 2012, PCWA prepared a memorandum (2012 PCWA Memo⁵ in Appendix D) further clarifying the demand projections documented in the PCWA 2010 UWMP. In the 2012 PCWA Memo, Table 7 indicates that the projected water demand for the Sunset Industrial Area (SIA) was 12,701 af/yr (8,086 af/yr in Zone 1 and 4,615 af/yr in Zone 5). This demand was projected to be served through the Zone 1 Retail Treated Water Demand found in Table 4-10 of the PCWA 2010 UWMP, and shown in Table 5-4 above. At that time, the Proposed Project had not been included in the SIA water demand projection.

In 2015, PCWA prepared a memorandum (2015 PCWA Memo⁶ in Appendix E) documenting the revised water demand projections for the SIA and indicating that, because the revised water demand projections for the SIA are lower than projected for the PCWA 2010 UWMP, the projected potable water demand of the Proposed Project is now considered to be part of the water demand projected for the SIA. This reasoning is summarized in Table 5-5, which is based on the 2015 PCWA Memo.

⁵ Memorandum - PCWA demand development information, from Greg Young of Tully & Young to Placer County Water Agency, May 11, 2012.

⁶ Memorandum – Sunset Industrial Area Water Allocation, from Brian Rickards and Tony Firenzi of PCWA to Michele Kingsbury of PCWA and Kelye McKinney of City of Roseville, November 25, 2015.

Table 5-5. Comparison of PCWA 2010 UWMP Demand Projections and Revised Projections for Sunset Industrial Area^(a)				
Planning Area	Area, acres	Dwelling Units	Existing and Projected Annual Water Demand, af/yr	Existing and Projected Total Annual Water Demand with Losses, af/yr ^(b)
Revised SIA Projection, 2015				
Existing SIA	490	—	1,300	1,404
Formica Plant ^(c)	209	—	455	491
Existing WPWMA ^(d)	314	—	48	52
Future Industrial	1,122	—	2,352	2,540
Future Public (WPWMA)	70	—	157	169
Future Landfill (WPWMA)	553	—	9	10
SIA Undevelopable	3,346	—	—	—
Placer Ranch Specific Plan ^(e)	2,213	5,400	4,500	4,860
Amoruso Ranch Specific Plan ^(f)	674	2,785	1,100	1,188
Total Revised SIA Projection, 2015	8,991	8,185	9,921	10,714
SIA Water Demand Projection from PCWA 2010 UWMP^(g)	8,100	—	11,760	12,701
Difference (Revised minus PCWA 2010 UWMP)	891^(h)	8,185	-1,839	-1,987
^(a) Based on 2015 PCWA Memo, Table 2-3 and 2-4, and 2012 PCWA Memo Table 7. ^(b) Includes an 8 percent unaccounted-for system loss factor. ^(c) The Formica plant closed in 2006, but the property retains the entitlement to 455 af/yr water use (491 af/yr including 8 percent unaccounted-for system losses). ^(d) WPWMA = Western Placer Waste Management Authority ^(e) The application for Placer Ranch Specific Plan has recently been withdrawn. ^(f) Proposed Project. Note that projected potable water demand in the 2015 PCWA Memo is greater than projected in Table 2-4 of this WSA. ^(g) Sunset Industrial Area (SIA) as documented in 2012 PCWA Memo. ^(h) Formica Plant and Proposed Project had not been included in previous SIA planning documents.				

As indicated in Table 5-5, the revised water demand projection for the SIA, including the Formica Plant and the Proposed Project, is 1,987 af/yr less than had been included in the PCWA 2010 UWMP. Much of the difference is caused by the determination that a large portion of the SIA planning area cannot be developed. The reasons for the determination of portions of the SIA being unavailable for development vary. Some of the land is already developed, other land is assumed to be undevelopable due to the higher cost of wetlands mitigation, and the remainder is allocated to right-of-way for the planned Placer Parkway and for other purposes.

5.3 Dry Year Water Demand

The City currently has a Water Shortage Contingency Plan in place, as described in Section 5 of the City's 2010 UWMP. The City's Water Shortage Contingency Plan describes five stages of short-term water demand reduction measures that would be required during years when potable water supply is reduced. The water shortage stages, and their respective anticipated reduction in potable water demand, are shown in Table 5-6.

Table 5-6. Water Shortage Contingency Plan Projected Demand Reduction^(a)	
Water Shortage Stage Description	Projected Demand Reduction, percent
Baseline Water Conservation	0
Stage 1 Drought	10
Stage 2 Drought	20
Stage 3 Drought	30
Stage 4 Drought	40
Stage 5 Drought	50
^(a) See Table 5.3 and Appendix H of the City's 2010 Urban Water Management Plan.	

The City entered a Drought Stage 3 in May 2015, which was precipitated by a State-wide mandate for water conservation. Specifically, a 28 percent demand reduction target relative to 2013 water usage was imposed by the State.

The projected future water demand shown above in Table 5-2 included continued implementation of the City's existing water conservation program, and is based on future normal hydrologic years. Any demand reduction requirements in dry years will be based on available water supplies being insufficient to meet projected demand.

6.0 CITY OF ROSEVILLE AND PCWA WATER SUPPLIES

Key topics addressed in this section include:

- Regulatory Background
- Roseville Existing and Projected Potable Water Supplies
- Roseville Existing and Projected Non-Potable Water Supplies
- PCWA Existing and Projected Potable Water Supplies
- PCWA Existing and Projected Non-Potable Water Supplies

6.1 Regulatory Background

Water Code section 10910 states:

10910(c)(2) If the projected water demand associated with the proposed project was accounted for in the most recently adopted urban water management plan, the public water system may incorporate the requested information from the urban water management plan in preparing the elements of the assessment required to comply with subdivisions (d), (e), (f) and (g).

10910(d)(1) The assessment required by this section shall include an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project, and a description of the quantities of water received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts.

10910(d)(2) An identification of existing water supply entitlements, water rights, or water service contracts held by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall be demonstrated by providing information related to all of the following:

- (A) Written contracts or other proof of entitlement to an identified water supply.*
- (B) Copies of a capital outlay program for financing the delivery of a water supply that has been adopted by the public water system.*
- (C) Federal, state, and local permits for construction of necessary infrastructure associated with delivering the water supply.*
- (D) Any necessary regulatory approvals that are required in order to be able to convey or deliver the water supply.*

10910(e) If no water has been received in prior years by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), under the existing water supply entitlements, water rights, or water service contracts, the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), shall also include in its water supply assessment pursuant to subdivision (c), an identification of the other public water systems or water service contract-holders that receive a water supply or have existing water supply entitlements, water rights, or water service contracts, to the same source of water as the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has identified as a source of water supply within its water supply assessments.

It is anticipated that water supply for the Proposed Project would be made available through an agreement between the City and PCWA for treated surface water. The Proposed Project would also use recycled water supplies provided from the City. The City and PCWA are currently developing an agreement whereby PCWA will wholesale treated surface water to the City in sufficient volume to meet all water supply needs and at a level of reliability to serve the Proposed Project during normal, dry and multiple dry year conditions. The availability of surface water from PCWA to serve the Proposed Project is documented later in this section.

Proponents of the Proposed Project will provide their proportionate share of required funding to the City for the acquisition and delivery of treated potable and recycled water supplies to the Proposed Project area. This arrangement will be outlined within the Development Agreement between the project landowners and the City. The Development Agreement will be completed and approved as part of the City's formal land use actions.

The summaries of the City and PCWA water supplies provided below have been taken, for the most part, from the City's 2010 UWMP, which was adopted in August 2011, and the PCWA 2010 UWMP, which was adopted in June 2011.

6.2 Roseville Existing and Projected Potable Water Supplies

The City currently receives potable water supplies from Folsom Lake, and is also developing a groundwater supply to be used in drier and driest years when surface water supplies are insufficient to meet overall potable water demands. Key topics of interest described herein include:

- Surface Water from Folsom Lake
- Surface Water Reliability
- Additional Planned Future Potable Water Supplies
- Groundwater Supply

6.2.1 Surface Water from Folsom Lake

Folsom Lake has been the primary source of water for the City since 1971. Through the Folsom Lake Municipal and Industrial intake, the City receives untreated water from the U.S. Bureau of Reclamation (USBR) and from PCWA. Additionally, through this same delivery point, the City receives a normal/wet year water supply from SJWD. The untreated surface water is delivered to the City's Barton Road Water Treatment Plant. The City also maintains interties with PCWA, SJWD, the California American Water Company, SSWD, and the Citrus Heights Water District. These interties allow existing distribution systems to be used to deliver treated water between purveyors in the event of water treatment plant or conveyance system disruptions. The City's three surface water contract entitlements for American River water total 66,000 af/yr, as summarized in Table 6-1. Additionally, the City, as part of the Water Forum, has agreed to limit its diversions off of the American River 58,900 af/yr during Normal/Wet Years and to between 54,900 af/yr and 39,800 af/yr in Drier and Driest Years. This is further described below.

Table 6-1. City of Roseville Surface Water Contracts, af/yr^(a)	
Contracted Water Supply	Contract Amount, af/yr
USBR (Central Valley Project Supply)	32,000
PCWA (Middle Fork Supply)	30,000
SJWD (Middle Fork Supply) ^(b)	4,000
Total Contracted Supplies	66,000
Diversion Limitations Per Water Forum Agreement:	
Normal/Wet Years	58,900
Drier and Driest Years (Critically Dry)	Ranges from 54,900 to 39,800
^(a) American River diversion limitations as outlined in the City's Water Forum Agreement. From City's UWMP Table 4.1.	
^(b) San Juan Water District is only available as a normal/wet year supply, thus it is not available in drier or driest years.	

The Sacramento Water Forum is a diverse group of business and agricultural leaders, citizen groups, environmentalists, water managers, and local governments working together to balance two co-equal objectives:

- To provide a reliable and safe water supply for the Sacramento region's long-term growth and economic health; and
- To preserve the fishery, wildlife, recreational, and aesthetic values of the lower American River.

The City, along with several other Sacramento-area water suppliers are signatory to the January 2000 Water Forum Agreement which includes Purveyor Specific Agreements. The Water Forum Agreements provide the framework for how water resources, including surface water and groundwater supplies would be used in the region, through the year 2030. The City's Purveyor Specific Agreement includes limitations on City surface water diversions from the American River under various hydrologic conditions. The Water Forum categorized water years into three types,

all of which are defined in terms of the projected March through November unimpaired flow into Folsom Reservoir. These hydrologic year types are defined as follows:

- Normal/Wet Years: When the projected unimpaired flow into Folsom Reservoir is greater than or equal to 950,000 af
- Drier Years: When the projected unimpaired flow into Folsom Reservoir is between 400,000 af and 950,000 af
- Driest Years: When the projected unimpaired flow into Folsom Reservoir is less than 400,000 af

Although Roseville's water contract entitlements total 66,000 af/yr, the City's diversions from the American River are limited by the WFA in normal/wet years, drier and driest years. In normal/wet years, the City has agreed to limit surface water diversions from the American River to 58,900 af/yr. In driest years (also called critically dry years), the maximum diversion from the American River is limited to 39,800 af/yr. In drier years, the City may divert an amount between 39,800 and 54,900 af/yr from the American River, depending on the unimpaired flow into Folsom Lake.

It is important to note that during the drier and driest years, the City agreed to have PCWA release an additional 20,000 af/yr of water down the American River on the City's behalf through re-operation of PCWA's American River Middle Fork Project (MFP). This 20,000 af/yr of water is not part of the City's contracted supply of 66,000 af/yr. The intent of MFP re-operational releases during drier and driest years is to mitigate environmental impacts resulting from increased diversions above 1995 baseline levels.

Table 6-2 below, shows how the City intends to make use of its current water supply contracts over time.

Table 6-2. City of Roseville Surface Water Contracts, af/yr					
Contracted Water Supply	2015	2020	2025	2030	2035+
USBR (Central Valley Project supply)	32,000	32,000	32,000	32,000	32,000
PCWA (Middle Fork supply)	15,000	20,000	30,000	30,000	30,000
SJWD (Middle Fork supply) ^(a)	4,000	4,000	4,000	4,000	4,000
Total Contracted Supplies	51,000	56,000	66,000	66,000	66,000
^(a) San Juan Water District is only available as a Normal or wetter year supply.					

6.2.2 Surface Water Reliability

Tables 5.6 and 5.7 of the City's 2010 UWMP provide the basis for the City's water use projections through 2030. Because of the water supply uncertainty arising from the current drought, however, a more conservative approach to water supply reliability is provided in this WSA. The anticipated reliability of the surface water supplies in Normal, Single Dry, and Multi-Dry hydrologic conditions, as a percentage of contracted volume, is shown in Table 6-3. Those same results are expressed as volumes in Table 6-4. For purposes of this WSA, the WFA definitions of normal/wet,

drier, and driest years will be used as surrogates for the SB 610 required definitions of Normal, Single Dry, and Multi-Dry hydrologic conditions.

**Table 6-3. City of Roseville Surface Water Supply Reliability,
Percent of Contracted Amount^(a)**

Contracted Water Supply	Normal Year	Single Dry Year ^(b)	Multiple Dry Years ^(c)		
			Year 1	Year 2	Year 3
USBR (Central Valley Project supply)	100	25 ^(d)	75	75	50
PCWA (Middle Fork supply)	100	100	100	100	100
SJWD (Normal year only – Middle Fork supply) ^(e)	100	—	—	—	—

^(a) See Table 6-1.
^(b) Minimum American River diversion as outlined in the City's Water Forum Agreement is 39,800 af/yr (See City 2010 UWMP Table 5.11). PCWA 2010 UWMP assumes full delivery of 30,000 af/yr in Single Dry Years. Although the City's 2010 UWMP assumed total American River water supply would match the WFA, the actual lowest historical allocation of USBR supply was 25% in 2015, which would not provide for the full WFA volume as shown in Table 6-1.
^(c) Based on the 1990-1992 historical hydrologic conditions.
^(d) Lowest historical allocation was 25% in 2015.
^(e) SJWD is available only as a normal or wetter year supply.

Table 6-4. City of Roseville Surface Water Supply Reliability, af/yr

Contracted Water Supply	Normal Year	Single Dry Year ^(a)	Multiple Dry Years ^(b)		
			Year 1	Year 2	Year 3
USBR (Central Valley Project supply)	32,000	8,000	24,000	24,000	16,000
PCWA (Middle Fork supply)	30,000	30,000	30,000	30,000	30,000
SJWD (Normal year only – Middle Fork supply) ^(c)	4,000	—	—	—	—
Total Surface Water Supply Available	66,000	38,000	54,000	54,000	46,000
WFA Limitation Based on Hydrologic Record	58,900	39,800	51,394	58,900	45,426

^(a) Minimum American River diversion as outlined in the City's Water Forum Agreement is 39,800 af/yr (See City 2010 UWMP Table 5.11). PCWA 2010 UWMP assumes full delivery of 30,000 af/yr in Single Dry Years. USBR supplies vary and reached a minimum of 8,000 af/yr in 2015. Total 2015 supplies were therefore 38,000 af/yr, which is less than the WFA allowed American River diversions in critical dry years. Bold text denotes which factor (surface water supply availability or Water Forum diversion limitations) drives available water supply.
^(b) Based on the 1990-1992 historical hydrologic conditions. Unimpaired inflows during these years are used as the basis for determining water availability based on the WFA.
^(c) SJWD is available only as a normal or wetter year supply.

As noted in Table 6-4 by the bolded supply values, either total surface water supply availability or Water Forum diversion limitations drive available water reliability. For example, in a Normal Year condition, the City currently has 66,000 af/yr of water supply contracts, but the City's WFA limits diversion from the American River to 58,900 af/yr. Therefore, in a Normal Wet Year the Water Forum drives City supplies. Comparatively, in a Single Dry Year, where it is assumed the City

could receive up to a 75 percent reduction in its Central Valley Project (CVP) contracted supply (as seen during 2015), surface water allocations (38,000 af/yr) drive supplies over the City's WFA that would limit surface water diversions to 39,800 af/yr.

Based on the historical hydrologic record the Water Forum used for their analysis (and for the WFA restrictions), the 58,900 af/yr contract surface water supply is assumed to be available to the City in about 83 percent of the years. In the remaining 17 percent of years, supply quantities ranging from 54,900 af/yr to 39,800 af/yr of surface water would be available per the WFA or between 54,900 af/yr to 38,000 af/yr based on potential CVP water supply allocations. Thus, in drier and driest years; demands will be reduced through increased conservation measures and supplemental supplies (groundwater or other supplies) potentially totaling up to 20,900 af/yr (the difference between the normal/wet year supply and the single dry year supply allocation) would be needed to make up for the deficiencies in drier or critically dry years.

6.2.3 Additional Planned Future Potable Water Supplies

To serve the Proposed Project, the City will contract with PCWA to provide a new wholesale treated water supply. Currently, the City is planning to acquire from PCWA up to 1,500 af/yr (see Table 6-5).

In addition to obtaining new supplies from PCWA's future Ophir water treatment plant, the City is evaluating the possibility of participating with other water suppliers in a regional water supply project from the Sacramento River. Participation in a Sacramento River project would provide increased water supply and supply reliability for the City through the addition of a new surface water diversion point that is not on the American River. However, for purposes of this assessment, future supply from a Sacramento River project is not included.

A summary of the City's existing and additional planned future potable water supplies during hydrologic Normal, Single Dry, and Multiple Dry Years, including the full contracted volumes and the proposed wholesale water supply from PCWA to serve the Proposed Project, is shown in Table 6-5. PCWA has plans to construct a new Ophir water treatment plant which will be the source for this new supply. Planning for the Ophir facility is currently underway. It is likely to be available by 2025, however for purposes of this document the supply is not shown to be available until 2030.

6.2.4 Groundwater Supply

Water Code section 10910 states:

10910(f) If a water supply for a proposed project includes groundwater, the following additional information shall be included in the water supply assessment.

10910(f)(1) A review of any information contained in the urban water management plan relevant to the identified water supply for the proposed project.

**Table 6-5. City of Roseville Projected Surface Water Contract and Supply Reliability
During Hydrologic Normal, Single Dry, and Multiple Dry Years^(a)**

Wholesale Sources	Projected Volume, af/yr					
	2015	2020	2025	2030	2035	Buildout
Existing and Planned Sources of Water - Contracted Volume, af/yr						
U.S. Bureau of Reclamation (CVP supply)	32,000	32,000	32,000	32,000	32,000	32,000
PCWA (Middle Fork supply)	30,000	30,000	30,000	30,000	30,000	30,000
PCWA (Water to Serve Proposed Project)	-	-	-	1,500	1,500	1,500
San Juan Water District	4,000	4,000	4,000	4,000	4,000	4,000
Total	66,000	66,000	66,000	67,500	67,500	67,500
Normal Year Water Supplies, af/yr - 58,900 af/yr (Water Forum Diversion Limitation, Table 6-4)						
U.S. Bureau of Reclamation (CVP supply)	32,000	32,000	32,000	32,000	32,000	32,000
PCWA (Middle Fork supply)	30,000	30,000	30,000	30,000	30,000	30,000
PCWA (Water to Serve Proposed Project)	-	-	-	1,500	1,500	1,500
San Juan Water District	4,000	4,000	4,000	4,000	4,000	4,000
Total	66,000	66,000	66,000	67,500	67,500	67,500
Single Dry Year Water Supplies, af/yr - 38,000 af/yr (Surface Water Allocation, Table 6-4)						
U.S. Bureau of Reclamation (CVP supply) ^(b)	8,000	8,000	8,000	8,000	8,000	8,000
PCWA (Middle Fork supply)	30,000	30,000	30,000	30,000	30,000	30,000
PCWA (Water to Serve Proposed Project)	-	-	-	1,500	1,500	1,500
San Juan Water District ^(c)	-	-	-	-	-	-
Total	38,000	38,000	38,000	39,500	39,500	39,500
Multi-Dry Year Water Supplies, First Year, af/yr - 51,394 af/yr (Water Forum Diversion Limitation, Table 6-4)						
U.S. Bureau of Reclamation (CVP supply) ^(d)	24,000	24,000	24,000	24,000	24,000	24,000
PCWA (Middle Fork supply)	30,000	30,000	30,000	30,000	30,000	30,000
PCWA (Water to Serve Proposed Project)	-	-	-	1,500	1,500	1,500
San Juan Water District	-	-	-	-	-	-
Total	54,000	54,000	54,000	55,500	55,500	55,500
Multi-Dry Year Water Supplies, Second Year, af/yr - 54,000 af/yr (Surface Water Allocation, Table 6-4)						
U.S. Bureau of Reclamation (CVP supply)	24,000	24,000	24,000	24,000	24,000	24,000
PCWA (Middle Fork supply)	30,000	30,000	30,000	30,000	30,000	30,000
PCWA (Water to Serve Proposed Project)	-	-	-	1,500	1,500	1,500
San Juan Water District	-	-	-	-	-	-
Total	54,000	54,000	54,000	55,500	55,500	55,500
Multi-Dry Year Water Supplies, Third Year, af/yr - 45,426 af/yr (Water Forum Diversion Limitation, Table 6-4)						
U.S. Bureau of Reclamation (CVP supply)	16,000	16,000	16,000	16,000	16,000	16,000
PCWA (Middle Fork supply)	30,000	30,000	30,000	30,000	30,000	30,000
PCWA (Water to Serve Proposed Project)	-	-	-	1,500	1,500	1,500
San Juan Water District	-	-	-	-	-	-
Total	46,000	46,000	46,000	47,500	47,500	47,500

^(a) Includes additional supply to serve Proposed Project.

^(b) Adjusted from City's 2010 UWMP to account for actual 2015 allocation of 25%.

^(c) No supply in Single and Multi-Dry hydrologic conditions.

^(d) See Table 6-4.

10910(f)(2) A description of any groundwater basin or basins from which the proposed project will be supplied. For those basins for which a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has the legal right to pump under the order or decree. For basins that have not been adjudicated, information as to whether the department has identified the basin or basins as overdrafted or has projected that the basin will become overdrafted if present management conditions continue, in the most current bulletin of the department that characterizes the condition of the groundwater basin, and a detailed description by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), of the efforts being undertaken in the basin or basins to eliminate the long term overdraft condition.

10910(f)(3) A detailed description and analysis of the amount and location of groundwater pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), for the past five years from any groundwater basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historical use records.

A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), from any basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historical use records.

10910(f)(4) An analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project.

A water assessment shall not be required to include the information required by this paragraph if the public water system determines, as part of the review required by paragraph (1), that the sufficiency of groundwater necessary to meet the initial and projected water demand associated with the project was addressed in the description and analysis required by paragraph (4) of subdivision (b) of Section 10631.

Because of the expected reliability of the 1,500 af/yr PCWA water supply, the water supply for the Proposed Project will not include groundwater. However, the use of groundwater is part of the City of Roseville's long-term water supply strategy, to be potentially used as a back-up supply during dry years or for increased operational flexibility.

In August 2007, the Cities of Roseville and Lincoln, along with PCWA and the California American Water Company, completed the Western Placer Groundwater Management Plan (GMP). The GMP was prepared in an effort to maintain a safe, sustainable and high-quality groundwater resource to meet backup, emergency and peak demands within a zone of the North American River Groundwater sub-basin.

The City has recently adopted an aquifer storage and recovery (ASR) program, under which treated surface water can be injected into the aquifer during wet times (normal / wet years or during the rainy season), and withdrawn when the City needs additional water supplies. Uses include augmenting surface water supplies during droughts or to shave peak water demand periods, like those that occur during summer months. In 2013, the City received an operational permit from the Central Valley Regional Water Quality Control Board for the ASR program. The land use plan for the Proposed Project includes a dedicated groundwater well that will also be equipped to function as an ASR well so that the City has full operational flexibility.

The City currently operates six-groundwater wells, which are capable of delivering approximately 15,970 af/yr (1,650 gpm per well) if run continuously. A more realistic production amount is 40 af/day (1,500 gpm per well) over limited time frames to augment the water supply. The wells are primarily used as a backup water supply, thus improving water supply reliability. The City has plans to expand its groundwater well network to include ten additional groundwater well sites that have been identified. Once constructed, the City's groundwater facilities (16 wells) are projected to deliver of up to 106.07 af/day (6.63 af/day per well) or 38,715 af/yr, if run on a continuous basis.

6.3 Roseville Existing and Projected Non-Potable Water Supplies

The City of Roseville, along with the South Placer Municipal Utility District and Placer County, formed the South Placer Wastewater Authority (SPWA). SPWA was created in 2000 to oversee funding for regional wastewater and recycled water infrastructure. The City owns and operates two regional wastewater treatment facilities on behalf of the regional partners. These treatment facilities are the Dry Creek wastewater treatment plant and the Pleasant Grove wastewater treatment plant. Both plants produce Title 22 quality effluent that is available for recycled water applications. Recycled water for the Proposed Project will be obtained from the Pleasant Grove wastewater treatment plant.

Recycled water supply for the Proposed Project was not included in the City's 2010 UWMP; however, as documented in the Proposed Project's Recycled Water Master Plan, sufficient wastewater flow will be generated by the project in each month to satisfy the projected recycled water demands, assuming the proposed recycled water conservation practices listed in Table 2-4 are put into practice. Recycled water is expected to be available in all hydrologic year types.

The City has no other planned future sources of non-potable and recycled water except as described above.

6.4 PCWA Existing and Projected Potable Water Supplies

PCWA uses surface water as its primary supply. PCWA also produces a limited amount of groundwater for use in Zone 4, and may produce groundwater in dry hydrologic conditions to meet demands in the Zone 1 service area. As described in PCWA's 2010 UWMP, PCWA's primary surface water supplies consist of MFP water from the American River, water purchased from Pacific Gas & Electric Company (PG&E) from the Yuba and Bear Rivers, and Central Valley Project water from the American River. PCWA also uses a limited amount of surface water from small creeks under pre-1914 water rights. Historically, PCWA has purchased surplus water from the South Sutter Water District for service to PCWA Zone 5 customers under Nevada Irrigation District's water rights. Accordingly, the following topics are discussed below:

- American River Middle Fork Project
- Pacific Gas and Electric Contracts
- Central Valley Project
- Impacts of Water Forum Agreement
- Groundwater
- Additional Planned Future Potable Water Supplies

A summary of PCWA's existing and additional planned future potable water supplies during hydrologic Normal, Single Dry, and Multiple Dry Years, including the full contracted volumes, is shown in Table 6-6. The water supply source for the Proposed Project will be the Middle Fork Project, which is projected to have 100 percent reliability in all hydrologic conditions, as shown in Table 6-6. American River Middle Fork Project

The MFP began operation in 1967 and primarily provides a water supply to PCWA wholesale customers that are currently able to take delivery from Folsom Reservoir. PCWA's MFP water right allows it to divert water from the American River at both Auburn and Folsom Lake for irrigation, domestic, municipal, industrial, and recreational purposes. PCWA has signed an agreement with the USBR limiting its diversions under these permitted rights to 120,000 af/yr. PCWA may divert water directly from the American River between November and June and also re-divert water released from its MFP reservoirs during the remainder of the year.

6.4.1 Pacific Gas and Electric Contracts

PCWA has two water supply contracts with PG&E, which provide options to purchase up to 125,400 af/yr for irrigation and domestic purposes. The underlying rights for the PG&E supply are PG&E's pre-1914 appropriative rights to water in the Yuba and Bear Rivers, which were established prior to the time that PG&E developed hydroelectric facilities throughout the Yuba and Bear River watersheds.

**Table 6-6. PCWA Projected Potable Water Supply Reliability
During Hydrologic Normal, Single Dry, and Multiple Dry Years^(a)**

Wholesale Sources	Projected Volume, af/yr				
	2015	2020	2025	2030	2035
Existing and Planned Sources of Water - Contracted Volume, af/yr					
Pacific Gas & Electric	100,400	100,400	100,400	100,400	100,400
Middle Fork Project	120,000	120,000	120,000	120,000	120,000
Central Valley Project	-	31,000	31,000	31,000	31,000
Pre-1914 Appropriative Water Rights	3,400	3,400	3,400	3,400	3,400
Total	223,800	254,800	254,800	254,800	254,800
Normal Year Water Supplies, af/yr					
Pacific Gas & Electric	100,400	100,400	100,400	100,400	100,400
Middle Fork Project	120,000	120,000	120,000	120,000	120,000
Central Valley Project	-	31,000	31,000	31,000	31,000
Pre-1914 Appropriative Water Rights	3,400	3,400	3,400	3,400	3,400
Total	223,800	254,800	254,800	254,800	254,800
Single Dry Year Water Supplies, af/yr					
Pacific Gas & Electric ^(b)	50,200	50,200	50,200	50,200	50,200
Middle Fork Project ^(c)	120,000	120,000	120,000	120,000	120,000
Central Valley Project ^(d)	-	23,250	23,250	23,250	23,250
Pre-1914 Appropriative Water Rights ^(e)	1,700	1,700	1,700	1,700	1,700
Total	171,900	195,150	195,150	195,150	195,150
Multi-Dry Year Water Supplies, First Year, af/yr					
Pacific Gas & Electric	75,300	75,300	75,300	75,300	75,300
Middle Fork Project	120,000	120,000	120,000	120,000	120,000
Central Valley Project	-	23,250	23,250	23,250	23,250
Pre-1914 Appropriative Water Rights	1,700	1,700	1,700	1,700	1,700
Total	197,000	220,250	220,250	220,250	220,250
Multi-Dry Year Water Supplies, Second Year, af/yr					
Pacific Gas & Electric	75,300	75,300	75,300	75,300	75,300
Middle Fork Project	120,000	120,000	120,000	120,000	120,000
Central Valley Project	-	23,250	23,250	23,250	23,250
Pre-1914 Appropriative Water Rights	1,700	1,700	1,700	1,700	1,700
Total	197,000	220,250	220,250	220,250	220,250
Multi-Dry Year Water Supplies, Third Year, af/yr					
Pacific Gas & Electric	75,300	75,300	75,300	75,300	75,300
Middle Fork Project	120,000	120,000	120,000	120,000	120,000
Central Valley Project	-	23,250	23,250	23,250	23,250
Pre-1914 Appropriative Water Rights	1,700	1,700	1,700	1,700	1,700
Total	197,000	220,250	220,250	220,250	220,250

^(a) Based on PCWA 2010 UWMP Table 3-8 and supply reduction discussion in PCWA 2010 UWMP text.

^(b) Assumes 50% supply reduction in Single Dry Years, and 25% supply reduction in Multi-Dry Years.

^(c) Assumes no supply reduction in Single Dry Years or Multi-Dry Years. Proposed Project will be served from the Middle Fork water supply.

^(d) Assumes 25% supply reduction in Single Dry Years and in Multi-Dry Years.

^(e) Assumes 50% supply reduction in Single Dry Years and Multi-Dry Years due to lack of flow in streams.

6.4.2 Central Valley Project

PCWA has a CVP water contract with the USBR for delivery of no more than 35,000 af/yr. This long-term renewal contract provides an indication of the reliability of the CVP water supply by stating that, for modeling purposes, the average quantity of water made available to PCWA in the most recent five years was 32,000 af/yr. According to the agreement, the CVP water may be used for municipal and industrial purposes. PCWA's point of diversion for CVP water is Folsom Dam, but it has taken minimal amounts of CVP water to date.

The current CVP contract expired in 2011. A Long Term Renewal Contract is awaiting formal approval by the USBR.

6.4.3 Water Forum Agreement

PCWA approved the *Memorandum of Understanding for the Water Forum Agreement* in the year 2000. The WFA has two stated objectives: (1) to provide a reliable and safe water supply for the region's economic health and planned development to the year 2030, and (2) to preserve the fish, wildlife, recreational, and aesthetic values of the lower American River. Under the WFA, PCWA has agreed to limit its annual diversions of MFP water to 35,500 af in Normal Years. In normal years, PCWA will also divert and use 35,000 af from the Sacramento and/or Feather Rivers if exchanges of equal amounts can be made with others. If PCWA is unable to develop a diversion from the Sacramento and/or Feather Rivers, the Water Forum members will negotiate with PCWA to find a mutually agreeable solution.

In the drier and driest years, when Folsom Reservoir inflow is less than 950,000 af, PCWA agreed to divert and use 35,500 af from the American River. The WFA commits PCWA to additional releases of water from MFP reservoirs to mitigate for additional diversions at its Auburn and Folsom Lake points of diversion above WFA baseline volumes.⁷ The releases are made on a sliding scale basis and begin when projected March through November Folsom inflow is 950,000 af or less, and PCWA diversions increase above the baseline volumes. The releases are only made if there is a water transfer agreement in place with an entity that can divert the water for beneficial use below the confluence of the American and Sacramento Rivers. The maximum additional volume potentially released for Water Forum purposes in the driest year on record (1977) at PCWA's maximum use of MFP water is 47,000 af. PCWA will also divert and use 35,000 af from the Sacramento and/or Feather River if it can secure exchanges as described under normal conditions.

6.4.4 Groundwater

PCWA does not plan on using groundwater to provide water to the City of Roseville and is not proposing to use groundwater to serve the Proposed Project.

⁷ PCWA's baseline volume is 8,500 af/yr. The City of Roseville's baseline volume is 19,800 af/yr.

PCWA has historically produced a limited quantity of groundwater. Historical pumping by PCWA in western Placer County has been limited to pumping for Bianchi Estates (Zone 2) and for the Sunset Industrial Area. Pumping for Bianchi Estates ceased in 2004, and since that time, PCWA has served Bianchi Estates with surface water under PCWA's PG&E and MFP water supplies. PCWA maintains the Sunset Industrial well, though it has not been used for several years due to customer concerns regarding water quality related to industrial use.

PCWA has historically produced groundwater for Zone 4 in eastern Placer County, and continues to do so. Zone 4 is physically separate from the water service area that includes the City of Roseville, the Proposed Project, and the Sunset Industrial Area.

6.4.5 Additional Planned Future Potable Water Supplies

PCWA is pursuing a transfer of a portion of its American River supplies to the Sacramento River, such that it would be able to divert water from the Sacramento River for service in PCWA Zone 1. While PCWA projects that it is possible that water might be available from a Sacramento River diversion by 2020, this potential future water supply source is not included in PCWA's projections of available water supply.

6.5 PCWA Existing and Projected Non-Potable Water Supplies

As documented in its 2010 UWMP, PCWA is projecting a recycled water supply and demand of 9,089 af/yr in its retail service area by 2040, provided by the cities of Lincoln and Roseville. However, recycled water from PCWA is not projected to be a water supply source for the Proposed Project and is therefore not discussed in detail in this WSA.

7.0 DETERMINATION OF WATER SUPPLY SUFFICIENCY BASED ON THE REQUIREMENTS OF SB 610

Water Code section 10910 states:

10910(c)(4) If the city or county is required to comply with this part pursuant to subdivision (b), the water supply assessment for the project shall include a discussion with regard to whether the total projected water supplies, determined to be available by the city or county for the project during normal, single dry, and multiple dry water years during a 20-year projection, will meet the projected water demand associated with the proposed project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

To address this requirement, the following topics are covered in this section:

- Potable Water Supply and Demand
- Recycled Water Supply and Demand

7.1 Potable Water Supply and Demand

The comparison of projected potable water demand and supplies for the 20-year planning period, and at Buildout, is shown in Table 7-1. Depending on the water supply available from USBR, and in accordance with the WFA, potential deficits in water supply will occur in Single Dry Years beginning in 2025 and Multi-Dry Years at Buildout. To alleviate the potential deficits, the City will require short term demand reductions (water conservation) and/or pump groundwater. The City would prefer to not require water conservation greater than 20 percent of Normal Year demands. However, as evident by actions taken by the State Water Resources Control Board in 2015, the City was mandated a 28 percent conservation target during the 2015 water year. To date the City has exceeded this water conservation target.

One potential strategy to alleviate the potential water deficits shown in Table 7-1 is indicated in Tables 7-2 and 7-3. In Table 7-2, water demand reductions of up to 20 percent of Normal Year demands are shown. The remaining deficit would be alleviated by groundwater pumping, as shown in Table 7-3. The City will determine the needed balance between water conservation and groundwater pumping on a case-by-case basis.

**Table 7-1. Summary of Potable Water Demand Versus Supply During Hydrologic Normal,
Single Dry, and Multiple Dry Years for City of Roseville, af/yr^(a)**

Hydrologic Condition		Supply and Demand Comparison					
		2015	2020	2025	2030	2035	Buildout
Normal Year							
	Available Surface Water Supply	58,900	58,900	58,900	60,400	60,400	60,400
	Potable Water Demand without Proposed Project	40,129	37,839	40,204	42,746	45,666	58,590
	Proposed Project Demand	0	1,067	1,067	1,067	1,067	1,067
	Potential Surplus (Deficit)	18,771	19,994	17,629	16,587	13,667	743
Single Dry Year							
	Available Surface Water Supply	38,000	38,000	38,000	39,500	39,500	39,500
	Potable Water Demand without Proposed Project	40,129	37,839	40,204	42,746	45,666	58,590
	Proposed Project Demand	0	1,067	1,067	1,067	1,067	1,067
	Potential Surplus (Deficit)	(2,129)	(906)	(3,271)	(4,313)	(7,233)	(20,157)
Multiple Dry Years							
Multiple-Dry Year First Year Supply	Available Surface Water Supply	51,394	51,394	51,394	52,894	52,894	52,894
	Potable Water Demand without Proposed Project	40,129	37,839	40,204	42,746	45,666	58,590
	Proposed Project Demand	0	1,067	1,067	1,067	1,067	1,067
	Potential Surplus (Deficit)	11,265	12,488	10,123	9,081	6,161	(6,763)
Multiple-Dry Year Second Year Supply	Available Surface Water Supply	54,000	54,000	54,000	55,500	55,500	55,500
	Potable Water Demand without Proposed Project	40,129	37,839	40,204	42,746	45,666	58,590
	Proposed Project Demand	0	1,067	1,067	1,067	1,067	1,067
	Potential Surplus (Deficit)	13,871	15,094	12,729	11,687	8,767	(4,157)
Multiple-Dry Year Third Year Supply	Available Surface Water Supply	45,426	45,426	45,426	46,926	46,926	46,926
	Potable Water Demand without Proposed Project	40,129	37,839	40,204	42,746	45,666	58,590
	Proposed Project Demand	0	1,067	1,067	1,067	1,067	1,067
	Potential Surplus (Deficit)	5,297	6,520	4,155	3,113	193	(12,731)

^(a) Demands from Table 5-2 and 5-5, Supply from Table 6-4. Note that the demand value for 2015 is based on a projected value, assuming no demand reductions. In 2015, the City actually entered into Stage 3 demand reductions and reduced its total water use by 33 percent compared to 2013 water use. Total actual water use for 2015 was 22,991 af/yr.

**Table 7-2. Potential Water Conservation, af/yr
(up to 20 percent of Normal Year Demand)**

Hydrologic Condition	2020	2025	2030	2035	Buildout
Normal	-	-	-	-	-
Single Dry	900	3,271	4,313	7,233	11,931
Multi-Dry (Year 1)	-	-	-	-	6,763
Multi-Dry (Year 2)	-	-	-	-	4,157
Multi-Dry (Year 3)	-	-	-	-	11,931

Table 7-3. Potential Groundwater Use to Relieve Remaining Deficit, af/yr

Hydrologic Condition	2020	2025	2030	2035	Buildout
Normal	-	-	-	-	-
Single Dry	-	-	-	-	8,225
Multi-Dry (Year 1)	-	-	-	-	-
Multi-Dry (Year 2)	-	-	-	-	-
Multi-Dry (Year 3)	-	-	-	-	799

Pursuant to Water Code section 10910(c)(4), and based on the technical analyses described in this Water Supply Assessment, the City finds that the total projected water supplies determined to be available for the Proposed Project during Normal, Single Dry, and Multiple Dry water years during a 20-year projection will meet the projected water demand associated with the Proposed Project, in addition to existing and planned future uses, including agricultural and manufacturing uses.

The City is intending to receive up to 1,500 af/yr of additional PCWA MFP treated water supply to serve the Proposed Project. As documented in PCWA's 2010 UWMP, this water supply source is expected to have full (100 percent) reliability in all hydrologic conditions.

7.2 Recycled Water Supply and Demand

As described in this WSA and in the Proposed Project's Recycled Water Master Plan, approximately 222 af/yr of recycled water supplies will be used to meet the landscape irrigation demands at buildout of the Proposed Project (see Net Recycled Water Demand column in Table 2-4). Although the Proposed Project was not included in the City's 2010 UWMP, the projected average dry weather wastewater flow for the Proposed Project of 51.8 af/month is greater than the Proposed Project's projected maximum month irrigation demand of 47.7 af/month for July at buildout. Therefore, there is sufficient recycled water supply to serve the projected recycled water demand of the Proposed Project, assuming the irrigation water conservation practices described in the Proposed Project's Recycled Water Master Plan and Water Conservation Plan are implemented.

8.0 WATER SUPPLY ASSESSMENT APPROVAL PROCESS

Water Code sections 10910 and 10911 state:

10910 (g)(1) Subject to paragraph (2), the governing body of each public water system shall submit the assessment to the city or county not later than 90 days from the date on which the request was received. The governing body of each public water system, or the city or county if either is required to comply with this act pursuant to subdivision (b), shall approve the assessment prepared pursuant to this section at a regular or special meeting.

10911 (b) The city or county shall include the water supply assessment provided pursuant to Section 10910, and any information provided pursuant to subdivision (a), in any environmental document prepared for the project pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code.

The Roseville City Council must approve this WSA at a regular or special meeting. Furthermore, the City must include this WSA in the Draft EIR being prepared for the Project.

The purpose of SB 610 is to document the plan to provide potable water to proposed developments. As described above, the Project Proponents have developed a plan to acquire additional water supply from PCWA to serve the Proposed Project.

SB 221 applies to residential subdivisions of over 500 dwelling units and requires that the water supplier (the City) provide a written verification that the water supply for the project is sufficient, prior to issuance of the final permits. Because the Project includes 2,827 residential dwelling units, it is subject to the requirements of SB 221 (Government Code section 66473.7).

9.0 ADDITIONAL MATERIAL TO SUPPORT CEQA ANALYSES

SB 610 requires an analysis of water supply impacts of the proposed Amoruso Ranch development for a range of hydrologic conditions. The City, in preparing EIRs for proposed projects, expands the range of hydrologic conditions to include “what if” scenarios to determine water conservation requirements and potential groundwater use during severe dry periods. In addition, the City has conducted analyses of the potential for USBR supply reductions under the USBR CVP Operations Criteria and Plan (OCAP).

The following topics are addressed in this section:

- Surface Water Delivery Scenarios
- Demand Reduction Scenarios
- Balancing Water Supplies and Demands
- Groundwater Supplies

9.1 Surface Water Delivery Scenarios

As discussed in section 6.1.1 above, under the WFA, the availability of untreated surface water to the City equals 58,900 af/yr in normal years, and ranges from 39,800 to 54,900 af/yr in drier and driest years. In addition, the proposed project would bring up to 1,500 af/yr of additional treated PCWA water, in all hydrologic year types, that is not currently available to the City.

In addition to WFA limitations, the City’s CVP supplies with USBR are subject to shortage provisions. In severe droughts the shortage provisions could result in City supplies falling below the lowest WFA limitations. If USBR calls for shortages in excess of 73 percent of the contracted USBR total of 32,000 af/yr, then available untreated surface water availability would fall below the WFA threshold of 38,900 af/yr. In 2015, USBR CVP allocation to the City was 25 percent of historical use, or nearly 25 percent of the City’s full contracted amount. For this analysis, five different delivery scenarios from USBR CVP supplies are considered: 100 percent, 75 percent, 50 percent, 25 percent, and zero percent. The total amount of surface water available under each of these scenarios for both existing and buildout conditions is summarized in Table 9-1.

Table 9-1. Available Water Supplies, af/yr, Existing and Buildout Conditions						
Source	Time Frame	Percent Availability of USBR CVP Supply				
		100%	75%	50%	25%	0%
USBR Raw Water	Existing and Buildout	32,000	24,000	16,000	8,000	0
PCWA Raw Water	Existing and Buildout	30,000	30,000	30,000	30,000	30,000
PCWA Treated Water	Buildout Only	1,500	1,500	1,500	1,500	1,500
Total, Existing	Existing	62,000	54,000	46,000	38,000	30,000
Total, Buildout	Buildout	63,500	55,500	47,500	39,500	31,500

9.2 Demand Reduction Scenarios

As discussed in section 5.3 above, demand reduction scenarios from 10 to 50 percent (Stage 1 through Stage 5) are allowed by the City's Municipal Code, depending on the severity of drought conditions. The relationship between water demands and available surface water supplies is summarized in Table 9-2 for existing conditions and in Table 9-3 for buildout conditions. It should be noted that the indicated combinations of demand reductions and supply availability become increasingly improbable toward the lower left and upper right corners of the tables. For example, it is highly unlikely that a 50 percent demand reduction would ever be imposed in a normal water year, or that no demand reduction would be imposed in a year when USBR CVP deliveries were reduced to zero.

Table 9-2. Water Supplies versus Demands, Existing Demand Conditions						
Demand Condition	Potable Water Demand, af/yr	Supply Surplus, af/yr				
		100% of CVP	75% of CVP	50% of CVP	25% of CVP	0% of CVP
Normal	40,129 ^(a)	21,871	13,871	5,871	-2,129	-10,129
Stage 1: 10% Reduction	36,116	25,884	17,884	9,884	1,884	-6,116
Stage 2: 20% Reduction	32,103	29,897	21,897	13,897	5,897	-2,103
Stage 3: 30% Reduction	28,090	33,910	25,910	17,910	9,910	1,910
Stage 4: 40% Reduction	24,077	37,923	29,923	21,923	13,923	5,923
Stage 5: 50% Reduction	20,065	41,936	33,936	25,936	17,936	9,936
Total Available Supply	--	62,000	54,000	46,000	38,000	30,000
^(a) Note that the demand value for Existing Conditions is based on a projected value, assuming no demand reductions. In 2015, the City actually entered into Stage 3 demand reductions and reduced its total water use by 33 percent compared to 2013 water use. Total actual water use for 2015 was 22,991 af/yr.						

Table 9-3. Water Supplies versus Demands, Buildout Demand Conditions (with Project)						
Demand Condition	Potable Water Demand, af/yr	Supply Surplus, af/yr				
		100% of CVP	75% of CVP	50% of CVP	25% of CVP	0% of CVP
Normal	59,657	3,843	-4,157-	-12,157-	-20,157-	-28,157-
Stage 1: 10% Reduction	53,691	9,809	1,809	-6,191-	-14,191-	-22,191-
Stage 2: 20% Reduction	47,725	15,775	7,775	-225-	-8,225-	-16,225-
Stage 3: 30% Reduction	41,760	21,740	13,740	5,740	-2,260-	-10,260-
Stage 4: 40% Reduction	35,794	27,706	19,706	11,706	3,706	-4,294-
Stage 5: 50% Reduction	29,828	33,672	25,672	17,672	9,672	1,672
Total Available Supply	--	63,500	55,500	47,500	39,500	31,500

9.3 Balancing Water Supplies and Demands

The balancing of water supplies and demands in any given year can be achieved through some combination of surface water usage, recycled water usage, groundwater usage, and demand reduction. The specific untreated surface water supply delivery scenarios under consideration in this analysis include the following:

- Normal: Conditions in a normal water year
- WFA-Max: Dry year conditions with maximum WFA deliveries (54,900 af/yr)
- WFA-Mid: Dry year conditions with midpoint WFA deliveries (46,900 af/yr)
- WFA-Min: Dry year conditions with minimum WFA deliveries (38,900 af/yr)
- 2015 Delivery: Dry year conditions with 2015 25% CVP allocation (38,000 af/yr)
- Zero USBR: Dry year conditions with zero CVP allocation (30,000 af/yr)

The buildout potable water demands shown in Table 9-3 are depicted graphically in Figure 9-1, along with the maximum anticipated recycled water usage, with the remainder being met through demand reduction. The results in Figure 9-1 are based on the assumption of zero groundwater usage.

With the addition of the proposed project up to 1,500 af/yr of treated surface water would become available to the City, and an estimated recycled water volume 4,713 af/yr would also be available to meet city-wide water demands. Assuming both of these sources are put to full use, the demand reductions needed (in the absence of groundwater usage) are depicted in Figure 9-2. As indicated in the figure, Stage 1 demand reductions would be adequate for the WFA-Max scenario, and Stage 2 reductions would be adequate for the WFA-Mid scenario. For the more severe delivery curtailment scenarios (WFA-Min, 2015 Delivery, and Zero USBR), demand reductions of Stage 4 or 5 would be needed in the absence of groundwater supplies.

It should be noted, however, that the implementation of demand reductions is a highly imprecise proposition. Stage 2 reductions should be readily achievable in severe drought conditions, but beyond that, it is difficult to predict the effectiveness of demand reduction measures. If it is assumed that demand reduction measures beyond Stage 2 could not be guaranteed, then it would be necessary to use groundwater to make up any demand deficits. Accordingly, Figure 9-3 shows the amount of groundwater that would be needed if demand reductions were implemented preferentially to groundwater usage, but were limited to Stage 2 demand reductions. As indicated in the figure, groundwater volumes in excess of 16,000 af/yr would be needed to meet demands in a zero USBR delivery year with Stage 2 demand reductions in force.

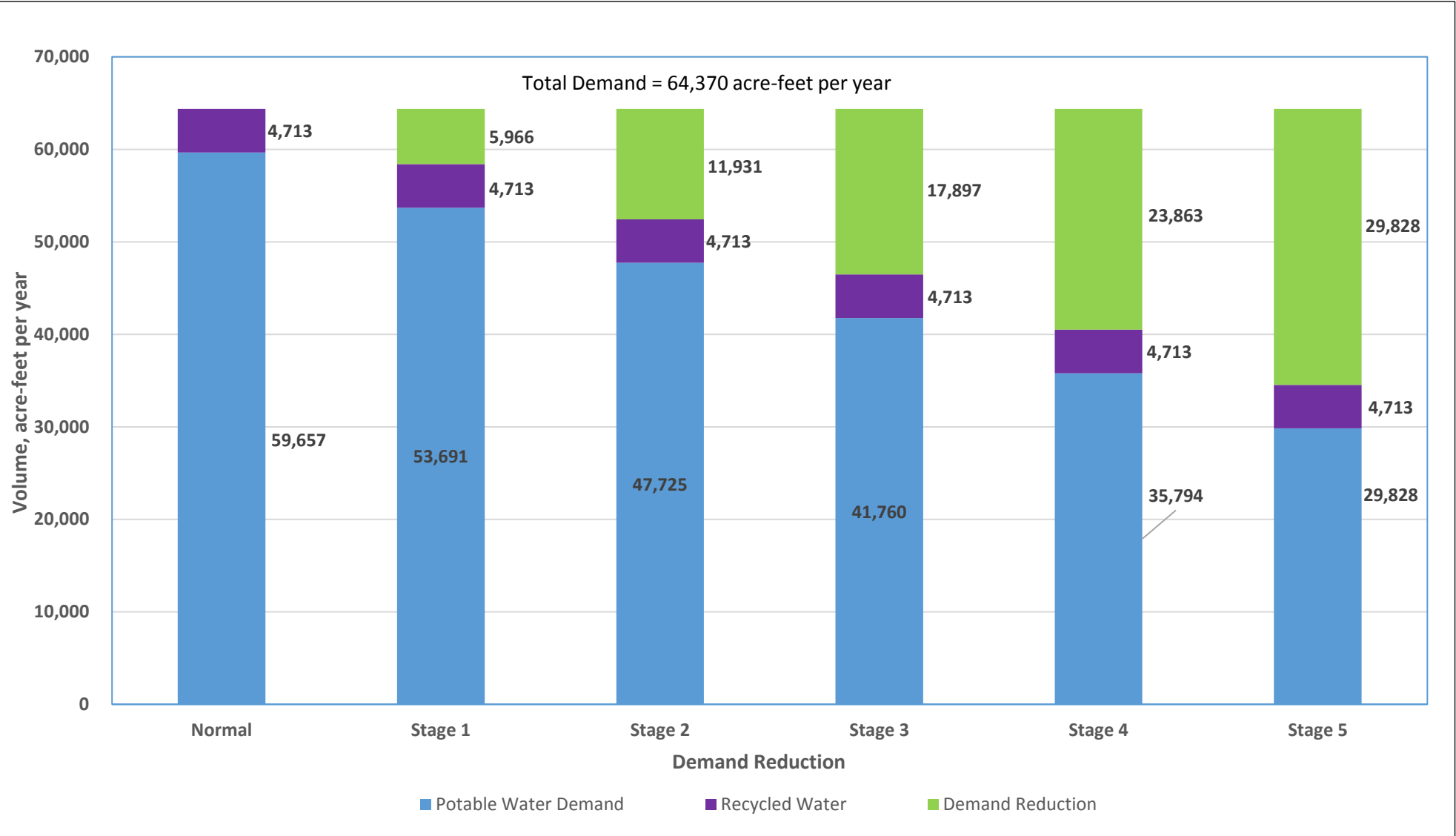


Figure 9-1

Potable Water Demands for Varying Demand Reduction Stages, Buildout Demand Conditions

City of Roseville
Water Supply Assessment
for Amoruso Ranch Specific Plan



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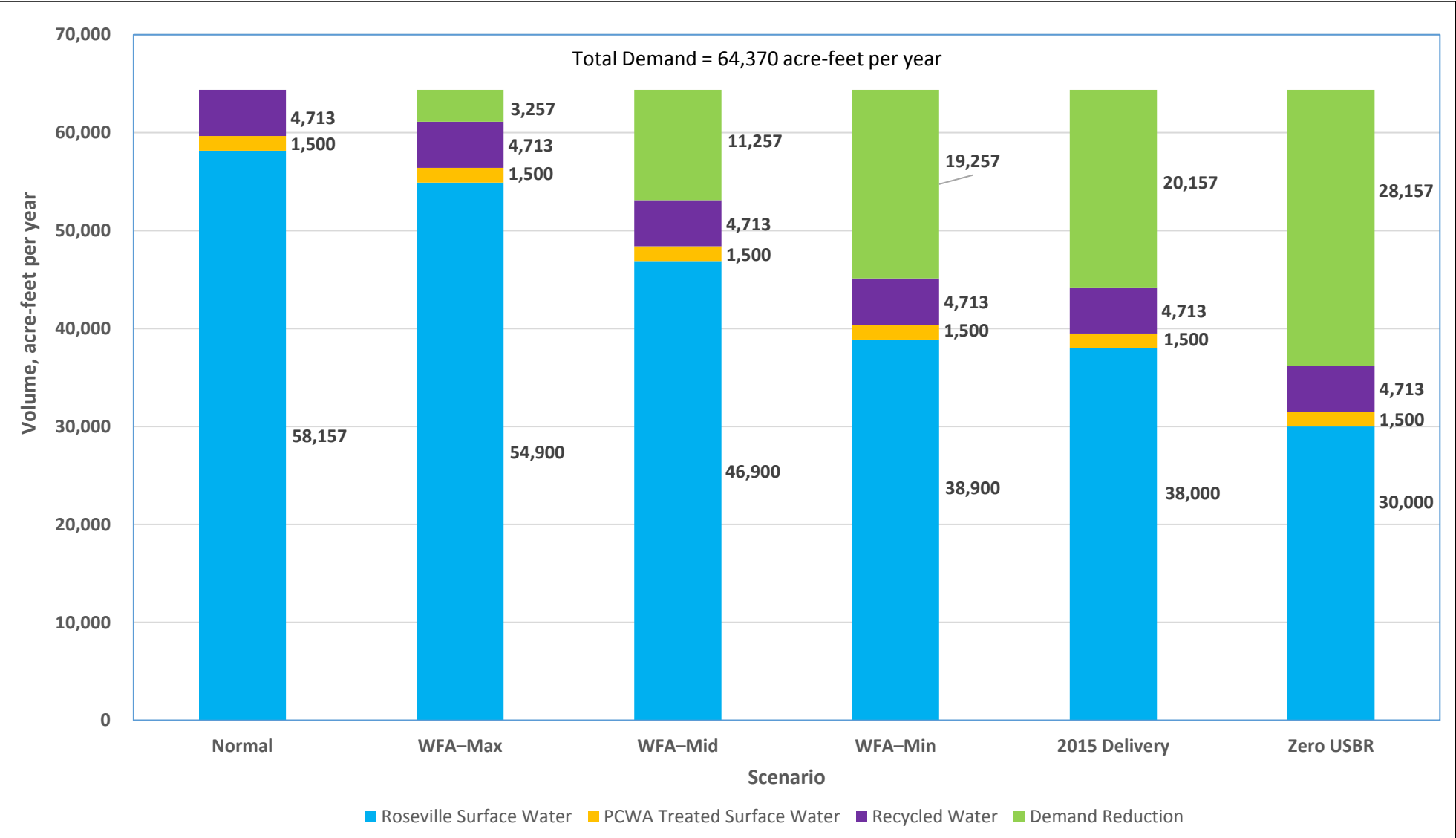


Figure 9-2

Demand Reductions Needed for Varying Water Supply Scenarios, Buildout Demand Conditions, No Groundwater

City of Roseville
Water Supply Assessment
for Amoroso Ranch Specific Plan



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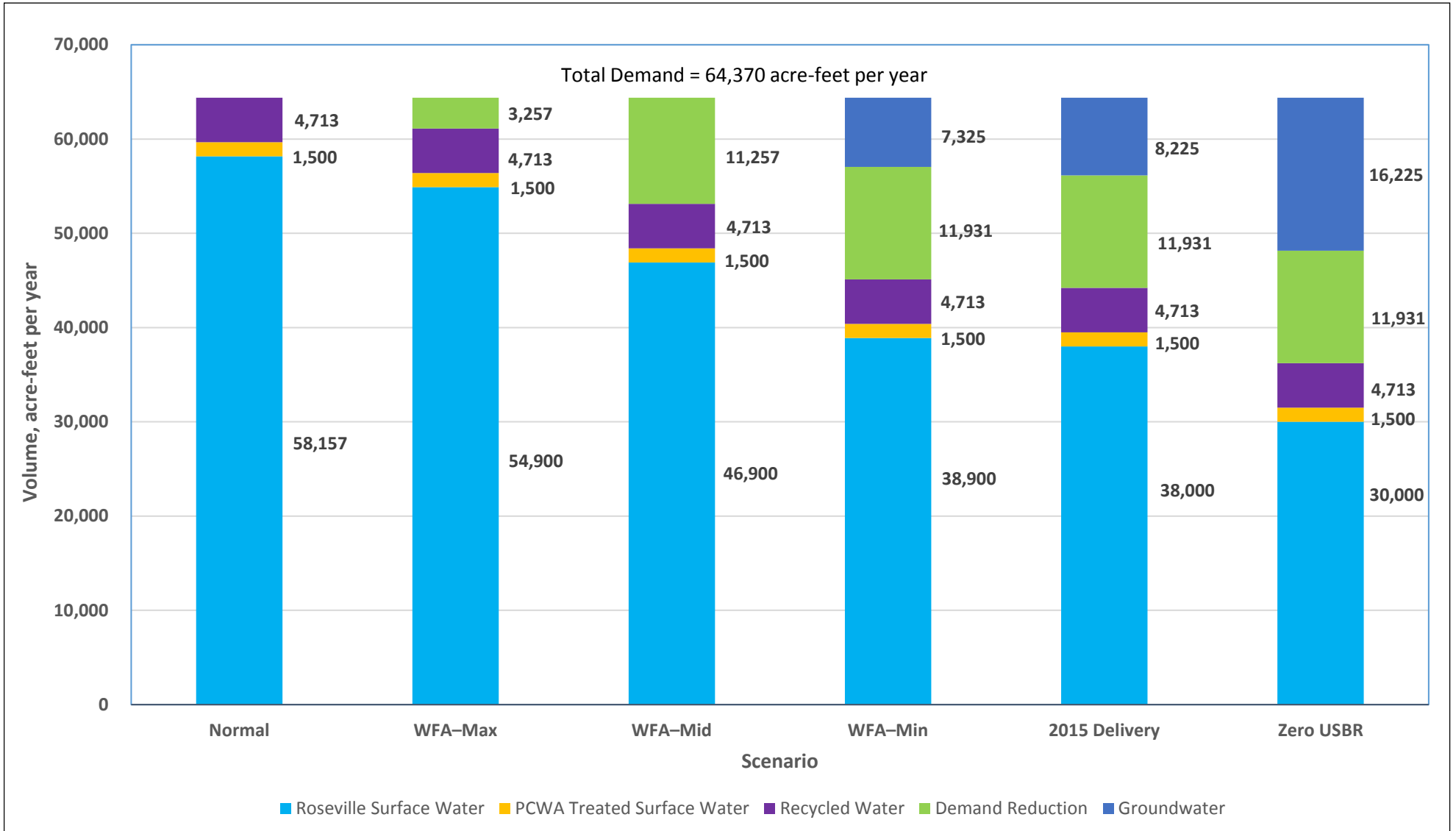


Figure 9-3

Groundwater Required for Varying Water Supply Scenarios, Buildout Demand Conditions, Maximum Reductions: Stage 2

City of Roseville
Water Supply Assessment
for Amoruso Ranch Specific Plan

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9.4 Groundwater Supplies

As show on Figure 9-3, groundwater required to meet build out water demands range from 0 af/yr to as much as 16,225 af/yr if USBR were to issue a complete shortage of the City's CVP supplies. It is important to note that Figure 9-3 represents single-event scenarios. In support of the CEQA analysis this section further evaluates the number of years in which groundwater could be needed based upon historic regional hydrologic records.

9.4.1 Groundwater Needs under USBR CVP OCAP and Life of the Proposed Project

In its 2015 Hewlett Packard/Campus Oaks Rezone & Master Plan Project Water Supply Assessment (HPCO WSA) (see Appendix F), the City analyzed USBR supply reliability under the USBR CVP OCAP. The analyses indicate that the USBR water supply would be less reliable than provided for in the WFA (expanding the numbers of years when some cut-back in water supply from USBR would occur), although minimum delivery under OCAP is expected to be the same as the minimum WFA supply of 38,900 af/yr.

The HPCO WSA also provides a detailed analysis of the number of years in which groundwater could be needed based upon historic hydrologic records for the American River. The analysis indicates that at buildout of the City groundwater would be required under the CVP OCAP scenario in 10 out of 100 years in volumes ranging from 0 af/yr in a single year to as much as 16,805 af/yr in a single year. The analysis also shows that over a 100-year period, the life of the project, a total of 51,227 af of groundwater would be needed. Because a new water supply, available in all hydrologic year types, is being added to the city's water supply portfolio with this project (1,500 af/yr of PCWA treated water supply), the volume of groundwater needed over the life of the Proposed Project is expected to be nearly the same or slightly less than documented within the HPCO WSA.

10.0 REFERENCES

City of Roseville 2010 UWMP, August 2011.

Placer County Water Agency 2010 UWMP, June 2011.

Amoruso Ranch Specific Plan Area - Water Master Plan, Kimley Horn, February 2015.

Amoruso Ranch Specific Plan Area - Recycled Water Master Plan, Kimley Horn, September 2015.

Amoruso Ranch Specific Plan Area - Water Conservation Master Plan, Kimley Horn, September 2015.

Memorandum from Brian Rickards and Tony Firenzi (PCWA) to Michele Kingsbury (Placer County) and Kelye McKinney (City of Roseville), Subject: Sunset Industrial Area Water Allocation, November 25, 2015.

Memorandum from Greg Young (Tully & Young) to Placer County Water Agency, Subject: PCWA demand development information, May 11, 2012.

Hewlett-Packard/Campus Oaks Rezone & Master Plan Project Water Supply Assessment, Municipal Consulting Group, June 2015.

RESOLUTION NO. 16-271

CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT RELATING TO THE
AMORUSO RANCH SPECIFIC PLAN, ADOPTING FINDINGS OF FACT AND
STATEMENT OF OVERRIDING CONSIDERATIONS, ADOPTING MITIGATION
MEASURES, ADOPTING A MITIGATION MONITORING PROGRAM, AND DIRECTING
STAFF TO APPLY TO THE PLACER COUNTY LOCAL AGENCY FORMATION
COMMISSION

WHEREAS, the City of Roseville (City) proposes to annex and provide for the development of 694[±] acres of property (a portion of which is designated Urban Reserve) known as the Amoruso Ranch Specific Plan (Project); and

WHEREAS, the City determined that an environmental impact report (EIR) should be prepared for the Project pursuant to the California Environmental Quality Act (CEQA), Public Resources Code sections 21000 *et seq.*; and

WHEREAS, in October 2013, the City issued a Notice of Preparation (“NOP”) of the EIR; and

WHEREAS, the NOP was circulated for comment by responsible and trustee agencies and the public for a total of 30 days, from October 30, 2013 through December 2, 2013, during which time the City held a public scoping meeting on November 18, 2013; and

WHEREAS, on March 1, 2016, the Draft EIR for the Project (State Clearinghouse No. 2013102057), consisting of Volumes 1 through 4, was distributed to the public for review and comment for a 46-day period that ended April 15, 2016; and

WHEREAS, during the public review and comment period, the Draft EIR was reviewed by the Planning Commission at public hearings on March 10, 2016 and April 14, 2016; and

WHEREAS, written and oral comments on the Draft EIR were received, and responses to those comments have been prepared and are presented in Volume 4 of the Final EIR, which was issued on May 24, 2016 and in staff reports; and

WHEREAS, the Final EIR, consisting of Volumes 1 through 4 and all documents incorporated therein, has been presented to the City Council and the City Council has reviewed and considered the information in the Final EIR; and

WHEREAS, a Water Supply Assessment for the Project dated May 2016 (Appendix E to the Final EIR) was prepared by the City of Roseville and determined that the City of Roseville will secure sufficient water for the Project and the public water system will have sufficient water supplies to meet projected water demands for the Project as well as provide reliability to existing service areas.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, having independently considered the environmental effects of the Project as shown in the Final EIR, as follows:

1. It is hereby certified that the City Council has reviewed the Final EIR prepared for the Project, all staff reports pertaining to the Project, and all other pertinent documents relating to the preparation of the Final EIR, including the Draft EIR and all comments received thereon, and finds that the Final EIR is adequate, complete and has been prepared in compliance with CEQA and any related laws.

2. It is hereby certified that the Final EIR reflects the independent judgment and analysis of the City Council of the City of Roseville and that the City Council reviewed and considered the information contained in the Final EIR, on file with the City Clerk as “Exhibit B-1” prior to approving the Project.

3. The City Council hereby adopts the CEQA Findings of Fact and Statement of Overriding Considerations of the City Council of the City of Roseville for the Amoruso Ranch Specific Plan (“Findings”), on file with the City Clerk as “Exhibit B-2,” pursuant to Public Resources Code section 21081.

4. The City Council hereby adopts and incorporates into the Project all of the mitigation measures for the Project that are within the responsibility and jurisdiction of the City that are identified in the Findings.

5. The City Council hereby adopts a Mitigation Monitoring Program for the Amoruso Ranch Specific Plan, on file with the City Clerk as “Exhibit B-3.”

6. The City Council specifies that the documents and other material that constitute the record of the proceedings on which the City Council’s decision is based shall be located in the offices of the Planning Division and in the custody of the Development Services Director.

7. Direction to Staff:

A. The City Clerk is directed to file a Notice of Determination, together with this Resolution and its exhibits, if any, in the Office of the County Clerk of Placer County and, in accordance with Public Resources Code Section 21152, shall cause such Notice to be posted in the County Clerk’s Office, all within five working days after City Council action to approve the Project.

B. The City Manager is directed to apply to the Placer Local Agency Formation Commission (LAFCo) to annex the Project site (including the Urban Reserve area as defined therein) to the City, as described in the staff report and consistent with the Final EIR, and is authorized to execute any and all documents necessary to complete the annexation.

PASSED AND ADOPTED by the Council of the City of Roseville this _____ day of _____, 20____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



**ARSP Final Environmental Impact Statement
June 15, 2016 – 7:00 p.m.**

Placeholder

Hard copies of the Final Environmental Impact Report were provided to City Council in their Agenda Package. This document was also made available to the public on May 24, 2016 and can be reviewed at www.roseville.ca.us/amoruso/specificplandocuments.

CEQA FINDINGS OF FACT

and

**STATEMENT OF OVERRIDING
CONSIDERATIONS**

**OF THE CITY COUNCIL OF
THE CITY OF ROSEVILLE**

for the

AMORUSO RANCH SPECIFIC PLAN

June 15, 2016

1. INTRODUCTION

This document constitutes the findings of fact (Findings) and associated statement of overriding considerations (SOC) for the Amoruso Ranch Specific Plan (“ARSP” or “Proposed Project”). The Findings have been prepared pursuant to the requirements of Public Resources Code (PRC) section 21081(a) and State California Environmental Quality Act (CEQA) Guidelines (Guidelines) Section 15091, and the SOC has been prepared pursuant to PRC Section 21081(b) and State CEQA Guidelines Section 15093.

In accordance with CEQA Guidelines Section 15082, the City of Roseville (“City”) circulated a Notice of Preparation (NOP) for the Environmental Impact Report (EIR) through the State Clearinghouse, to the public, local, state, and federal agencies and other known interested parties to solicit written comments concerning the Proposed Project from October 30, 2013 through December 2, 2013.

On March 1, 2016, the City released the Draft Environmental Impact Report (“DEIR”) for public review and comment. The comment period closed on April 15, 2016. The DEIR/DEIS evaluated the potential environmental impacts of the Proposed Project and four alternatives: No Project/No Build Alternative, Reduced Density, Similar Development Footprint Alternative, Compact Development Footprint Alternative, and Minimum Wetland Impact Alternative. A public workshop was held at Roseville City Council Chambers on March 10, 2016 and public hearings to receive public input on the DEIR were held at Roseville City Council Chambers as follows:

March 15, 2016	Transportation Commission
March 17, 2016	Design Committee
March 22, 2016	Public Utilities Commission
April 11, 2016	Parks and Recreation Commission
April 14, 2016	Planning Commission

The public hearings were recorded and archived videos of these meetings (with the exception of the Design Committee meeting) are available. Written comments were received from state, regional and local agencies, and from a few individuals; comments were also received during the public hearing(s). The City considered all of the substantive comments received on the DEIR.

The Final EIR (“FEIR”) was published on May 24, 2016, and consists of the DEIR and associated appendices and the comments, responses to comments, and revisions to the DEIR. On June 15, 2016, the Roseville City Council held a public meeting to consider certification of the EIR and to decide whether or not to approve the Proposed Project or another alternative, at which time the public and interested agencies and organizations were invited to comment on the project.

2. DESCRIPTION OF THE PROJECT

2.1. Proposed Project

Brookfield Residential, the project applicant, is seeking adoption by the City of the proposed ARSP, Sphere of Influence Amendment, Annexation, General Plan Amendment, Rezone (Pre-Zone), and Development Agreements. The proposed ARSP would result in the development of a mix of uses, including 2,827 dwelling units within the project site. Land uses include a total of approximately 134.8 acres set aside permanently for open space; 10.7 acres of paseo open space; 22.1 acres of parks; 17.2 acres of public/quasi-public uses (elementary school, fire station, sewer lift stations, and well site); 337.2 acres of low, medium, and high density residential (LDR, MDR, and HDR, respectively); a 27.3-acre Village District (mixed commercial, office, residential); and 23.9 acres of community commercial. Within the project site, approximately 101 acres would be used for roadway and transportation facilities, including a right-of-way dedication of approximately 49.2 acres for the future Placer Parkway Regional Transportation Improvement project (Placer Parkway) which is not part of the Proposed Project (Not a Part of this Project [NAPOTS]). Placer Parkway, although located within the overall project site, is a separate project anticipated to be further planned by the South Placer Regional Transportation Authority.

The project site consists of four parcels, which are County Assessor's parcel numbers (APNs) 017-020-016-510, 017-020-017-510, 017-010-054-000, and 017-010-010-000. APN 017-010-010-000 is the Wagner Parcel, which is designated as Urban Reserve because it is not a participating property, and no development is proposed on the parcel at this time. The remaining parcels are considered the Development Area.

The EIR evaluates the effects of annexing the Urban Reserve parcel at a programmatic level. For the purpose of this EIR, it is assumed that rural agricultural uses would continue, and that a single residential unit may be established as allowable under the Urban Reserve land use designation of the City's General Plan. If development is proposed in the future, it would require general plan and specific plan amendments, additional environmental review, and applicable approvals/permits.

2.2. Project Location

The Proposed Project, annexation and sphere of influence (SOI) amendment area (project site) consists of approximately 694.4 acres located in unincorporated Placer County, immediately north of the City of Roseville's existing City limits. The project site is directly north of the approved Creekview Specific Plan (CSP) and northeast of the City's Al Johnson Wildlife Area (a.k.a. Reason Farms) in the "Pleasant Grove, CA" United States Geological Survey 7.5 Minute Topographic Quadrangle, Township 11 North (T11N) Range 5 East (R5E), and Sections 11 and 14, Mt. Diablo Baseline and Meridian.

The project site is located approximately 6.5 miles west of Interstate 80 and State Route (SR) 65, approximately 9.8 miles northeast of the City of Sacramento, 8 miles east of SR 99, 5 miles northwest of downtown Roseville, and 4 miles east of the Sutter County Line. The project site is

currently accessed from West Sunset Boulevard, an unincorporated County road that runs west/east along the northern border of the site. Proposed access to the project site would be to/from the south, via an extension of Blue Oak Boulevard west, and Westbrook Boulevard north, through the CSP area. Access would also be provided to/from the north via two roadway connections to West Sunset Boulevard. The future year scenarios include Placer Parkway through the site, and adding two potential connections from Westbrook Boulevard into the Placer Ranch area (to/from the east).

2.3. Project Description

The Proposed Project would include a range of housing types, commercial uses, open space, and recreation opportunities, as well as support services such as roadway improvements, support infrastructure, and utilities. Land uses are described below and shown in Table 2-1 (Table 2-1 of the DEIR).

DISCRETIONARY APPROVALS

Project approval requires the City, as lead agency, as well as certain “responsible agencies” to take discrete planning and regulatory actions to approve the Specific Plan. Described below are the discretionary actions necessary to fully implement the Specific Plan. In addition to certifying the Final EIR, adopting the Mitigation Monitoring and Reporting Plan, and adopting these Findings and the associated Statement of Overriding Considerations (CEQA requirements), the project applicant requested the following entitlements and approvals from the City:

- approval of general plan amendments,
- adoption of the ARSP and Amoruso Ranch Design Guidelines,
- pre-zoning of property to be consistent with the ARSP land uses,
- approval of development agreements between the City, landowner, and the project applicant,
- approval of Community Facilities District and/or other financing mechanisms,
- amendment of the Urban Water Master Plan,
- approval of the Water Supply Assessment,

- amendment of the Capital Improvement Program,
- amendment of the Bicycle Master Plan,
- allocation of 1066 acre-feet per year of City surface water to the ARSP area, and
- condemnation or acquisition of property and right of way for City and public improvements.

Other Project approvals and associated entitlements that must be granted by responsible agencies and federal agencies include or may include the following:

- approval of a permit under Section 404 of the Clean Water Act from the U.S. Army Corps of Engineers, Sacramento District, for discharges of dredged or fill material into waters of the United States,
- expansion of the 2005 Service Area Boundary by the South Placer Wastewater Authority to include the ARSP area,
- approval of a Section 401 Certification from the Regional Water Quality Control Board (“RWQCB”),
- approval of a Municipal Services Report by the Placer County Local Area Formation Commission (“LAFCO”),
- approval by LAFCO of a Sphere of Influence Amendment,
- approval by LAFCO of annexation of the ARSP area to the City and reorganization of the City’s corporate boundaries, consultation pursuant to Section 7 of the federal Endangered Species Act,
- approval of a General Construction permit, including the development of a Stormwater Pollution Prevention Plan, by the State Water Resources Control Board (“SWRCB”),
- approval of a Master Reclamation permit by SWRCB to address recycled water delivery from the Pleasant Grove Wastewater Treatment Plant (“PGWWTP”),

- approval by RWQCB for the modification of the National Pollutant Discharge Elimination System (“NPDES”) permit for the PGWWTP,
- approval of a Streambed Alteration Agreement from the California Department of Fish and Game, and
- a permit to operate from the Placer County Air Pollution Control District (“PCAPCD”)

2.3.1. Land Use Plan

As shown in Figure 2-4 of the DEIR, the proposed ARSP land use plan consists of LDR, MDR, and HDR uses; community commercial uses; public/quasi-public uses; parks and recreation areas; open space; paseos; urban reserve area; and roadways.

Residential Neighborhoods

The Proposed Project provides for construction of approximately 2,827 dwelling units in three density ranges, LDR, MDR, and HDR on 337.2 acres consistent with the residential density ranges in the Roseville General Plan. The proposed densities are as follows:

- **Low Density Residential** – Approximately 248.8 acres of the ARSP are proposed as LDR with a permitted density range of 0.5 to 6.9 dwelling units per acre (du/ac). Table 2-1 assumes a density of 5 du/ac for a total of 1,302 dwelling units.
- **Medium Density Residential** – Approximately 50.3 acres of the ARSP are proposed as MDR with a permitted density range of 7.0 to 12.9 du/ac. Table 2-1 assumes a density of 11 du/ac for a total of 542 dwelling units.
- **High Density Residential** – Approximately 38.1 acres of the ARSP are proposed as HDR with a permitted density range of 13.0 to 30 du/ac. Table 2-1 assumes a density of 22.9 dwelling units per acre for a total of 873 dwelling units.

Table 2-1: Land Use Summary

General Plan Land Use Designation / Description		Applied Zoning Districts ¹	Acres	Units
Residential Neighborhoods				
LDR	Low Density Residential	R1 and RS	248.8	1,302
MDR	Medium Density Residential	RS	50.3	542
HDR	High Density Residential	R3	38.1	873
Subtotal			337.2	2,717
Commercial				
CC	Community Commercial - Village	CMU-SA	27.3	109
CC	Community Commercial	CC	23.9	
Subtotal			51.2	109
Parks and Open Space				
OS	General Open Space	OS	134.8	
OS	Paseos	OS	10.7	
P/R	Parks & Recreation	PR	22.1	
Subtotal			167.7	
Public/Quasi Public				
P/QP	Elementary School	P/QP	9.6	
P/QP	Fire Station	P/QP	3.0	
P/QP	Recycling Center and Well Site	P/QP	3.5	
P/QP	Lift Station A	P/QP	0.3	
P/QP	Lift Station B	P/QP	0.9	
Subtotal			17.2	
Other				
UR	Urban Reserve	UR	20.0	1
ROW	Roadway Right of Way		52.0	
NAPOTS			49.2	
Subtotal			121.2	1
Overall Totals			694.4	2,827
¹ The zoning districts are defined in the City's Zoning Ordinance that can be viewed at the Civic Center Permit Center or online at www.roseville.ca.us .				

Commercial

The Proposed Project includes 51.2 acres of land designated for commercial use, under the commercial land use classifications of Community Commercial – Village District and Community Commercial.

- **Community Commercial – Village District** – The ARSP includes one centrally located 27.3-acre site with a proposed general plan designation of Community Commercial – Village District (CC-VC) and zoning district of Commercial Mixed Use – Special Area overlay (CMU-SA). The area is proposed as the “Village District”, and is intended to

provide a mix and density of land uses common to an urban setting or traditional downtown. The CC-VC land use designation is intended to develop mixed-use centers that allow for a combination of commercial, office, and residential uses. These sites are intended to promote a variety of commercial use types and the flexible siting of other uses that are typically considered to be compatible with commercial development. The Proposed Project has a residential allocation of 109 residential uses (i.e. lofts, condominiums, etc.).

- **Community Commercial** – The ARSP includes one large commercial site on the north end of the project site totaling approximately 23.9 acres. This land use category is intended to provide a broad range of goods, services, and employment opportunities to an expanded service area. Commercial buildings would likely range from 50,000 to 250,000 square feet. The Community Commercial parcel is located adjacent to a possible future interchange along Placer Parkway that would support regional commercial and business park uses.

Parks and Open Space

A combination of active and passive parkland would be provided within two categories described below.

- **Neighborhood Parks** – Seven sites totaling 22.1 acres are designated for neighborhood parks ranging in size from 1.28 to 10.1 acres. Neighborhood are planned in locations adjacent to open space, where possible, and to serve residential neighborhoods. Park sites would include passive and active recreation facilities and would be linked to a system of paseos, providing a comprehensive network of pedestrian and bikeway connections to the ASRP’s parks and open space system. Proposed parks include a 3.04-acre park in the Village District (AR-66), five distinct neighborhood parks (AR-60, -61, -63, -64, and -67), and a 10-acre park in the northern portion of the site (AR-62).
- **Open Space** – Approximately 134.8 acres of the ARSP are proposed as open space. The largest area located along the southern boundary of the project site that captures the University Creek corridor, a tributary to Pleasant Grove Creek, located to the south would be maintained as an open space preserve in perpetuity. Within the open space area, approximately 98 acres would be designated as a permanent on-site open space preserve (AR92, AR97, and AR95). The open space areas are intended to serve a variety of functions including providing floodwater conveyance, stormwater treatment, aesthetic amenities, recreational facilities (trails) and habitat preservation (seasonal wetlands, vernal pool complexes). Open space areas are proposed to abut other regional open space areas, including portions of the CSP’s open space preserve to the south, portions of the West Roseville Specific Plan’s open space preserve to the southeast, and the City’s Al Johnson Wildlife Area to the west.

Public/Quasi Public

The ARSP would include 17.2 acres of Public/Quasi Public (P/QP). The P/QP land use designation accommodates a variety of public-serving uses and facilities. These sites would provide for an elementary school, fire station, and areas for specific infrastructure related items such as a groundwater well and any other facility required of the ARSP. These areas are discussed in more detail below.

Urban Reserve

The 20-acre Wagner parcel located in the south-central portion of the Proposed Project site would be designated Urban Reserve. The Urban Reserve land use designation is applied to lands that may receive urban land use approvals at some time in the future, but are currently constrained by growth management policies or other limitations. Allowable uses include agriculture, open space, passive recreation, resource protection, and a caretaker's residence.

Masonry Walls

Masonry walls will be constructed within the project site to provide security, screening, privacy, and/or sound attenuation where appropriate. At a minimum, masonry walls will be located along the project boundary on West Sunset Boulevard, along the property boundary of residential uses adjacent to Placer Parkway, and the eastern edge of the property boundary adjacent to the Placer Ranch area within the County.

2.3.2. Circulation

Roadways

As shown in Exhibit 2-7 of the DEIR, the Proposed Project includes the development of transportation infrastructure improvements. Access and circulation within the ARSP would be provided through construction of the following primary roadways:

- Westbrook Boulevard is the proposed main arterial roadway serving the site from the south extending northward from its future terminus within the CSP. As part of the Proposed Project, four of the planned six lanes would be constructed, including three signalized intersections, a landscaped median separating northbound and southbound travel lanes and a striped bike lane on both sides of Westbrook Boulevard.
- Road B and Road D are proposed minor four-lane arterial roadways which will consist of two travel lanes in each direction, on-street Class 2 bike lanes, and a landscaped median that allows for protected left turn lanes.
- Road A is a proposed modified collector that provides for one travel lane and on-street striped bike lanes in each direction, separated by a striped center turn lane along with a landscaped parkway and sidewalk or pedestrian path on each side.

- The ARSP provides several types of local roadways depending on the location and the desired interface between land uses and the roadway system. The typical standard for a local street would include two travel lanes with space for on-street parallel parking and a detached sidewalk.
- A total of six new signals are anticipated within the project site located at the following intersections: Westbrook Boulevard/Road A, Westbrook Boulevard/Road B, Westbrook Boulevard Road D, Westbrook Boulevard/West Sunset Boulevard, Road B/Road A, and Road D/Road A.

Pedestrian and Bikeway Facilities

As shown in Figure 2-12 of the DEIR, a system of pedestrian and bikeway paths is proposed throughout the ARSP. The pedestrian and bikeway network includes a combination of Class 1 bike trails, Class 1A sidewalks, Class 2 bike lanes, and Class 3 bike routes.

All streets within Amoruso Ranch will have sidewalks on both sides, or a sidewalk on one side and a multipurpose trail on the other. Sidewalks within residential neighborhoods will be predominantly five feet wide and separated from the street by a landscaped parkway strip.

As shown in Figure 2-5 of the DEIR, approximately two miles of open space paseos are proposed to connect various destinations, including the Village District, school, and park sites. Paseos will be ten-foot wide paved pathways within the landscaped corridors.

Transit

Bus Rapid Transit (BRT) facilities would be included along Westbrook Boulevard within the ARSP to accommodate a proposed route that may extend from Sacramento Regional Transit's Light Rail Station at Watt Avenue/I-80 north along Watt Avenue through the Sierra Vista Specific Plan (SVSP) and CSP to the ARSP. Bus turnouts and shelters, which can be utilized as BRT transit stops, shall be constructed in accordance with City Improvement Standards. A total of 25 parking spaces within the commercial uses of Parcel AR-53 will be designated for park and ride users. Proposed transit facility locations are identified on Figure 2-13 of the DEIR.

2.3.3. Public Facilities and Services

The ARSP would include public facilities and services required to serve the project site in accordance with the City's General Plan. The on-site utility infrastructure would be constructed and installed in phases to coincide with development approvals, and would be designed to accommodate buildout of the ARSP. Easements and dedications of improvements would be provided consistent with the ARSP, the project Development Agreements, and other applicable standards and requirements of the City.

Water Service and Potable Water

Once annexed, the City would be responsible for the acquisition, development, treatment, transmission, and delivery of potable and irrigation water supplies to the ARSP. As part of the project, a new source and supply of surface water would be acquired from the Placer County Water Agency (PCWA), through its Ophir Water Treatment facility. Onsite components would consist of distribution pipe networks and a groundwater well to meet demands in drier conditions. All water improvements will be constructed to City standards using a phased approach. Two existing wells will be decommissioned as part of the Proposed Project.

The ARSP would include construction of one on-site groundwater well designed with aquifer storage and recovery (ASR) capabilities to augment city water supplies during emergency situations and for back up water supplies. The ARSP would connect to the City's existing water infrastructure through a single point connection extending from the CSP Area along the extension of Westbrook Boulevard and making allowances for future connections to provide looping within the system. The Proposed Project includes utility infrastructure required to maintain an acceptable level of service to the project site.

Wastewater

The City provides regional wastewater treatment services to areas within the City's wastewater service area boundaries. Wastewater flows from the ARSP will be directed to the PGWWTP through the southern portion of the site, where it will connect with a transmission line to be provided by the CSP. Infrastructure within the CSP Area was planned and sized to accommodate flow from the ARSP. A small sewer lift station facility is required to pump wastewater under the proposed Placer Parkway alignment from the northwest corner of the project site. The lift station would be a "typical" neighborhood lift station designed with submersible pumps in a manhole-type wet well. The remainder of the Proposed Project would be designed to flow by gravity to a proposed central lift station located along the southern boundary of the project site (P/QP parcel AR-57). The existing sewage disposal system will be located, pumped, and properly abandoned as part of the demolition of the existing ranch-house.

Recycled Water

Recycled water use within the project site would be limited to irrigation demands of HDR and all non-residential land uses within the exception of the small area north of Placer Parkway. The City would provide the ARSP with recycled water from the PGWWTP. As shown in Figure 2-16 of the DEIR, a looped backbone system of dedicated non-potable water lines ranging in size from 6 inches to 12 inches would be constructed running parallel to the collector and arterial roadway system, south of the future Placer Parkway. Recycled water pipelines heading to the east from Westbrook Boulevard are located within Roads B and D. The City's existing tank and pumping facilities are slated for expansion to meet the needs of the region, including ARSP, CSP, and SVSP Areas.

Solid Waste

The City would provide solid waste services to the ARSP. A solid waste recycling area is planned within the ARSP on parcel AR-55, which is a larger utility site that also includes a municipal well. The recycling area and well will be encompassed by a masonry wall. This site will provide residents with a location to drop off-load recyclable materials. Vehicular access to the site is at the intersection of Road A and Road B, east of Westbrook Boulevard.

Electrical Service

The project site currently is within the service area of Pacific Gas & Electric (PG&E). If it is annexed to the City, Roseville Electric would provide electric service to the project site. Proposed electrical backbone facilities are shown in Figure 2-17 of the DEIR. Roseville Electric has no existing distribution facilities immediately adjacent to the site. The ARSP would be served from the Creekview electrical substation planned to be constructed within the CSP Area. Underground electrical distribution will be extended to the project site through a 12 kV system to individual parcels in conjunction with roadway improvements or as phasing requirements dictate. Street lighting, signal power and other ancillary power facilities will be provided along all public street frontages as part of the overall roadway frontage improvements.

Natural Gas

PG&E would provide natural gas upon request and in accordance with the rules and tariffs of the California Public Utilities Commission. PG&E's long-range plans provide for availability of gas service to accommodate increased demand. Service would be provided to the project site from existing and planned infrastructure adjacent to the project site. Delivery of gas service to individual projects in the ARSP will be reviewed by PG&E at the time of proposal.

Communications

The project site is within the service areas of AT&T, Comcast, and Wave Broadband. Together, these providers offer both voice and data communication services. Distribution lines to individual parcels would be extended from existing infrastructure adjacent to the project site in accordance with the phasing approach for dry utilities. The appropriate providers would deliver telephone, cable television, and high-speed data line services to individual projects in the ARSP.

Street Lighting

Street lighting would be provided along all public roadways in the ARSP as part of the roadway frontage improvements at intervals in accordance with City standards. All electric and street light facilities would be constructed to the City's standards.

Police and Fire Protection

The Roseville Police Department would serve the project site. The Roseville Police Department provides all operations and patrols out of its central station on Junction Boulevard, approximately seven miles from the southern boundary of the project site.

The Roseville Fire Department would provide fire protection, fire suppression, emergency medical, and hazardous materials management services to the ARSP. As shown on Figure 2-18 of the DEIR, a three-acre fire station site is proposed in the southeast portion of the project site. This station will provide first response within the project site. Timing of construction and staffing of the fire station will be consistent with the Fire Department Standards of Response Coverage Study. Stations located outside the project site will provide interim and secondary response.

Schools

The Proposed Project includes one 9.6-acre school site (AR-50) to accommodate the future demand for new elementary school that would be generated by residential development in this area. The location of the elementary school site can be seen on Figure 2-18 of the DEIR. It is anticipated the school will be a two-story, 800- student urban school that supports the community character of an urban village. Facility planning and the sequencing of development of the school would be determined by the Roseville City School District. Middle school and high school students will attend existing schools outside of the project site.

Libraries

The public library at Mahany Park, operated by the City provides services to the western portion of the City including the ARSP. No additional library facilities are planned as a part of the ARSP.

2.3.4. Stormwater

The project site is wholly contained within the Pleasant Grove Creek watershed. University Creek, a tributary to Pleasant Grove Creek, meanders westerly near the southern border of the ARSP, crossing both the southeast and southwest corners of the ARSP before and after passing through the proposed CSP Area. An area around and including this tributary is covered by Zone A on the currently effective Flood Insurance Rate Map panel 0601C0400F dated June 8, 1998.

As a result of past farming practices that created leveled fields and drainage diversions, the existing site drainage is constricted in two locations along the western boundary. One is within the University Creek shed and the other is a minor tributary to the University Creek shed located in the central portion of the project site. These constrictions are manmade and create bottlenecks in the conveyance of floodwaters. As a result, water surface elevations are higher on portions of the project site, as compared to the more natural and historic drainage patterns.

Proposed Drainage System

As described in the *Drainage Master Plan* included as Appendix I of the DEIR, stormwater flows from the project site will be directed to Low Impact Development (LID) features to improve the water quality before entering the proposed storm drain network. This storm drain system will have a network of underground storm drainage pipes ranging in size from 18 inches to 72 inches in diameter and surface collector channels. The three open channel drainage facilities will drain the majority of the project site on the western and southwestern borders. As shown on Figure 2-19 of the DEIR, the proposed stormwater drainage system collects runoff from the developed areas into subsurface drain pipes of varying sizes, which then outfall to either the open space areas near University Creek or to the proposed open channel drainage facilities.

Stormwater Quality

The ARSP provides a comprehensive plan for the management of urban runoff for flow control and water quality improvement. The proposed stormwater management system would fulfill the requirements of the City's NPDES Phase II Permit applicable at the time of development, as issued by the State Water Resources Control Board (SWRCB), and would minimize the negative effects of urban stormwater runoff on the natural open space areas, including wetland areas and principal drainage corridors. LID measures would be incorporated throughout both pre and post phases of the site development.

Stormwater management during construction activities will be addressed through a Stormwater Pollution Prevention Plan (SWPPP) document specific to and prepared for the ARSP. The use of BMPs during the construction process will generally incorporate erosion controls and sediment controls. Erosion and sediment control BMPs include such things as applying straw mulch to disturbed areas, the use of fiber rolls and silt fences, sedimentation basins, drain inlet protection, stabilized construction accesses, and material management.

The ARSP will address the requirements set forth by the Stormwater Manual and NPDES regulations for post construction BMP requirements by implementing measures associated with source control, runoff reduction, and treatment control for the post construction conditions.

2.3.5. Off-Site Improvements

The majority of infrastructure improvements necessary to serve the ARSP will extend north from the CSP, and thus were previously analyzed within the certified Final EIR for that project. The following additional off-site improvements (shown on Figure 2-20 and 2-21 of the DEIR) are proposed as part of the ARSP and are covered by this EIR.

- Drainage improvements planned within the approximately 17-acre off-site Al Johnson Improvements Area include the excavation of existing University Creek along the western boundary of the ARSP, and the installation of conveyance infrastructure (piping and/or ditching) along the future alignment of Placer Parkway within the project site and the Reason Farms Property.

- Construction of new infrastructure to deliver additional water required by ARSP includes a new self-contained pump adjacent to the Tinker Pump Station, new pipeline connection or new feeder stations, and new pipeline along Tinker Road.
- Improvements to West Sunset Boulevard include widening the existing 22-foot wide roadway section to the south, construction of a drainage ditch for the length of the project site and providing turn lanes at the intersections of Westbrook Boulevard and Amoruso Way. Along the frontage of the project site, a landscaped corridor will be provided behind the drainage ditch and will have a five-foot wide pedestrian path. Additionally, a maximum seven-foot masonry wall will be constructed between the property boundaries and the landscape corridor.

2.4. Project Objectives

The purpose of the Proposed Project is to implement a large-scale, mixed-use, mixed-density master planned community in the City consistent with the City's Guiding Principles related to new development west of Roseville and the City's Blueprint Implementation Strategies. The ultimate development pattern and urban framework for the ARSP are guided by the following project objectives:

- **Complete Comprehensive Planning for the Project Site** - Formulate a specific plan and related land use planning documents that respond to the City's need to provide housing and services in an orderly growth pattern, accommodate the City's regional share of population growth, are compatible with adjacent land uses, and provide new benefits to the City.
- **Mix of Land Uses** - Design a comprehensively planned, residential-based community with a mix of land uses within the ARSP to create a balanced community with approximately 3,000 residential units, commercial and business professional uses, parks and open space, and supporting public/quasi-public uses.
- **Existing Policies** - Satisfy the City policies, regulations, and expectations as defined in the City's General Plan, City/Placer County MOU/USFWS MOU, Growth Management Visioning Committee recommendations, Zoning Ordinance, Community Design Standards, Improvement Standards, and any other applicable plans, documents, and programs adopted by the City.
- **Blueprint Consistency** - Provide for development which meets the City's nine identified Blueprint Implementation Strategies adopted by the Council in June of 2005. Achieve project design characteristics reflective of the general policy direction embodied in the City's adopted General Plan and Blueprint Implementation Strategies, including connectivity among neighborhoods, commercial uses, schools and parks, and preservation of open space.
- **Employment Opportunities** - Provide for multiple retail and office opportunities that would provide employment opportunities within the project site.
- **Housing Opportunities** - Plan for approximately 3,000 units to provide housing choices in varying densities to respond to a range of market segments, including a mix of single-

family homes, and multi-family homes and affordable housing opportunities consistent with the City's General Plan.

- **Regional Housing Needs Allocation** - Aid the City in meeting its obligation to accommodate a percentage of future population growth in the region (as embodied in the Regional Housing Needs Allocation [RHNA] identified by SACOG and the California Department of Housing and Community Development [HCD]).
- **Community Form** - Shape the physical form and character of development that is functional and creates a sense of place in order to:
 - Clearly define the northwestern edge for the City;
 - Create a land use transition and connection from existing City northerly, and westerly to the Al Johnson Wildlife Area and unincorporated Placer County;
 - Organize neighborhoods to be appropriately sized and walkable;
 - Provide a network of trails and parks that link together gathering places such as commercial areas, parks, and schools; and
 - Provide adequate school services to students generated in the project site.
- **Mixed-Use Nodes** - Provide neighborhoods that are within a short walking distance to the commercial areas, which provide for a variety of services such as restaurants, shops, neighborhood serving uses, and offices.
- **Regional and Area Roadways** - Facilitate the extension of Westbrook Boulevard to West Sunset Boulevard and connections to future development to the east, and provide land for the future Placer Parkway alignment. Provide a safe and efficient circulation system which interconnects uses and promotes pedestrian circulation and alternative transportation options. Create a circulation network which complements north/south and east/west circulation routes.
- **Park Facilities** - Provide a network of parks and trails that link together all aspects of the community.
- **Pedestrian & Bicycle Connections** – Provide an extensive network of trails and sidewalks that link neighborhoods, parks, paseos, and local and regional open space areas.
- **Public Transportation Options** - Through implementation of City arterial and collector street improvement standards, provide the opportunity to install fixed-route bus stops and transit facilities in support of the City's overall transit planning efforts.
- **Resource Management** - Ensure open space preserve areas are managed consistent with the City's policies and Open Space Preserve Overarching Management Plan.
- **Contribute to Regional Preserve Planning** - Create open space preserves that provide regional benefit for habitat, resources, and open space amenities consistent with the proposed Placer County Conservation Plan (PCCP).
- **Habitat Conservation & Creation** - Balance development with resource protection, including preservation of the creek corridor, sensitive habitat with wetland resources in an

inter-connected, permanent open space. Create multi-functional habitat with water quality benefits within the open space corridors.

- **Fiscal Contribution** - Include a mix of land uses and facilities which are fiscally feasible and implement funding mechanisms to maintain a neutral / positive fiscal impact to the City's General Fund.
- **Long Term Growth** - Plan for long term growth to be positioned to react to market demand. The ARSP is intended to guide development over a 20-year to 30-year horizon.
- **Program-Level Parcel Objectives** - The Wagner parcel is intended to remain in an Urban Reserve land use and has one residential unit allocated to it. No additional or specific project objectives for this parcel have been identified as there are no specific development plans for this parcel at this time.

3. FINDINGS REQUIRED UNDER CEQA

CEQA requires public agencies to consider the potential effects of their discretionary activities on the environment and, when feasible, to adopt and implement mitigation measures that avoid or substantially lessen the effects of those activities on the environment. Specifically, Public Resources Code section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” The same statute states that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.” Section 21002 goes on to state that “in the event [that] specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.”

The mandate and principles announced in Public Resources Code Section 21002 are implemented, in part, through the requirement that agencies must adopt findings before approving projects for which EIRs are required. (See Pub. Resources Code, § 21081, subd. (a); CEQA Guidelines, § 15091, subd. (a).) For each significant environmental effect identified in an EIR for a proposed project, the approving agency must issue a written finding reaching one or more of three permissible conclusions. The three possible findings are:

- 1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
- 2) Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

- 3) Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(Public Resources Code section 21081, subd (a); see also CEQA Guidelines section 15091, subd. (a).)

Public Resources Code section 21061.1 defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.” CEQA Guidelines section 15364 adds another factor: “legal” considerations. (See also *Citizens of Goleta Valley v. Board of Supervisors (Goleta II)* (1990) 52 Cal.3d 553, 565.) The concept of “feasibility” also encompasses the question of whether a particular alternative or mitigation measure promotes the underlying goals and objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417 (*City of Del Mar*).) “[F]easibility” under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors.” (*Ibid.*; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715 (*Sequoyah Hills*); see also *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1001 [after weighing “‘economic, environmental, social, and technological factors’ ... ‘an agency may conclude that a mitigation measure or alternative is impracticable or undesirable from a policy standpoint and reject it as infeasible on that ground’”].)

With respect to a project for which significant impacts are not avoided or substantially lessened, a public agency, after adopting proper findings, may nevertheless approve the project if the agency first adopts a statement of overriding considerations setting forth the specific reasons why the agency found that the project's “benefits” rendered “acceptable” its “unavoidable adverse environmental effects.” (CEQA Guidelines, Sections 15093, 15043, subd. (b); see also Pub. Resources Code, section 21081, subd. (b).) The California Supreme Court has stated, “[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.” (*Goleta II, supra*, 52 Cal.3d at p. 576.)

Because the EIR identified significant effects that may occur as a result of the project, and in accordance with the provisions of the Guidelines presented above, the City hereby adopts these findings as part of the approval of the Proposed Project. These findings reflect the independent judgment of the City and constitute its best efforts to set forth the evidentiary and policy bases for its decision to approve the Project in a manner consistent with the requirements of CEQA. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that come into effect with the City’s approval of the Proposed Project.

3.1. Evidentiary Basis for Findings

These Findings are based upon substantial evidence in the record before the City. The references to the DEIR and Final EIR set forth in the Findings are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these Findings.

3.2. Procedural Findings

The City Council of the City of Roseville finds as follows:

Based on the nature and scope of the Amoruso Ranch Specific Plan, the City of Roseville determined, based on substantial evidence, that the project may have a significant impact on the environment and prepared an EIR for the Proposed Project. The EIR was prepared, noticed, published, circulated, reviewed and completed in full compliance with CEQA (PRC Sections 21000 et seq.) and the State CEQA Guidelines (14 CCR Sections 15000 et seq.), as follows:

- A NOP of the DEIR was filed with the Office of Planning and Research and was circulated for public comments from October 30, 2013 through December 2, 2013.
- A notice of availability (NOA) of the DEIR was mailed to all interested groups, organizations, and individuals who had previously requested notice in writing as of February 22, 2016. The NOA stated that the City had completed the DEIR and that copies were available for public review at the City of Roseville Planning Division located at 311 Vernon Street, and online at www.roseville.ca.us/amoruso.
- A public notice was placed in the Roseville Press-Tribune on February 26, 2016, which stated that the DEIR was available for public review and comment.
- A public notice was posted in the office of the City of Roseville Planning Division on February 22, 2016.
- Following closure of the public comment period, all comments received on the DEIR during the comment period, the City's written responses to the significant environmental points raised in those comments, and additional information added by the City were added to the DEIR to produce the Final EIR.

3.3. Certification of the EIR

In accordance with CEQA, the City has considered the effects of the project on the environment, as shown in the Final EIR, and the whole of the administrative record, prior to taking any action to approve the Proposed Project. The Final EIR was released for public review on March 1, 2016. The City reviewed the Final EIR and, at the June 15, 2016 public hearing, recommended that the EIR be certified. The City has reviewed and considered the EIR and the information relating to the

environmental impacts of the proposed project and has certified that the EIR has been prepared and completed in compliance with CEQA. By these Findings, the City ratifies and adopts the conclusions of the Final EIR as set forth in these Findings, except where such conclusions are specifically modified by these Findings. The Final EIR and these Findings represent the independent judgment and analysis of the City.

3.4. Findings Regarding Mitigation Measures

Mitigation Measures Adopted

Except as otherwise noted, the mitigation measures referenced herein are those identified in the Final EIR and adopted by the City as set forth in the MMRP.

Impacts After Implementation of Mitigation Measures

Except as otherwise stated in these Findings, in accordance with CEQA Guidelines Section 15092, the City finds that environmental effects of the Proposed Project will not be significant or will be mitigated to a less-than-significant level by the adopted mitigation measures. All significant environmental effects have been eliminated or substantially lessened to the extent feasible. The City has determined that any remaining significant effects on the environment that are found to be unavoidable are acceptable due to overriding considerations described in Section 4. These overriding considerations consist of specific social, environmental, and economic benefits of the project that justify its approval and outweigh its unavoidable adverse environmental effects, as more fully stated in Section 4. Except as otherwise stated in these Findings, the City finds that the mitigation measures incorporated into and imposed upon the Proposed Project will not have new significant environmental impacts that were not analyzed in the EIR.

Relationship of Findings and MMRP to Final EIR

These Findings and the MMRP are intended to summarize and describe the contents and conclusions of the Draft and Final EIR for policymakers and the public. In the event that there is any inconsistency between the descriptions of mitigation measures in these Findings or the MMRP and the Final EIR, the City and/or the Applicant will implement the measures as they are described in these Findings and the attached MMRP. In the event a mitigation measure recommended in the Final EIR has inadvertently been omitted from these Findings or from the MMRP, such mitigation measure is hereby adopted and incorporated into the Findings and/or MMRP, as applicable.

3.5. Location and Custodian of Records

Pursuant to PRC section 15091, the City is the custodian of the documents and other materials that constitute the record of proceedings upon which the decision is based, and such documents and other materials are located at the City of Roseville Planning Division at 311 Vernon Street, Roseville, CA 95678. Additionally, many of the documents and materials are available online at:

http://www.roseville.ca.us/gov/development_services/planning/specific_plans_n_planning_area/s/amoruso_ranch_specific_plan.asp.

3.6. Findings Related to Project Alternatives

CEQA requires that an EIR describe and analyze the relative environmental impacts of alternatives to the proposed project and evaluate their comparative impacts and merits (see State CEQA Guidelines Section 15126.6 [a-c]). The EIR must consider a range of reasonable alternatives that can feasibly attain most of the basic project objectives and avoid or substantially lessen one or more significant impacts. Alternatives that would impede to some degree the attainment of the project objectives or would be more costly may also be considered. The environmentally superior alternative must be identified among the alternatives considered.

The alternatives analysis must identify the potential alternatives, and include sufficient information about each to allow meaningful evaluation, analysis, and comparison with the proposed project. The discussion must focus on potentially feasible alternatives that can avoid or substantially reduce the significant impacts of the proposed project.

Qualitative and quantitative measures of alternative feasibility may include site suitability, economic viability, availability of infrastructure, general plan consistency, consistency or conflict with other plans or regulatory limitations, jurisdictional boundaries, and whether the project applicant can reasonably acquire, control, or otherwise have access to an alternative site. Similarly, if an alternative would cause one or more significant impacts, in addition to those that would be caused by the project, the significant impacts of the alternative must be discussed, but in less detail than the project analysis.

As required by CEQA, the alternatives analysis must include evaluation of the “no project” alternative. “No project” is defined as what would occur within the project site if the project were not to be approved. The “no project” alternative “would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.” CEQA also requires that an EIR identify an “environmentally superior alternative” from among the range of reasonable alternatives that are evaluated.

The City finds that a good faith effort was made to evaluate all feasible alternatives in the EIR that are reasonable alternatives to the project and could feasibly obtain the basic objectives of the project, even when the alternatives might impede the attainment of the projected objectives or might be more costly. The City also finds that all reasonable alternatives were reviewed, analyzed, and discussed in the review process of the EIR and the ultimate decision on the project.

3.6.1. Alternatives Rejected and Reasons for Rejection

Pursuant to the requirements of CEQA Guidelines Section 15126.6 and in light of the project objectives, the following alternatives to the project were identified and evaluated in the DEIR:

- Alternative 1: No Project/No Build Alternative
- Alternative 2: Reduced Density, Similar Development Footprint Alternative

- Alternative 3: Compact Development Footprint Alternative
- Alternative 4: Minimum Wetland Impact Alternative

The City Council rejects the alternatives set forth and evaluated in the EIR because the City finds that there is substantial evidence, including evidence of economic, legal, social, technological, and other considerations described under CEQA Guidelines 15091(a)(3), that make these alternatives infeasible. In making these determinations, the City Council is aware that CEQA defines “feasibility” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.”

In addition to a comparison of impacts to the environment, an economic feasibility analysis was prepared that determines the impact of each of the alternatives and the associated development costs on the feasibility of developing the ARSP. (DPFG, Environmental Impact Report Alternatives, Amoruso Ranch Specific Plan Economic Feasibility Analysis, 2016.)

ALTERNATIVE 1: NO PROJECT/NO BUILD ALTERNATIVE

Under CEQA, the No Project Alternative must consider the effects of foregoing the Proposed Project. The purpose of analyzing the No Project Alternative is to allow decision-makers to compare the impacts of the Proposed Project to the action of no project. The No Project Alternative describes the environmental conditions that exist at the time that the NOP circulated, as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services (CEQA Guidelines 15126[e][2]).

Under the No Project Alternative, the project site would remain in its current agricultural/rural use and minimum 80-acre farming zoning. It is reasonably foreseeable that under the No Project Alternative, Placer Parkway would be extended through the northern portion of the project site under future conditions, similar to the Proposed Project. Without annexation, general plan amendments, a specific plan, rezoning, and other approvals such as those sought as part of the Proposed Project, it is not reasonably foreseeable that the area would develop with urban land uses. While as many as eight farms at 80 acres each could theoretically occupy the project site, such subdivision of agricultural land is not common in south Placer County. Therefore, it is assumed that no development would occur and existing uses (seasonal cattle grazing) would continue.

Impacts related to the Proposed Project identified in Sections 4.0 and 5.0 of the DEIR would not occur under the No Project Alternative, because the project site would remain in its current agricultural use. None of the identified mitigation measures would be required, and none of the significant and unavoidable impacts identified in the EIR would occur under this alternative.

Based on impact analyses, the No Project Alternative would be environmentally superior to the Proposed Project. However, the No Project Alternative would not achieve any of the project objectives because it does not include a development project. Most notably, the No Project

Alternative is inconsistent with the objective that seeks to meet the City's share of regional housing needs and with the regional planning goals of the SACOG Blueprint. Because of its inconsistency with SACOG Blueprint principles, the No Project Alternative, while environmentally superior to the Proposed Project in the short term, could, over time, become environmentally inferior.

For all of the reasons set forth above, and each of them individually, the City Council hereby rejects the No Project Alternative because it is infeasible.

Alternative 2: Reduced Density, Similar Development Footprint

Under the Reduced Density, Similar Development Footprint Alternative (Alternative 2), open space would remain the same as the Proposed Project, but residential densities would be reduced by approximately 18 percent. As a result, the number of units and population associated with this alternative would be less than under the Proposed Project. The acreage of all other uses, including commercial, parks, public/quasi-public (including the school), and right-of-way would be identical to the Proposed Project.

Environmental Impacts Compared to Proposed Project. Unavoidable impacts associated with Alternative 2 would be similar to the Proposed Project. Many impacts would remain the same as the Proposed Project with the exception of traffic, air quality, GHG emissions, operational noise, potential buried archaeological and paleontological resources, public services, public utilities, and storm water runoff rates and volumes, which would be incrementally reduced.

Although Alternative 2 would generally meet most project objectives, the City rejects this alternative as infeasible within the meaning of CEQA for the following reasons:

Consistency with Adopted City Policies. Alternative 2 is not consistent with the SACOG Blueprint principles. Because fewer residential units would be accommodated within the project site, Alternative 2 would divert residential development to other locations in the region or farther away from the existing urban footprint, which could create additional environmental impacts, including increased long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, increased per capita wastewater generation, and increased per capita air pollutant and GHG emissions.

Economic Feasibility. An economic feasibility analysis was prepared by Development Planning & Financing Group, Inc. (DPFG) (dated May 17, 2016), which estimated the infrastructure cost burden based on the total infrastructure cost per developable acre and the ratio of total cost burden per home. The infrastructure cost burden, expressed as a percentage of the estimated average home price, is a generally accepted indicator of whether a reasonable and prudent developer would proceed with development. Based on a review of public agency financial planning documents, a cost burden of 15 percent is optimal, but cost burdens between 10 and 20 percent are considered acceptable. As described in the *ARSP Economic Feasibility Analysis*, Alternative 2 is economically infeasible (DPFG 2016). Alternative 2 increases the cost per developable acre to \$269,843, which causes the land value to decrease by \$2,416 per acre from the Proposed Project. Nevertheless, it is

above the feasible range with a 22.7 percent average cost burden per home. Alternative 2 would impose the highest total cost burden per unit of all of the alternatives considered in the EIR, at \$88,824 (compared to \$79,624 for the Proposed Project). Alternative 2 would also not generate a high enough internal rate of return (IRR) to attract private equity investors, which would be necessary due to limitations associated with other types of financing such as bank loans, bonds, or government loans. Without the ability to obtain funding for the construction of the required infrastructure, Alternative 2 is considered economically infeasible.

For all of the reasons set forth above, and each of them individually, the City Council hereby rejects further consideration of Alternative 2 as infeasible.

ALTERNATIVE 3: HIGH DENSITY, COMPACT DEVELOPMENT FOOTPRINT

Under the High Density/Compact Development Alternative (Alternative 3), open space would be increased as shown in Figure 6-2 of the EIR. Alternative 3 was developed by increasing open space in the areas of the site that contain the greatest concentrations of vernal pools or drainage areas. Developed areas would be reduced to 420.5 acres (compared to 479.7 acres in the Proposed Project), and open space would increase to 205 acres (compared to 145.5 acres in the Proposed Project). The number of residential units would be approximately the same (109 unit increase); however, the residential footprint would be decreased by 18 percent (60 acres) through an increase in high density units offset by a corresponding decrease in the number of medium and low density units. The acreage of all other uses, including commercial, parks, public/quasi-public (including the school), and right-of-way would be similar to the Proposed Project.

Environmental Impacts Compared to Proposed Project. Alternative 3 would be environmentally superior to the Proposed Project due to the reduced development footprint. Because a similar level of development is proposed, most impacts would be the same as the Proposed Project, with the exception of impacts to biological resources, potential buried archaeological and paleontological resources, storm water runoff rates and volumes, and visual character, which would be incrementally reduced. Alternative 3 would meet most of the project objectives.

Although Alternative 3 would meet most of the project objectives and is environmentally superior to the Proposed Project, the City Council rejects this alternative as infeasible within the meaning of CEQA for the following reasons:

Population, Employment and Housing. By decreasing the number of medium and low density units, Alternative 3 would provide fewer housing opportunities in varying densities to respond to a range of market segments compared to the Proposed Project.

Economic Feasibility. As described in the *ARSP Economic Feasibility Analysis*, Alternative 3 is economically infeasible (DPFG 2016). Compared to the Proposed Project, the cost per developable acre of Alternative 3 is 6.7 percent higher at \$285,227, which is illustrated as a decrease in land value of \$17,800 per acre, even though the cost burden per home is 21.2 percent, which is comparable to the Proposed Project. However, taking into consideration the time value of money,

residual land value and cash flow as reflected by the IRR, Alternative 3, at 5.6 percent, does not come close to meeting the 20 percent IRR minimum threshold needed to attract private equity investors. Without the ability to obtain funding for the construction of the required infrastructure, Alternative 3 is economically infeasible.

For all of the reasons set forth above, and each of them individually, the City hereby rejects further consideration of Alternative 3 as infeasible.

ALTERNATIVE 4: MINIMUM WETLAND IMPACT

Under the Minimum Wetland Impact Footprint Alternative, open space would be substantially increased. Alternative 4 was conceptualized by minimizing development in areas of the site that contain delineated jurisdictional wetlands. Developed areas would be reduced to 346.9 acres (compared to 479.7 acres in the Proposed Project), and open space would increase to 278.6 acres (compared to 145.5 acres in the Proposed Project). As a result, the number of units and population associated with this alternative would be less than under the Proposed Project, as would acreage dedicated to parks, public/quasi-public uses and roadways.

Environmental Impacts Compared to Proposed Project. Alternative 4 would be environmentally superior to the Proposed Project because substantially fewer acres would be developed and less development is proposed. In most cases, the impacts of Alternative 4 would be reduced compared to the Proposed Project. Impacts to vernal pool habitats would be avoided. Alternative 4 would meet most of the project objectives.

Although Alternative 4 would generally meet most project objectives, the City rejects this alternative as infeasible within the meaning of CEQA for the following reasons:

Consistency with Adopted City Policies. The reduced internal connectivity and cohesion under Alternative 4 is inconsistent with SACGO Blueprint Principles for development design. Because of its inconsistency with SACOG Blueprint Principles, Alternative 4, while environmentally superior to the Proposed Project in the short term, may be environmentally inferior to the Proposed Project in the long-term compared to future baseline conditions assuming all 2050 regional growth anticipated by SACOG. Under the future scenario, the Proposed Project would be superior to Alternative 4 with respect to long-term per capita consumption of land, water, electricity, natural gas, and vehicle fuels, long-term per capita wastewater generation, and long-term per capita air pollutant and GHG emissions.

Population, Employment and Housing. Under Alternative 4 only 1,979 residential units would be developed compared to 2,827 residential units under the Proposed Project. Because approximately 25 percent fewer HDR units would be developed under Alternative 4, it provides the City with fewer options to meet its Regional Housing Needs Allocation of 10 percent affordable units and its need to accommodate lower income households.

Economic Feasibility. As described in the *ARSP Economic Feasibility Analysis*, Alternative 4 is economically infeasible (DPFG 2016). Compared to the Proposed Project, the cost per developable acre of Alternative 4 is slightly higher at \$269,233, thus reducing the land value by \$1,806, even though the cost burden per home is 21.3 percent, which is slightly lower than the Proposed Project. However, taking into consideration the time value of money, residual land value and cash flow as reflected by the IRR, Alternative 4, at 10.4 percent, does not meet the 20 percent IRR minimum threshold needed to attract private equity investors. Without the ability to obtain funding for the construction of the required infrastructure, Alternative 4 is economically infeasible.

For all of the reasons set forth above, and each of them individually, the City Council hereby rejects further consideration of Alternative 4 as infeasible.

3.6.2. Environmentally Superior Alternative

According to Section 15126.6 (d) (2) of the CEQA Guidelines, an EIR is required to identify an environmentally superior alternative from among the range of reasonable alternatives that are evaluated. The environmentally superior alternative would be the alternative that results in the fewest significant environmental impacts compared to the Proposed Project. If the environmentally superior alternative is the no project alternative, the EIR shall also identify an environmentally superior alternative from among the other alternatives.

The No Project Alternative would reduce the greatest number of project impacts, and would, therefore, be environmentally superior to the Proposed Project. Among the other alternatives, Alternative 4, Minimum Wetland Impact Alternative, would be considered the environmentally superior alternative because it reduces more of the project's significant project impacts compared to the other project alternatives, and creates no additional significant impacts. Alternative 4 would result in reduced impacts with respect to:

- 1) traffic and transportation;
- 2) construction and operational air quality emissions;
- 3) climate change and GHG emissions;
- 4) construction and operational noise;
- 5) wetlands and grasslands;
- 6) potential buried archaeological and paleontological resources;
- 7) public services (police, fire, schools, and libraries);
- 8) public utilities (water, recycled water, wastewater, electricity, and natural gas);
- 9) storm water runoff rates and volumes; and
- 10) alterations to the visual character.

Alternative 4 also would preserve the most open space.

For all of the reasons explained above in section 3.6.1 and each of them individually, however, the City Council concludes that Alternative 4 is infeasible and declines to adopt it.

3.7. Effects Found Not to be Significant

Effects of the Proposed Project found to be less than significant, and which require no mitigation, are identified in Table 3-1 of the DEIR. The City has reviewed the record and agrees with the conclusion that such impacts would be less than significant, and therefore no additional findings are needed.

3.8. Significant Impacts Associated with the Proposed Project

The Proposed Project has potentially significant environmental impacts in the areas discussed below. The DEIR identified feasible mitigation measures to avoid or substantially reduce some or all of the environmental impacts in these areas, although some impacts remain significant even with implementation of all feasible mitigation.

3.8.1. Land Use and Agricultural Resources

Impact 4.1-2 (Potential Incompatibility of Internal Land Uses): The ASRP provides for locating residential uses immediately adjacent to commercial uses, which can cause conflicts such as noise from equipment, operations, music, parking and traffic, and the Proposed Project would result in temporary disturbances during construction.

Mitigation Measure 4.6-1: Construction Noise Reduction is set forth in full in Section 3.8.6 in relation to Impact 4.6-1.

Mitigation Measure 4.6-2: Commercial Noise Controls is set forth in full in Section 3.8.6 in relation to Impact 4.6-2.

Mitigation Measure 4.4-1: Measures to Reduce Short-term Construction-related Emissions is set forth in full in Section 3.8.4 in relation to Impact 4.4-1.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.*

Commercial and Business Professional Uses

The ASRP includes 27.3 acres associated with a Community Commercial Village District and 23.9 acres associated with Community Commercial. All Community Commercial uses would be located off of Westbrook Boulevard. The City of Roseville Community Design Guidelines includes specific requirements for commercial development, multi-family residential and compact residential development. Commercial development adjacent to residential areas must include side and rear setbacks with a sufficient planter area to screen views and/or for the placement of sound barriers or fencing (according to City of Roseville Community Design Guidelines, March 2008). The Guidelines also require that lighting sources include cut-off lenses to avoid light spillage and glare on adjacent properties. In addition, the Design Guidelines prepared for the ARSP include specific requirements to ensure that landscaping, building setbacks, and berming would be appropriate to screen noise and other visual intrusions from commercial uses on nearby residential

areas. Further, the ARSP would be required to comply with the Zoning Ordinance, which mandates proper screening, building setbacks, landscaping requirements, and light intensities, which would promote compatibility between residential and adjacent businesses. Mitigation Measure 4.6-2 Commercial Noise Controls, which requires that any commercial development demonstrate that it meets the City noise standards. Therefore, with mitigation this impact would be **less than significant**. (DEIR 4.1-35)

Temporary Disturbances During Construction

The ASRP would be constructed in phases. Therefore, residents that move during early phases may be subject to construction-related impacts such as noise, dust, and truck traffic over a period of time. In addition, there are two areas of the site plan that propose residential uses adjacent to Placer Parkway. Because Placer Parkway would be constructed in the future likely after residential areas have been occupied, residents would be subject to construction-related impacts such as noise, dust, and truck traffic from construction activities. Potential short-term disturbances associated with construction are addressed in Section 2.4, Air Quality, and Section 2.6, Noise. This is considered a **significant** impact. Mitigation Measure 4.6-1, Construction Noise Reduction (set forth in full in Section 2.6, Noise), and Mitigation Measure 4.4-1, Construction Control Measures (set forth full in Section 2.4, Air Quality) would reduce construction impacts to a **less-than-significant** level. (DEIR 4.1-38)

Impact 4.1-3 (Potential Incompatibility with Existing Agricultural and Other Land Uses in Placer County and the City of Roseville): Proposed Project may expose sensitive receptors to objectionable odors from industrial and municipal uses in the vicinity.

Mitigation: In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures to mitigate this impact is identified in the EIR.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Industrial and municipal uses in the vicinity of the project site include the Roseville Energy Park (REP) and the PGWWTP located two miles south of the project site, and the Western Regional Sanitary Landfill (WRSL) and Materials Recovery Facility (MRF) operated by the Western Placer Waste Management Authority located approximately 1.8 miles northeast of the project site. Operation of these facilities generates noise and potential odors that may be perceived by sensitive receptors within the project site. Occasionally depending on atmospheric conditions, operations at the PGWWTP, WRSL, and MRF would emit odors that may be detectable within the project site.

Although there are no health standards that regulate odor, the Placer County Air Pollution Control District (PCAPCD) Air Quality Handbook includes a recommended buffer of two miles between residential land uses and sanitary landfills and WWTPs (PCAPCD, 2012). This buffer is intended to be used as a screening tool, not a significance threshold. The proximity of the project site to

odor-generating land uses is closer than the recommended buffer distances. Disclosures will be provided to all buyers and occupants of the project site (as embodied in the CC&Rs), to ensure that residents and property owners are informed of the proximity of the adjacent agricultural uses, the PGWWTP, WRSL, and MRF and the associated potential for occasional nuisance odors. Nonetheless, this is considered a **significant** impact. Mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Thus, because it is impossible to allow development of the Proposed Project without exposure of sensitive receptors to potential odor nuisances, mitigation of this impact to a less-than-significant level would be infeasible and this impact is **significant and unavoidable**. (DEIR p. 4.1-41.) As explained in Section 4, "Statement of Overriding Considerations," the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to odorous emissions.

Impact 4.1-5 (Conversion of Agricultural Land to Developed Uses): The Proposed Project would result in the loss of approximately 636 acres of grazing and irrigated pasture lands.

Mitigation Measure 4.1-1 Agricultural Compensation A minimum of 636 acres of open space shall be preserved within Placer County to mitigate for the loss of 636 acres of agricultural and grazing lands. This shall be accomplished through the recordation of conservation easements that result in the formation of preserve lands (each a "mitigation property or "preserve site" and collectively, "mitigation lands" or "preserve lands"). For purposes of mitigation, the term "open space" shall include any and all undeveloped land proposed to be preserved by conservation easement or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation as set forth below and lands in agricultural use. No additional agricultural mitigation is required beyond the 1:1 open space requirement, as long as a substantial portion of the mitigation lands acquired, as determined by the Development Services Director, are: (1) in agricultural production, (2) undeveloped and have an NRCS soils classification of the same or greater value than lands being affected within the specific plan property at issue, or (3) undeveloped and have the same or higher value DOC categorization as lands being affected within the specific plan property at issue. In-kind mitigation is not required for agricultural land developed within the ARSP project site.

Mitigation Measure 4.8-7 Off-site and On-site Preservation of Grassland Habitat is set forth in full in Section 3.8.7 in relation to Impact 4.8-6.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.*

While the project site is designated for agricultural use under the County's General Plan, it does not provide opportunities for prime agricultural production. The land is generally unsuitable for agricultural uses beyond grazing. Ninety-four percent of the project site contains soils considered Grade 4 (poor) soils, which have severe limitations for agricultural production. There are no Grade

1 (excellent) soils in the project site. Implementation of Mitigation Measure 4.1-1 and Mitigation Measure 4.8-7 would provide 1:1 ratio mitigation for open space preservation that will ensure that grazing opportunities remain in the region, mitigating this potential impact to a **less-than-significant** level. (DEIR p. 4.1-44)

3.8.2. Population and Housing

Impact 4.2-4 (Inducement of Substantial Population Growth): The Proposed Project would accommodate approximately 7,379 additional residents, which represents an approximately six percent increase in the City's current population.

Mitigation: In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures to mitigate this impact is identified in the EIR.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.*

The Proposed Project involves the development of 2,827 residential units in the project site. This new housing could accommodate approximately 7,379 additional residents. This represents an approximately six percent increase in the City's current population. The General Plan anticipates a total of 73,392 dwelling units at buildout. With the implementation of the ARSP, the total number of units in the City would be increased by 2,827 and would require a General Plan amendment; which is part of the Proposed Project. The commercial and business professional uses proposed in the ARSP would generate approximately 1,115 additional jobs. While most of these jobs would be held by City residents, it would be anticipated that some workers would also live outside of the City.

A lead agency should not assume that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment (CEQA Guidelines, section 15126.2, subd. [d]). As a result, the prospect of growth, by itself, does not create an adverse effect on the environment. Instead, growth may result in physical impacts to various kinds of natural or environmental resources, such as air, water, or land. As described in the DEIR, the ARSP will result in a number of significant adverse environmental impacts. As a result, population growth resulting from the ARSP is considered **significant**. While many impacts can be reduced to a less-than-significant level through the implementation of mitigation measures recommended in this EIR, a number of environmental impacts are unavoidable. Mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Thus, because it is impossible to allow new development without impacting on-site population growth, and mitigation of this impact to a less-than-significant level would be infeasible, this impact is **significant and unavoidable**. (DEIR p. 4.2-12.) As explained in Section 4, "Statement of Overriding Considerations", the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to inducement of population growth.

3.8.3. Transportation and Circulation

Impact 4.3-1 (Increased Traffic Volumes on City of Roseville Existing Conditions): The Proposed Project would cause operations to degrade below LOS C for intersections operating at LOS C or better; or cause operations to degrade by one or more service level for intersections operating at LOS D or worse during AM and PM peak hours.

Mitigation Measure 4.3-1 Roseville Intersections: Pay Fair Share of Improvements in the CIP

The Applicant shall pay fair-share fees toward the following improvements detailed within the CIP:

- **Baseline Road/Fiddymment Road:** Addition of a second eastbound left-turn lane.
- **Cirby Way/Riverside Avenue:** Addition of a third eastbound through lane.
- **Baseline Road/Foothills Road:** Addition of a third northbound through lane.
- **Baseline Road/Woodcreek Oaks Boulevard:** Addition of a second eastbound through lane.
- **Blue Oaks Boulevard/Foothills Boulevard:** Addition of a third northbound left-turn lane and a third southbound through lane.
- **Cirby Way/Vernon Street:** Addition of a second southbound left-turn lane.
- **Foothills Boulevard/Junction Boulevard:** Addition of a second eastbound left-turn lane.
- **Roseville Parkway/Galleria Boulevard:** Addition of a fourth westbound through lane.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

For AM and PM peak hour conditions, significant impacts are identified for intersections in which the project would cause operations to degrade below LOS C for intersections operating at LOS C or better; or cause operations to degrade by one or more service level for intersections operating at LOS D or worse.

The Proposed Project would cause significant intersection degradation to the below intersections during the AM and PM peak hours. This is considered a **significant** impact.

AM Peak Hour

- Baseline Rd/Fiddymment Rd (LOS C to D)
- Cirby Way/Riverside Ave (LOS C to D)
- Baseline Rd/Foothills Blvd (LOS C to D)
- Baseline Rd/Woodcreek Oaks Blvd (LOS C to D)

PM Peak Hour

- Antelope Creek Blvd/Galleria Blvd (LOS C to D)
- Baseline Rd/Fiddymment Rd (LOS D to E)

- Blue Oaks Road/Foothills Blvd (LOS C to D)
- Cirby Way/Vernon Street (LOS C to D)
- Junction Blvd/Foothills Blvd (LOS C to D)
- Roseville Parkway/Galleria Blvd (LOS D to E)

Mitigation Measure 4.3-1 would restore operations to an LOS C at the Baseline Road/Fiddymont Road, Baseline Road/Foothills Boulevard, Baseline Road/Woodcreek Oaks Boulevard, Blue Oaks Boulevard/Foothills Boulevard, Cirby Way/Riverside Avenue, Cirby Way/Vernon Street, Foothills Boulevard/Junction Boulevard, and Roseville Parkway/Galleria Boulevard intersections under Existing Plus Project conditions. Each of these improvements is included within the City's CIP, and the Proposed Project's payment of the applicable TMF constitutes a fair-share payment toward these improvements. Therefore, impacts to these intersections would be considered **less than significant**.

The Antelope Creek Boulevard/Galleria Boulevard intersection is constructed to its ultimate lane configuration. Operations are projected to worsen to LOS E under 2035 CIP conditions during the PM peak hour. By virtue of the City Council adopting an exception to the LOS C standard for this intersection, this impact is considered **less than significant**. (DEIR p. 4.3-50)

Impact 4.3-4 (Impacts to Transit): Increased transit demand resulting from the Proposed Project could impact Dial-A-Ride Service.

Mitigation Measure 4.3-2 Pay Fair Share toward Transit Improvements

The Applicant shall pay its fair share toward the capital improvements for expanded transit services to the project site. This includes bus turn-outs, shelter pads, and shelters.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

The addition of residential units and commercial square footage would increase the demand for transit within the City of Roseville. There are currently no Local Service routes directly serving the project site.

Roseville Transit is funded primarily by local Transportation Development Act (TDA) funding sources, which are derived from a statewide one-quarter cent sales tax. Additional funding sources include Federal Transit Administration (FTA) funds and local transit fares. General funds are not used to support Roseville Transit and are not expected to be used to support transit services for the Proposed Project. As TDA revenues rise or fall during various economic conditions, transit services are expected to reflect the amount of funding available in consideration of the unmet transit needs which are evaluated annually by PCTPA.

Due to funding constraints it is anticipated that Local Service (and thus ADA Paratransit Service) will not be extended to the project site upon initial development. Roseville Transit regularly reviews and, as needed and feasible, adjusts its services in consideration of unmet transit needs

within the City of Roseville, the Long Range Transportation Plan (LRTP), the SRTP and available funding. Future service adjustments may include service to the ARSP area. Until that time, Dial-A-Ride Service is the only transit service that will be available to the project site. As a result, the increased transit demand resulting from the project could impact Dial-A-Ride Service due to extended travel times and increased demand. This would result in a **potentially significant** impact to existing transit services, as well as a **potentially significant** impact to future residents within the project site due to unmet transit demand.

Pursuant to **Mitigation Measure 4.3-2, Pay Fair Share toward Transit Improvements**, the project would be required to create transit stops at key arterial intersections and at other locations as determined by the Public Works Director, in accordance with the City's Improvement Standards. Roseville Transit will provide transit services in accordance with the SRTP and LRTP as funding allows. The requirement that the Proposed Project develop transit stops at key arterial intersections and other locations determined by Public Works will be sufficient to allow service to be extended to the project site. Payment of a fair share fee is proposed that will enable transit services to be extended to the project site, and will ensure that existing services are expanded to account for the increased demand on existing services that would result from development of the Proposed Project. For these reasons, Mitigation Measure 4.3-2 would reduce impacts to a **less-than-significant** level. (DEIR p. 4.3-54)

Impact 4.3-5 (Increased Traffic Volumes at Intersections Within Placer County, Sutter County, Sacramento County, or City of Lincoln Under Existing Conditions): Increased Traffic Volumes at Intersections Within Placer County, Sutter County, Sacramento County, or City of Lincoln Under Existing Conditions

Mitigation Measure 4.3-3 Placer County Intersections: Pay Fair Share Costs to Placer County Intersection Improvements

The Applicant shall pay the fair share cost of improvements to restore acceptable operations during peak hours at the following intersections:

- a) **Watt Avenue/PFE Road:** Installation of a traffic signal at this intersection. This improvement is included in the Placer County CIP (December 2014).
- b) **Walerga Road/PFE Road:** Widening of Walerga Road to four lanes through the intersection, to consist of two northbound and two southbound travel lanes. The Placer County Countywide CIP (December 2014) includes funding ROW acquisition for the widening of Walerga Road to six lanes from Baseline Road to the Sacramento County line. However, funding for construction is not provided.
- c) **Cook-Riolo Road/PFE Road Intersection:** Development of capacity-enhancing improvements identified by Placer County. This improvement is not included in any existing fee program.

- d) **Fiddymment Road/West Sunset Boulevard:** Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program.
- e) **Fiddymment Road/Athens Avenue:** Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program.
- f) **Fiddymment Road/West Sunset Boulevard:** The addition of a second eastbound left-turn lane at the intersection. This improvement is not included in any existing fee program.
- g) **Fiddymment Road/Athens Avenue:** The addition of a second westbound left-turn lane to the intersection. This improvement is not included in any existing fee program.
- h) **N Foothills Boulevard/Athens Avenue:** Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program.

Consistent with Placer County's Mitigation Measure 4.7-2a for the Placer Vineyards Specific Plan and Mitigation Measure 6.12-1 for the Regional University Specific Plan, the City of Roseville, in working with Placer County to provide funding for improvements not already subject to an existing interagency fee program, shall negotiate in good faith with Placer County to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the ARSP, commitment for the provision of adequate fair share mitigation from the ARSP for significant impacts on Placer County roadways. In reaching an accommodation with Placer County, the City and Placer County, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA (if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Placer County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels.

The City intends that its arrangement(s) with Placer County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements (e.g., the

Curry Creek Community Plan in Placer County), (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs.

The City will monitor traffic volumes and coordinate with the County regarding traffic mitigation fees to fund regional improvements.

Mitigation Measure 4.3-4 Sutter County Facilities: Pay Fair Share Costs to Sutter County Intersection Improvements

The Applicant shall pay the fair share costs of improvements to restore acceptable operations during peak hours at the following intersections:

- a) **Pleasant Grove Road N/Riego Road:** Widening of Riego Road to four lanes through the intersection, to consist of two eastbound and two westbound travel lanes. This improvement is not included in any known fee program.
- b) **Pleasant Grove Road S/Riego Road:** Widening of Riego Road to four lanes through the intersection, to consist of two eastbound and two westbound travel lanes. This improvement is not included in any known fee program.

The City of Roseville shall negotiate in good faith to enter into a fair agreement with Sutter County regarding the ARSP's fair share mitigation for these improvements. In reaching an accommodation with Sutter County, the City and Sutter County, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sacramento County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Sutter County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Sutter County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing

to transportation-related impacts and that therefore should contribute to the funding of necessary improvements (e.g., the Curry Creek Community Plan in Placer County), (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. Implementation of Mitigation Measure 4.3-4 would reduce impacts to a less-than-significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.

Finding: *Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*

The Proposed Project would cause significant intersection degradations to the below Placer County intersections during the AM and PM peak hours. This is considered a **significant** impact.

AM Peak Hour

- Watt Avenue/PFE Road (LOS E to F)
- Walerga Road/PFE Road (LOS D to E)
- Cook-Riolo/PFE Road (LOS B to D)
- Fiddymment Road/West Sunset Boulevard (LOS B to F)

PM Peak Hour

- Walerga Road/PFE Road (LOS C to D)
- Fiddymment Road/West Sunset Boulevard (LOS C to F)
- Fiddymment Road/Athens Avenue (LOS B to E)

Mitigation Measures 4.3-3 and 4.3-4 would restore intersection operations to acceptable levels at the Placer and Sutter County intersections. Implementation of these measures will facilitate the construction of such improvements by requiring the City of Roseville to negotiate in good faith with Sutter County to enter into fair and reasonable arrangements with the intention of achieving within a reasonable time period after approval of the Proposed Project, commitment for the provision of adequate fair share mitigation from the Proposed Project for impacts on Placer and Sutter County roadways. Mitigation Measure 4.3-3 (a) is fully funded through an adopted fee program and is therefore considered feasible. Since this would restore acceptable operations during the AM and PM peak hours, it would mitigate the intersection impacts at Watt Avenue/PFE Road to **less than significant**.

Mitigation Measure 4.3-3 (b) is also in a fee program. However, the fee program only covers ROW acquisition and not funding for construction. Mitigation Measures 4.3-3 (b) through (e) and 4.3-4 (a) and (b) would require the City of Roseville to negotiate in good faith with Placer County to

identify the Proposed Project's fair share funding contribution. These mitigations would require ROW acquisition and approvals from other agencies.

However, since none of these improvements are included and fully funded in an existing fee program, there is no assurance that the remaining funds necessary for construction will be collected. As such, the operational impact to the identified intersections would remain **significant and unavoidable**.

This conclusion reflects the reality that successful implementation of the proposed improvements on Placer County and Sutter County roadways is outside the control of the City of Roseville. For this reason, the City of Roseville is conservatively acknowledging the possibility that, despite its own commitment to work with Placer County and Sutter County, mutually acceptable accommodations may not be reached. Consistent with CEQA Guidelines section 15091, subdivision (a)(2) the City concludes that other agencies can and should cooperate with the City in implementing the mitigation. The City would not have control or authority over the timing or implementation of Mitigation Measure 4.3-3 and Mitigation Measure 4.3-4. The agencies with jurisdiction over these off-site elements can and should implement Mitigation Measure 4.3-3 and Mitigation Measure 4.3-4, which would mitigate this potential impact to a less-than-significant level. (DEIR 4.3-55)

Impact 4.3-6 (Increased Traffic Volumes on Roadways Within Placer County, Sutter County, Sacramento County, or City of Rocklin Under Existing Conditions): The Proposed Project would cause operational degradations to roadway segments in Placer County and Sacramento County.

Mitigation Measure 4.3-3 Placer County Intersections: Pay Fair Share Costs to Placer County Intersection Improvements is set forth in full in Section 3.4.3 in relation to Impact 4.3-5.

Mitigation Measure 4.3-5 Placer County Segments: Pay Fair Share Costs to Placer County Facilities

The Applicant shall pay its fair share costs of improvements to restore acceptable operations on the following roadway segments:

- a) **Walerga Road between Baseline Road and PFE Road:** Widening of this roadway to four lanes, consisting of two continuous northbound and southbound travel lanes. The Placer County Countywide Traffic Fee Program (December 2014) includes funding for ROW acquisition for the widening of Walerga Road to size lanes from Baseline to the Sacramento County line. However, funding for construction is not provided.
- b) **West Sunset Boulevard between Fiddymont Road and Westbrook Boulevard:** Widening of this roadway to include four lanes. However, only two travel lanes are necessary (based on travel demand) upon construction of Placer Parkway. Therefore, Placer County may request that the fair share contribution cover roadway widening for

dedicated turn lanes and/or shoulders, capacity widening, or a contribution toward the construction of Placer Parkway. It should be noted that consistent with Mitigation Measure 4.3-7, the Proposed Project is required to contribute to the construction of Placer Parkway through payment of the SPRTA fees. Improvements to West Sunset Boulevard are not included in any existing fee program.

- c) **Fiddymment Road from Athens Avenue to West Sunset Boulevard:** Widening of this roadway to six lanes. This improvement is not included in any existing fee program.

The City shall determine the means of providing the ARSP's fair share to fund these improvements with Placer County through the inter-agency agreement or other arrangement required by Mitigation Measure 4.3-3. Widening of Walerga Road south of Baseline to six lanes is identified in the Dry Creek Community Plan.

Mitigation Measure 4.3-6 Sacramento County Segments: Pay Fair Share Costs to Sacramento County Facilities

The Applicant shall pay their fair share cost of improvements to restore operations on the following roadway segment:

- **Walerga Road between PFE Road and Singing Tree Way:** Widening of this roadway to four lanes, consisting of two northbound and southbound travel lanes. The Sacramento County General Plan Circulation Element (amended 2011) shows this segment of Walerga Road as a planned four-lane road. However, the Final Report for the Sacramento County Development Transportation Impact Fee Program (2010) does not include this widening in the fee program.

Consistent with Placer County's Mitigation Measure 4.7-2a for the Placer Vineyards Specific Plan and Mitigation Measure 6.12-1 for the Regional University Specific Plan, which require Placer County to attempt to enter into an agreement with Sacramento County in order to mitigate the significant effects of the those two Placer County projects within Sacramento County, the City of Roseville shall negotiate in good faith to enter into a fair agreement with Sacramento County regarding the ARSP's fair share mitigation for this improvement. In reaching an accommodation with Sacramento County, the City and Sacramento County, in order to better ensure an effective subregional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sutter County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Sacramento County or with additional agencies, shall account for

existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Sacramento County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general “fair share” mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. Implementation of Mitigation Measure 4.3-6 would reduce impacts to a less-than-significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.

Finding: *Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*

The Proposed Project would cause significant roadway segment degradations to the below Placer County roadway. This is considered a **significant** impact.

- Walerga Road south of Baseline Road (LOS E to F)

The Proposed Project would cause significant roadway segment degradations to the below Sacramento County roadway. This is considered a **significant** impact.

- Walerga Road south of PFE Road (LOS F operations exacerbated by a 0.07 v/c ratio increase)

Mitigation Measures 4.3-5 would restore operations on Walerga Road south of Baseline Road to LOS A through the construction of a second northbound and southbound through lane. The City of Roseville currently participates in a joint fee program with Placer County for improvements along Walerga Road, including the construction of this improvement along with other improvements consistent with the Dry Creek Specific Plan, which includes the widening of Walerga Road to four lanes south of Baseline Road. Development within the project site will be required to participate in this fee program and pay fair share costs for this improvement consistent with Mitigation Measure 4.3-3 and 4.3-5.

Mitigation Measure 4.3-6 would restore operations on Walerga Road south of PFE Road to LOS A through facilitating the construction of a second northbound and southbound through lane by requiring the City to negotiate in good faith with Sacramento County to enter into fair and

reasonable arrangements with the intention of achieving within a reasonable time period after approval of the Proposed Project, a commitment for the provision of adequate fair share mitigation from the Proposed Project for impacts on Sacramento County roadways.

Construction of improvements described in Mitigation Measures 4.3-3, 4.3-5, and 4.3-6 would reduce project impacts to less-than-significant levels. However, since the City does not have control over improvements on Placer or Sacramento County roadways, the City must conservatively assume that, at the time of project approval by the City, this impact would be **significant and unavoidable**, despite the City's own commitment to work with Placer and Sacramento Counties. The City would not have control or authority over the timing or implementation of Mitigation Measure 4.3-3, 4.3-5 and Mitigation Measure 4.3-6. Consistent with CEQA Guidelines section 15091, subdivision (a)(2) the City concludes that other agencies can and should cooperate with the City in implementing the a fair share fee program to mitigate the impacts occurring in areas under the County's control. The City is committed to and will initiate contact with Placer and Sacramento County officials to explore the feasibility of such a program, wherein the effects of development across jurisdictional boundaries are addressed. The agencies with jurisdiction over these off-site elements can and should implement Mitigation Measure 4.3-3, 4.3-5 and Mitigation Measure 4.3-6, which would mitigate this potential impact to a less-than-significant level. If adopted, mitigation requires the Proposed Project to be made part of such a fee program. (DEIR 4.3-58)

Impact 4.3-8 (Increased Traffic Volumes on Existing State Highways Under Existing Conditions): Increased traffic volumes under Existing Plus Project Conditions would result in degradation of operations on freeway segments on SR 65.

Mitigation Measure 4.3-7 State Facilities: Payment of Fees for State Roadway Segments

No specific improvements have been identified to mitigate project impacts on I-80 or SR 65; however, the City is willing to work with Caltrans & the PCTPA to establish a regional approach to institute a fee program for the purpose of funding improvements on these facilities. If and when Caltrans and the City enter into an enforceable agreement, the Proposed Project shall pay impact fees to the City of Roseville in amounts that constitute the Proposed Project's fair share contributions to the construction of transportation facilities and/or improvements, consistent with the Mitigation Fee Act (Gov. Code, § 66000 et seq.).

The City shall determine the means of providing the project's fair share of the funds for these improvements to Caltrans through the inter-agency agreement or other arrangement.

The Applicant shall pay the Highway 65 JPA fee and the SPRTA fee. The Highway 65 JPA Fee assesses fees on new development for the cost of interchange improvements along SR 65. The SPRTA Fee provides funding for regional projects such as the SR 65 Widening Project and Placer Parkway.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Degradation of a freeway segment from an acceptable LOS (LOS E or better) to an unacceptable LOS (LOS F) as a result of the Proposed Project would be considered a significant impact. Additionally, impacts are identified when a freeway segment already operating at an unacceptable level is worsened to a significant degree. Therefore, impacts to the SR 65 freeway segments identified above are considered **significant**.

AM Peak Hour

- SB SR 65 weave from Blue Oaks Boulevard to Pleasant Grove Boulevard (LOS F operations exacerbated)
- SB SR 65 diagonal on-ramp at Pleasant Grove Boulevard (LOS E to F)
- SB SR 65 off-ramp at Galleria Boulevard (LOS F operations exacerbated)

PM Peak Hour

- NB SR 65 from I-80 to Galleria Boulevard (LOS F operations exacerbated)
- NB SR 65 off-ramp at Galleria Boulevard (LOS F operations exacerbate)
- NB SR 65 on-ramp at Galleria Boulevard (LOS E to F)
- NB SR 65 off-ramp at Pleasant Grove Boulevard (LOS F operations exacerbated)
- SB SR 65 weave from Blue Oaks Boulevard to Pleasant Grove Boulevard (LOS F operations exacerbated)

Mitigation Measure 4.3-7 would reduce impacts on the above-listed freeway segments to acceptable levels by requiring the Applicant to pay the Highway 65 JPA and the SPRTA fees. The Highway 65 JPA Fee assesses fees on new development for the cost of interchange improvements along SR 65. The SPRTA Fee provides funding for regional projects such as the SR 65 Widening Project and Placer Parkway. However, the remaining funding necessary to construct such improvements remains unidentified. No improvements within the SR 65 study area are included in the Tier 1 project list in SACOG's MTP/SCS. The PCTPA website indicates that funding is currently being sought for the SR 65 Widening Project. Without funding for the SR 65 Widening Project, mitigation to less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is impossible to allow the Proposed Project without impacting the identified freeway segments and mitigation of this impact to a less-than-significant level is infeasible, impacts to SR 65 would remain **significant and unavoidable**. (DEIR p. 4.3-61.) As explained in Section 4, "Statement of Overriding Considerations," the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to increased highway traffic volumes.

Impact 4.3-9 (Increased Traffic at City of Roseville Intersections Under 2035 CIP Conditions): Increased traffic volumes under 2035 CIP Plus Project Conditions would cause intersection degradations during the AM and PM peak hours at specific intersections.

Mitigation Measure 4.3-1 Roseville Intersections: Pay Fair Share of Improvements in the CIP is set forth in full in Section 3.8.3 in relation to Impact 4.3.1.

Mitigation Measure 4.3-8 City of Roseville Facilities: Update the City of Roseville Capital Improvement Plan

The City of Roseville shall modify its CIP to include the following improvements:

- **Blue Oaks Boulevard/Westbrook Boulevard:** Provide two left-turn lanes, three through lanes, and one right turn lane on all approaches and operate the westbound right-turn movement with an overlap phase.
- **Westbrook Boulevard/Vista Grande Boulevard:** Redesign the westbound approach (currently proposed to consist of one left-turn, two through lanes, and one right-turn lane) to be striped to consist of two left-turn lanes, one through lane, and one right-turn lane.

Once the CIP is modified, the Applicant shall pay fair-share fees toward such improvements.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

For AM and PM peak hour conditions, significant impacts are identified for intersections in which the Proposed Project would cause operations to degrade below LOS C for intersections operating at LOS C or better; or cause operations to degrade by one or more service level for intersections operating at LOS D or worse.

The Proposed Project would cause cumulatively significant degradations to the below intersections during the AM and PM peak hours. This is considered a **significant** impact.

AM Peak Hour

- McAnally Drive/Woodcreek Oaks Boulevard (LOS C to D)
- Blue Oaks Boulevard/Westbrook Boulevard (LOS C to E)

PM Peak Hour

- Roseville Parkway/Gibson Drive (LOS D to E)
- Blue Oaks Boulevard/Westbrook Boulevard (LOS C to F)
- Baseline Road/Santucci Boulevard (LOS C to D)
- Westbrook Boulevard/Vista Grande Boulevard (LOS C to D)
- Baseline Road/Westbrook Boulevard (LOS C to D)

Mitigation Measure 4.3-8 would restore operations at the Blue Oaks Boulevard/Westbrook Boulevard and Westbrook Boulevard/Vista Grande Boulevard intersections to acceptable levels of service through addition of intersection improvements to the City's CIP. These intersection improvements, as described in Mitigation Measure 4.3-8 would restore the Blue Oaks Boulevard/Westbrook Boulevard intersection to LOS C during the AM and PM peak hours and restore the Westbrook Boulevard/Vista Grande Boulevard intersection to LOS C during PM peak hour. Further, Mitigation Measure 4.3-1 would require the Applicant to pay fair share costs of improvements in the City's CIP. Therefore, impacts to these intersections would be **less than significant**.

In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures are available to mitigate for the remaining impacted intersections. The City's CIP includes an additional westbound approach lane at the McAnally Drive/Woodcreek Oaks Boulevard intersection. Further widening is not possible at this intersection due to the surrounding land uses. However, operations at this intersection would be restored to LOS C under the 2035 Cumulative Plus Project scenario (Impact 4.3-14 set forth below) due primarily to traffic shifts caused by Placer Parkway. The Proposed Project would cause a three-second increase in delay during the PM peak hour at Roseville Parkway/Gibson Drive, which would degrade operations from LOS D to E. This intersection is built to its ultimate design and signal timing adjustments would not restore operations back to LOS D. However, operations are restored to LOS D under the 2035 Cumulative Plus Project scenario (Impact 4.3-14 set forth below). The Proposed Project would cause a two- to three-second increase in delay at both the Baseline Road/Santucci Boulevard and Baseline Road/Westbrook Boulevard intersections during the PM peak hour; operations are degraded from LOS C to D. Both intersections are planned to include two left-turn lanes, three through lanes, and one right-turn lane on all approaches. Further widening is not possible and signal timing adjustments would not restore operations back to LOS C. However, intersection operations are restored to LOS C at each intersection under the 2035 Cumulative Plus Project scenario (Impact 4.3-14 below) due primarily to traffic shifts caused by Placer Parkway. Mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is impossible to allow development of the Proposed Project without impacting the McAnally Drive/Woodcreek Oaks Boulevard, Roseville Parkway/Gibson Drive, Baseline Road/Santucci Boulevard, Baseline Road/Westbrook Boulevard intersections and mitigation of this impact to a less-than-significant level would be infeasible, impact to these four intersections is **significant and unavoidable**. (DEIR 4.3-64.) As explained in Section 4, "Statement of Overriding Considerations," the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to this impact.

Impact 4.3-11 (Increased Traffic on Placer County, Sutter County, Sacramento County or City of Lincoln Intersections Under 2035 CIP Conditions): Traffic volumes from the Proposed

Project would cause intersection degradation to identified Placer County facilities during the AM and PM peak hours.

Mitigation Measure 4.3-3(c), (f), (g), and (h) Placer County Intersections: Pay Fair Share Costs to Placer County Intersection Improvements is set forth in full in Section 3.8.3 in relation to Impact 4.3-5.

Finding: *Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*

The Proposed Project would result in traffic volume increases on a number of roadways in surrounding jurisdictions under 2035 CIP Conditions. The Proposed Project would cause significant intersection degradations to the below Placer County Facilities during the AM and PM peak hours. This is considered a **significant** impact.

AM Peak Hour

- Cook-Riolo/PFE Road (LOS F operations exacerbated)
- N. Foothills Boulevard/Athens Avenue (LOS F operations exacerbated)

PM Peak Hour

- Cook-Riolo/PFE Road (LOS F operations exacerbated)
- Fiddymment Road/West Sunset Boulevard (LOS A to E)
- Fiddymment Road/Athens Avenue (LOS E to F)
- N. Foothills Boulevard/Athens Avenue (LOS F operations exacerbated)

Implementation of Mitigation Measure 4.3-3 (c) would reduce impacts at the Cook-Riolo/PFE Road intersection. Mitigation Measure 4.3-3 (f) would restore operations at the Fiddymment Road/West Sunset Boulevard to LOS C during the PM peak hour. Mitigation Measure 4.3-3 (g) would restore operations at the Fiddymment Road/Athens Avenue intersection to LOS C during the AM peak hour and LOS E during the PM peak hour. Mitigation Measure 4.3-3 (h) would restore operations at the N. Foothills Boulevard/Athens Avenue intersection to LOS C during the AM peak hour and LOS D during the PM peak hour. Thus, impacts to these intersections would be reduced to **less-than-significant** levels.

However, since the City does not have jurisdiction over the improvements on Placer County intersections, the City must conservatively assume that, this impact remains **significant and unavoidable**, despite the City's own commitment to work with Placer County. The

Furthermore, since none of these improvements are included in an existing fee program, there is no assurance that the remaining funds necessary for construction will be collected. Therefore, this impact is considered **significant and unavoidable**. The City would not have control or authority

over the timing or implementation of Mitigation Measure 4.3-3(c), (f), (g) and (h). Consistent with CEQA Guidelines section 15091, subdivision (a)(2) the City concludes that other agencies can and should cooperate with the City in implementing the fair share fee program to mitigate the impacts occurring in areas under the County's control. The agencies with jurisdiction over these off-site elements can and should implement Mitigation Measure 4.3-3(c), (f), (g), and (h) which would mitigate this potential impact to a less than significant level. (DEIR p. 4.3-75)

Impact 4.3-12 (Increased Traffic Volumes on Roadways within Placer County, Sutter County, Sacramento County or City of Rocklin Under 2035 CIP Conditions): Increased traffic volumes under 2035 CIP Conditions would cause roadway segment degradations to specific Placer County facilities.

Mitigation Measure 4.3-5(b) and (c) is set forth in full in Section 3.8.3 in relation to Impact 4.3-6.

Finding: *Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*

The Proposed Project would result in traffic volume increases on a number of roadways in surrounding jurisdictions under 2035 CIP Conditions. The Proposed Project would cause cumulatively significant roadway degradations to the below Placer County facilities. This is considered a **significant** impact.

- West Sunset Boulevard between Westbrook Boulevard and Fiddymment Road (LOS A to E)
- Fiddymment Road from Athens Avenue to Sunset Boulevard West (LOS E to F)

Implementation of Mitigation Measure 4.3-5 (b) and (c) would restore operations on these roadway segments to acceptable levels of service by requiring the Applicant's fair share funding contribution. However, since the City does not have control over improvements on Placer County facilities and the remaining fair share costs required for construction have not been identified, the City must conservatively assume that this impact would be **significant and unavoidable**, despite the City's own commitment to work with Placer County. The City would have control or authority over the timing or implementation of Mitigation Measure 4.3-5(b) and (c). Consistent with CEQA Guidelines section 15091, subdivision (a)(2) the City concludes that other agencies can and should cooperate with the City in implementing the fair share fee program to mitigate the impacts occurring in areas under Placer County's control. The agencies with jurisdiction over these off-site elements can and should implement Mitigation Measure 4.3-5(b) and (c) which would mitigate this potential impact to a less-than-significant level. (DEIR p. 4.3-77)

Impact 4.3-15 (Increased Traffic on City of Roseville Intersections Under 2035 Cumulative Conditions): The Proposed Project would result in operational degradation at specific intersections during the PM peak hour under 2035 cumulative conditions.

Mitigation: In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures to mitigate this impact is identified in the EIR.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The Proposed Project would cause cumulatively significant degradations to the intersections identified above during the PM peak hour. This is considered a **significant impact**.

PM Peak Hour

- Blue Oaks Blvd/Collector C (LOS C to D)
- Blue Oaks Blvd/Washington Blvd/SR 65 SB Ramps (LOS D to E)
- Eureka Rd/Taylor Rd/I-80 EB Ramps (LOS D to E)

Blue Oaks Boulevard/Collector

The planned Blue Oaks Boulevard/Collector C intersection would be located approximately 1,175 feet west of the Blue Oaks Boulevard/Foothills Boulevard intersection. The Proposed Project would add approximately 300 eastbound through vehicles during the PM peak hour. The Traffic Study predicted that queued vehicles on the eastbound Blue Oaks Boulevard approach would spill back through this intersection, thereby causing the LOS D condition. Due to the level of project-added traffic and the degree of delay increase (32 to 55 seconds), it is unlikely that signal timing modifications would restore operations to LOS C. Further, no additional widening beyond what is assumed is possible.

Blue Oaks Boulevard/Washington Boulevard/SR 65 SB Ramps

The Blue Oaks Boulevard/Washington Boulevard/SR 65 SB Ramps intersection was modified within the last two years to add additional capacity. The 2035 Cumulative scenario assumes additional planned widening, and no additional widening beyond what was assumed is possible.

Eureka Road/Taylor Road/I-80 EB Ramps

The Eureka Road/Taylor Road/I-80 EB Ramps intersection was rebuilt within the last three years to add additional capacity. A second westbound right-turn lane is planned on Taylor Road, which is assumed in-place for the 2035 Cumulative scenario. No additional widening at this intersection is possible.

Mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is impossible to allow for development of the Proposed Project without impacting the Blue Oaks Boulevard/Collector C, Blue Oaks Boulevard/Washington

Boulevard/SR 65 SB Ramps, or Eureka Road/Taylor Road/I-80 EB Ramps intersections and mitigation of this impact to a less-than-significant level is not feasible, impact to these intersections would be **significant and unavoidable**. (DEIR p. 4.3-82.) As explained in Section 4, “Statement of Overriding Considerations”, the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related increased traffic on City of Roseville intersections under 2035 cumulative conditions.

Impact 4.3-17 (Increased Traffic on Placer County, Sutter County, Sacramento County, or City of Lincoln Intersections Under 2035 Cumulative Conditions): The Proposed Project would result in operational degradation at two intersections in Placer County during the AM peak hour under 2035 cumulative conditions.

Mitigation Measure 4.3-3(c) and (h) is set forth in full in Section 3.8.3 in relation to Impact 4.3-5.

Finding: *Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*

The Proposed Project would result in traffic volume increases on a number of intersections in surrounding jurisdictions under 2035 Cumulative Conditions. The Proposed Project would cause significant intersection degradations to the below Placer County facilities during the AM peak hour. This is considered a **significant** impact.

AM Peak Hour

- Cook Riolo Rd/PFE Rd (LOS F operations exacerbated)
- N. Foothills Blvd/Athens Avenue (LOS F operations exacerbated)

Mitigation Measure 4.3-3(c) would reduce impacts at the Cook-Riolo Road/PFE Road intersection under 2035 Cumulative Plus Project Conditions. Mitigation Measure 4.3-3(h) would restore operations at the N. Foothills Boulevard/Athens Avenue intersection to LOS A during the AM peak hour and LOS D during the PM peak hour under 2035 Cumulative Plus Project Conditions. However, these improvements are not included in any existing fee program. Further, this mitigation requires the City of Roseville to negotiate in good faith with Placer County to identify the Proposed Project’s fair share funding contribution. Because the City does not have control over improvements on Placer County facilities, the City must conservatively assume that the impact to Cook Riolo Road/PFE Road and N. Foothills Boulevard/Athens Avenue intersections would be **significant and unavoidable**, despite the City’s own commitment to work with Placer County. The City would not have control or authority over the timing or implementation of Mitigation Measure 4.3-3(c) and (h). Consistent with CEQA Guidelines section 15091, subdivision (a)(2) the City concludes that other agencies can and should cooperate with the City in implementing the mitigation. The agencies with jurisdiction over these off-site elements can and should implement

Mitigation Measure 4.3-3(c) and (h) which would reduce impacts or mitigate impacts to a less-than-significant level. (DEIR 4.3-92)

Impact 4.3-20 (Increased Traffic Volumes on State Highways Under 2035 Cumulative Conditions): Increased traffic volumes from the Proposed Project would result in freeway operation degradation during the AM peak hour.

Mitigation Measure 4.3-7 State Facilities: Payment of Fees for State Roadway Segments is set forth in full in Section 3.8.3 in relation to Impact 4.3-8.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The Proposed Project would cause cumulatively significant free segment degradations to the below Caltrans facilities. This is considered a **significant** impact.

AM Peak Hour

- SB SR 65 from Ferrari Ranch Road to Lincoln Boulevard (LOS E to F)
- SB SR 65 from Twelve Bridges Drive to Placer Parkway (LOS E to F)

Mitigation Measure 4.3-7 would reduce impacts on the above-listed freeway segments to acceptable levels by requiring the Applicant to pay the Highway 65 JPA and the SPRTA fees. The Highway 65 JPA Fee assesses fees on new development for the cost of interchange improvements along SR 65 and the SPRTA fee provide funding for regional projects such as the SR 65 Widening and Placer Parkway. However, the remaining funding necessary to construct the SR 65 Widening Project has not been identified. No improvements within the SR 65 study area are included in the Tier 1 project list in SACOG's MTP/SCS. Without funding for the improvements identified in Mitigation Measure 4.3-7, mitigation to a less-than-significant level is not possible while still allowing implementation for the specific plan. Because it is impossible to allow development of the Proposed Project without impacting the identified freeway segments and mitigation of this impact to a less-than-significant level is infeasible, impacts to SR 65 would remain **significant and unavoidable**. (DEIR p. 4.3-61.) As explained in Section 4, "Statement of Overriding Considerations," the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to increased highway traffic volumes.

3.8.4. Air Quality

Impact 4.4-1 (Generate Short-Term Construction Related Emissions of Criteria Air Pollutants): Emission of construction-related criteria air pollutants could violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations.

Mitigation Measure 4.4-1: Measures to Reduce Short-Term Construction-Related Emissions requires the following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts:

- a. Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than five acres, the Applicant shall submit to PCAPCD a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The applicant shall provide written evidence, provided by the PCAPCD, to the City that the plan has been submitted to PCAPCD. It is the responsibility of the Applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving District approval of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit, unless the PCAPCD does not respond within 20 days of submission of the plan, and the plan is deemed approved.
- b. The following shall be included in the Dust Control Plan:
 - During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source.
 - When wind speeds result in dust emissions crossing the property line, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized.
 - Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40 percent opacity).
 - All exposed soils be watered a minimum of once every two hours of active operation or sufficiently often to keep the area adequately wetted.
 - Any visible track-out on a paved road where vehicles enter and exit the work area must be removed at the end of the workday or at least on time per day. Removal shall be accomplished by using wet sweeping or a HEPA filter equipped vacuum device. Dirt from vehicles exiting shall be removed through the use of a gravel pad, a tire shaker, a wheel wash system, or a pavement extending for not less than 50 feet from the intersection with the paved public road.
- c. Include the following standard note on the Grading or Improvement Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the

inventory, the prime contractor shall contact the PCAPCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name and phone number of the property owner, project manager and on-site foreman.

- d. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the PCAPCD for approval by the District demonstrating that the heavy-duty (50 horsepower or greater) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
- e. In order to control dust, operational watering trucks shall be on-site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent PCAPCD rules (or as required by ordinance within each local jurisdiction).
- f. Include the following standard notes on the Improvement/Grading Plan:
 - During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
 - During construction the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment.
- g. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Construction-related emissions are intermittent and temporary in nature. Construction-related activities associated with the Proposed Project would generate emissions of criteria air pollutants (PM10 and PM2.5) and ozone precursors (ROG and NOx) from site preparation (e.g., excavation, grading, and clearing), off- road equipment, material transport, and worker vehicles, vehicle travel on unpaved roads, paving, and application of architectural coatings.

Emissions of fugitive PM10 and PM2.5 are associated primarily with earth-moving activities during site preparation and grading. The generation of dust during construction activities could adversely affect sensitive receptors and construction workers by exacerbating existing respiratory

problems such as asthma. Dust can also adversely affect children and the elderly who are more susceptible to respiratory illnesses. The quantity of PM₁₀ and PM_{2.5} emissions vary with the soil silt content, soil moisture, wind speed, acreage of disturbance area, and on- and off-site vehicle miles traveled. Exhaust from diesel equipment and worker commute trips contribute to project-related PM₁₀ and PM_{2.5} emissions. Emissions of ozone precursors (NO_x and ROG) are emitted by off-road construction equipment exhaust. Worker commute trips and other construction-related activities (application of architectural coatings, such as paint) also contribute to project-related construction emissions.

Construction-related air quality impacts were determined by comparing project-related emissions with applicable PCAPCD significance thresholds. Unmitigated construction-related activities would result in ROG and NO_x emissions that exceed PCAPCD's significance thresholds of 82 lb/day; therefore, construction-related criteria air pollutants emissions could violate or contribute substantially to an existing or projected air quality violation, and/or expose sensitive receptors to substantial pollutant concentrations. This is considered a **significant** impact.

Mitigation Measure 4.4-1 specifies dust and construction control measures that would reduce emissions from construction activities. ROG, NO_x, CO, PM₁₀, and PM_{2.5} emissions would be reduced with the implementation of Mitigation Measure 4.4-1, but ROG and NO_x emissions would not be reduced to levels that are below PCAPCD thresholds. Therefore, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is not possible to allow development of the Proposed Project without short-term impacts to air quality and mitigation of this impact to a less-than-significant level would be infeasible, this impact is **significant and unavoidable**. (DEIR, p. 4.4-26.) As explained in the "Statement of Overriding Considerations", the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to construction-related emissions.

Impact 4.4-2 (Generate Long-Term Operational Related (Regional) Emissions of Criteria Air Pollutants): NO_x, ROG and PM₁₀ emissions from area, energy, and mobile sources associated with operation of the Proposed Project at full buildout would exceed the PCAPCD thresholds of 82 pounds per day. Emissions from stationary sources would be additive to mobile source emissions, which exceed PCAPCD thresholds for NO_x, ROG and PM₁₀.

Mitigation Measure 4.4-2 Project Measures to Reduce Operational Emissions

Following receipt of an application for a Tentative Map (excluding the Large Lot Subdivision Map), Design Review Permit, conditional use permits and/or any other discretionary permits, the City will forward an early consultation notice to the PCAPCD. Where the PCAPCD provides comments on a specific development proposal, the City shall consult with PCAPCD and the developer to incorporate measures recommended by the PCAPCD and agreed to by the City into the project. Where the PCAPCD does not provide comment on a specific development proposal,

the City shall incorporate measures that reduce vehicle emissions and operation emissions from the proposed development. This measure will be implemented through project design, conditions of approval, noticing and disclosure statements, or through the City's plan check and inspection processes. This process is intended to ensure that best available and practical approaches are used to reduce operational emissions in specific tentative map and design review permit applications. The following is a listing of measures that shall be implemented for the purpose of reducing vehicle and operational emissions, unless the applicant provides an analysis that demonstrates to the City's satisfaction that the measure is infeasible or other measure is comparably effective. If the applicant demonstrates that any particular measure in the list below is infeasible for a proposed project to which it would otherwise be applicable, the applicant must provide an analysis supported by substantial evidence demonstrating that a replacement measure is comparably effective.

- Provide tree plantings that meet or exceed the requirements of the City's Community Design Guidelines to provide shading of buildings and parking lots.
- Landscape with native drought-resistant plants (ground covers, shrubs and trees) with particular consideration of plantings that are not reliant on gas-powered landscape maintenance equipment.
- Require all flat roofs on non-residential structures to have a white or silver cap sheet to reduce energy demand.
- Provide conductive/inductive electric vehicle charging station and signage prohibiting parking for non-electric vehicles within designated spaces within non-residential developments.
- Provide vanpool parking only spaces and preferential parking for carpools to accommodate carpools and vanpools in employment areas (e.g. community commercial, business-professional uses)
- All truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two-dock doors. Signs shall be posted stating "Diesel trucks are prohibited from idling more than five minutes and trucks requiring auxiliary power shall connect to the 110/208-vot outlets to run auxiliary equipment".
- Design streets to maximize pedestrian access to transit stops.
- Require site design to maximize access to transit lines, to accommodate bus travel, and to provide lighted shelters at transit access points.
- Develop the plan consistent with the higher residential densities (within approved residential density ranges of zone) provided around the village nodes and transit corridors.
- Participate in Roseville Electric incentive programs for energy-efficient development where feasible if available at the time of construction.
- Ten percent of the residential units shall be designated as low to very-low income residential units.
- A pedestrian access network shall link areas of the project site with other land uses.

- Electric landscape maintenance equipment shall be utilized to the extent feasible on parks and public/quasi-public lands.
- Design buildings to meet the 2013 Title 24 Energy Efficiency Standards (which is a 25% reduction below 2010 Title 24 Energy Efficiency Standards).
- Ensure that all area lighting installed on the site shall be considered high efficiency lighting. All public street lighting shall meet the lighting standards of Roseville Electric at the time of construction.
- Utilize reclaimed water for irrigation of all non-single family areas within the project site, including the school, parks, paseos, roadway landscaping and commercial landscaping.
- Reduce the area of turf allowed consistent with the City's Water Efficient Landscape Ordinance and the Water Conservation Strategy (see Appendix G).
- Install water efficient landscape irrigation systems at all public land uses.

Measures for Residential Units:

- Require electrical outlets be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.
- Require every garage of each single family home to be considered "Electric Vehicle Ready". This by definition is not limited to, but includes a conduit raceway to a spare electric box in the garage that is sized for a future minimum 50-amp 220v outlet. A 220v breaker space must be available in the electrical panel.
- Require installation of a gas outlet in the rear of residential buildings for use of outdoor cooking appliances, such as gas burning barbeques.
- Require installation of low NOx hot water heaters (beyond District Rule 246 requirements)
- Prior to approval of Tentative Maps: provide notice to homebuyers through CC&Rs or other mechanisms to inform them that only gas fireplaces are permitted.
- The applicant shall ensure that builders offer only energy efficient appliances for installation in residential units, including Energy Star refrigerators, clothes washers, dishwashers, and ceiling fans.
- Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.

Mitigation Measure 4.4-3 Off-Site Mitigation for Operational Emissions

Prior to the issuance of building permits, in order to mitigate the contribution to long-term emissions of pollutants, subject to the PCAPCD's review and approval, the applicant shall either:

- a. Establish mitigation on-site by incorporating design features within the project. This may include, but not be limited to: “green” building features such solar panels, energy efficient heating and cooling, exceeding Title 24 standards, bike lanes, bus shelters, etc as described in Mitigation Measure 4.4-3. The specific amounts of “credits” received shall be established and coordinated through the PCACPD; or
- b. Establish mitigation off-site within the same region (i.e., east or west Placer County) by participating in an offsite mitigation program, coordinated through the District. Examples include, but are not limited to: participation in a “Biomass” program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., buses, construction equipment, on road haulers); or other programs that the project proponent may propose to reduce emissions; or
- c. Participate in the District’s Offsite Mitigation Program (Resolution Number 01-06) by paying fees equal to the project’s contribution of pollutants (ROG and NOx) in excess of the threshold of 82 lbs per day. The estimated payment for the Proposed Project is \$885,870 based on a rate of \$18,260 per ton for a one year period. The actual amount to be paid shall be determined, and satisfied pursuant to current California Air Resource Board guidelines, at the time of recordation of the Final Map or issuance of Building Permits; or
- d. Any combination of a, b, or c, calculated to reduce or off-set the project’s emissions above thresholds, and as determined feasible by the Director of the PCAPCD.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Area and Mobile Source Emissions

Project-related NO_x, ROG and PM₁₀ emissions from area and mobile sources would exceed the PCAPCD thresholds of 82 pounds per day. Therefore, area and mobile source emissions from project operation would result in a **significant impact** to air quality.

The project design is consistent with SACOG’s Blueprint planning principles and incorporates new urbanism design concepts that increase the walkability and accessibility of land uses and results in land uses that are more proximate to one another and accessible to services and jobs. A new urbanism community such as this is more accessible by non-automotive transportation methods i.e., walking, bicycling) than a more conventional suburban community, and thus results in fewer project-wide vehicle miles traveled than a more conventional community.

Mitigation Measure 4.4-2 would establish mitigation on-site by incorporating design features within the project including but not limited to “green” building features such solar panels, energy efficient heating and cooling, exceeding Title 24 standards, bike lanes, and bus shelters. However, as shown in Table 4.4-8, it is estimated that project related emissions would still exceed PCAPCD recommended significance thresholds after on-site mitigation. Mitigation Measure 4.4-3 is

recommended to off-set project emissions by establishing mitigation off-site or through participation in PCAPCD's mitigation program. While Mitigation Measures 4.4-2 and 4.4-3 would reduce operational emissions, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is impossible to allow for development of the Proposed Project without exceeding PCAPCD recommended significance threshold for criteria air pollutants and mitigation of this impact to a less-than-significant level would be facially infeasible, this impact is **significant and unavoidable**. As explained in Section 4, "Statement of Overriding Considerations", the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to criteria air pollutants from area and mobile sources.

Stationary Source Emissions

The Proposed Project may include commercial stationary sources of pollutants that would be required to obtain permits to operate under PCAPCD Rule 501-General Permit Requirements and Rule 507-Federal Operating Permit Program. These sources include, but are not limited to, diesel-engine generators for emergency power generation; central heating boilers; kitchen equipment in restaurants; and dry cleaning equipment. The permit process would assure that these sources would be equipped with the required emission controls and individually would comply with permitting requirements. However, collectively, these stationary sources would be additive with the above-described area and mobile source emissions estimates. This would result in a **significant** impact.

As described above, Mitigation Measure 4.4-2 would establish mitigation on-site through design features, and Mitigation Measure 4.4-3 is recommended to off-set project emissions by establishing mitigation off-site through participation in PCAPCD's mitigation program. Mitigation Measures 4.4-2 and 4.4-3 represent all feasible mitigation. Therefore, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. PCAPCD recommended significance threshold for criteria air pollutants and mitigation of this impact to a less-than-significant level would be facially infeasible, this impact is **significant and unavoidable**. (DEIR p. 4.4-29.) As explained in Section 4, "Statement of Overriding Considerations", the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to criteria air pollutants from stationary sources.

Impact 4.4-4 (Exposure to Toxic Air Contaminants): The Community Commercial areas within the project site could include facilities that would emit TACs, such as fueling stations, in close proximity to proposed or existing sensitive receptors.

Mitigation Measure 4.4-4 Screen Health Risks

- a. The siting of proposed land use types, including fueling facilities and other stationary source/industrial land use types, within the project site shall meet the minimum screening

buffer recommendations within the applicable CARB Air Quality and Land Use Handbook in effect at the time of building permit issuance. Within the current (April 2005) Handbook, this would require that sensitive land uses, including residential and school uses, be located greater than 50 feet from the fence line of typical gas dispensing facilities, and greater than 300 feet from large gasoline dispensing facilities, defined as a facility with a throughput of 3.6 million gallons per year or greater.

- b. For projects that include stationary sources of air pollutants or TACs e.g., gasoline dispensing facility, auto painting, dry cleaning, large HVAC units, etc.), a copy of the Authority to Construct (ATC) permit from PCAPCD shall be provided to the City prior to the issuance of a Certificate of Occupancy.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

The Community Commercial areas within the project site could include facilities that would emit TACs, such as fueling stations, in close proximity to proposed or existing sensitive receptors. This is considered a **potentially significant** impact.

Mitigation Measure 4.4-4 requires that any large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) to be established within the project site be located a certain distance from proposed sensitive receptors that meets the applicable CARB Land Use Planning Handbook recommendations. Under the current CARB Land Use Planning Handbook, this would require a separate of 300 feet. Additionally, any future proposed facility or equipment that may emit pollutants from a stationary source into the atmosphere must first obtain an Authority to Construct permit from the PCAPCD. The PCAPCD reviews each proposed use and if it is determined that there are potential risks, a risk assessment and menu of site specific measures that would lessen impacts associated with TACs would be required. The PCAPCD issues permits and monitors new and modified sources of air pollutants to ensure compliance with national, state, and local emission standards that govern TAC sources. Therefore, because new sensitive land uses within the project site, including the elementary school, would meet the siting recommendations within the CARB Land Use Planning Handbook with respect to buffer distances from potential TAC sources, and future sources of TACs would be subject to compliance with existing rules and regulations that govern TACs through the PCAPCD permitting and monitoring process, this impact would be **less than significant** after mitigation. (DEIR 4.4-33)

Impact 4.4-5 (Exposure of Sensitive Receptors to Odors): The Proposed Project would result in the establishment of sensitive receptors in proximity to existing and future odor sources.

Mitigation: In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures to mitigate this impact is identified in the EIR.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptors. Although offensive odors rarely cause any physical harm, they still can be unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies.

The Proposed Project would result in the establishment of sensitive receptors in proximity to existing and future odor sources, including the PGWWTP, WRSL, Materials Recovery Facility (MRF), industrial land uses, and agricultural uses. PCAPCD Rule 205 provides that air contaminants emitted by any person shall not cause annoyances, and the PCAPCD provides an on-line complaint website and phone number if any resident experiences odor concerns. Also, disclosures will be provided to buyers and occupants of property in the project site (as embodied in the conditions, covenants, and restrictions [CC&Rs]), to ensure that residents and property owners are informed of the proximity of the PGWWTP, WRSL, and agricultural uses and the associated potential for nuisance odors. The proximity of the project site to odor-generating land uses is closer than the buffer distances recommended within the PCAPCD CEQA Air Quality Handbook; therefore, it is possible that the Proposed Project could expose sensitive receptors to objectionable odors. This is considered a significant impact. There is no feasible mitigation to reduce this impact while still allowing for implementation of the specific plan. Because it is impossible to allow development of the Proposed Project without exposing sensitive receptors to odor nuisances and mitigation of this impact to a less-than-significant level would be infeasible, this impact is considered to be **significant and unavoidable**. (DEIR p. 4.4-35.) As explained in Section 4, “Statement of Overriding Considerations”, the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to exposure of sensitive receptors to odors.

Impact 4.4-6 (Consistency with Plans and Policies): Emissions associated with development of the Proposed Project area are not accounted for in the SIP and has the potential to hinder PCAPCD’s ability to have the region re-designated as in attainment with regards to the NAAQs and CAAQs.

Mitigation Measure 4.4-1 Measures to Reduce Short-Term Construction Related Emissions is set forth in full in Section 3.8.4 in relation to Impact 4.4-1.

Mitigation Measure 4.4-2 Project Measures to Reduce Operational Emissions is set forth in full in Section 3.8.4 in relation to Impact 4.4-2.

Mitigation Measure 4.4-3 Off-Site Mitigation for Operational Emissions is set forth in full in Section 3.8.4 in relation to Impact 4.4-3.

Finding: *Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*

Operational emissions associated with development of the Proposed Project would exceed the PCAPCD thresholds for criteria pollutants. The Proposed Project is not currently included in the City of Roseville or Placer County General Plans. As a result, the emissions associated with the development of the Proposed Project area are not accounted for in the SIP. Therefore, growth associated with the annexation area has the potential to hinder the PCAPCD's ability to have the region re-designated as in attainment with regards to the NAAQS and CAAQS. This is considered a **significant** impact.

Mitigation measures described in the previous impact discussions would reduce air quality emissions, but not to levels consistent with the current SIP. If the Proposed Project is approved and included in the City's General Plan, it will eventually be included in the SIP when it is next updated so that a revised emissions budget and attainment strategy can be implemented. However, CARB is the lead agency for all purposes with regard to the SIP, and the City would have not have control or authority over the timing or implementation of the amendment of the SIP. With mitigation this impact remains **significant and unavoidable** because amending the SIP is not within the jurisdiction or control of the City. (DEIR p. 4.4-38)

Impact 4.4-7 (Result in a Cumulatively Considerable Net Increase in Criteria Pollutants): Emissions associated with development of the Proposed Project area are not accounted for in the SIP and has the potential to hinder PCAPCD's ability to have the region re-designated as in attainment with regards to the NAAQS and CAAQS.

Mitigation Measure 4.4-1 Measures to Reduce Short-Term Construction Related Emissions is set forth in full in Section 3.8.4 in relation to Impact 4.4-1.

Mitigation Measure 4.4-2 Project Measures to Reduce Operational Emissions is set forth in full in Section 3.8.4 in relation to Impact 4.4-2.

Mitigation Measure 4.4-3 Off-Site Mitigation for Operational Emissions is set forth in full in Section 3.8.4 in relation to Impact 4.4-3.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Past, present, and future development projects contribute to a region's air quality conditions on a cumulative basis. Therefore, by its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to by itself result in non-attainment of the NAAQS or CAAQS.

Implementation of the Proposed Project combined with the proposed developments within the region could lead to cumulative impacts to air quality. Operational activities of the Proposed Project in the year 2034 would result in emissions of ROG, NO_x, PM₁₀, and PM_{2.5} emissions, which are assumed to be pollutants of concern in the year 2034. The majority of ROG, NO_x, PM₁₀, and PM_{2.5} emissions would be generated by vehicle trips associated with residents, visitors, and workers at the project site. Consumer products (e.g., cleaning products, aerosol sprays, automotive products) used by residents, visitors, and workers would also contribute ROG and NO_x emissions. Lesser sources of precursors would include energy use (fuel combustion for heating and cooling of buildings).

Project-related NO_x and ROG emissions would exceed the PCAPCD project specific thresholds of 82 pounds per day. Additionally, as discussed above, the Proposed Project is not consistent with the SIP. Therefore, the Proposed Project's contribution to cumulative air quality impacts is potentially **significant**. With the implementation of Mitigation Measure 4.4-2 cumulative emissions of NO_x and ROG would not be reduced to below the PCAPCD thresholds. Mitigation Measure 4.4-3 is recommended below to further reduce project-related emissions.

Implementation of Mitigation Measures 4.4-2 and 4.4-3, which require a number of measures to reduce vehicular and area source emissions, would reduce the amount of emissions generated by the Proposed Project. The ARSP also includes a variety of policies that would promote the use of alternative forms of transportation and pedestrian access to commercial and office uses within the project site. However, because air emissions associated with the Proposed Project are not accounted for in regional air quality attainment plans, and Proposed Project emissions would still exceed PCAPCD thresholds, development would contribute considerably to the regional degradation of air quality. Therefore, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. This, because it is impossible to allow for development of the Proposed Project without contributing to cumulative air quality impacts and mitigation of this impact to a less-than-significant level would be infeasible, the Proposed Project's contribution in combination with other reasonably foreseeable development would be cumulatively considerable and would result in a **significant and unavoidable** impact to air quality. (DEIR p. 4.4-39.)

3.8.5. Climate Change and Greenhouse Gas Emissions

Impact 4.5-1 (Generate a Substantial Contribution to GHG Emissions that Conflicts with an Applicable Plan or Policy): GHG emissions from construction and operation of the Proposed Project would contribute to the cumulative impact of global climate change.

Mitigation Measure 4.5-1 Measures to Reduce GHG Emissions

Implementation of the Air Quality Mitigation Measures 4.4-1 (set forth in full in Section 3.8.4 in relation to Impact 4.4-1 and 4.4-2) would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions associated

with project construction and operation. The requirements of Mitigation Measure 4.4-2 would achieve a 21 percent reduction in GHG emissions over BAU.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The Placer County General Plan currently designates the project site as agriculture/timberland. The majority of the project site is undeveloped and has historically been used for agricultural or grazing activities. Because the project site is largely undeveloped, and there currently are no significant GHG-producing agricultural operations other than seasonal cattle grazing, the existing GHG emissions on the project site are conservatively considered zero. The Proposed Project would result in the urbanization of the project site and development of residential, commercial and recreational uses that would generate short-term construction and long-term operational emissions of GHGs. Construction emissions would be associated with vehicle engine exhaust from construction equipment, vendor trips, and employee commute trips. Operational emissions would be associated with area, mobile, and stationary sources. Area-source emissions would be associated with activities such as natural gas use for space and water heating, maintenance of landscaping and grounds, waste disposal, and other sources. Mobile-source emissions of GHGs would include project-generated vehicle trips for residents and employees of, and visitors to the project site. In addition, increases in stationary-source emissions could occur by off-site utility providers in order to generate electricity to supply power to the proposed uses within the Plan Area (power produced and/or secured by Roseville Electric). This would result in a contribution to the cumulative impact of global climate change and may result in a **potentially significant** impact.

In 2004 SACOG adopted the Preferred Blueprint Scenario for 2050 (Blueprint), which examined how transportation and land use planning could be better linked to accommodate future growth while reducing transportation congestion. In support of this regional effort and to help foster development patterns that incorporate Blueprint smart growth principles, in May 2005, the City adopted implementation strategies to achieve Blueprint project objectives to guide development projects in Roseville. These implementation strategies to give the City a means to implement the “smart growth” principles derived from the Blueprint effort in newly developing areas. To this end, the Proposed Project incorporates smart growth elements, consistent with the Blueprint smart growth principles and the City’s Blueprint implementation strategies. In addition to density, other objectives include connectivity of neighborhoods, adjacencies of uses, and opportunities for alternative modes of travel.

The total annual 2020 BAU Project emissions would be approximately 70,434 MT of CO₂e per year. As described above, the 2020 BAU Project emissions reflect the basic characteristics of the Proposed Project and do not account for GHG emission reductions that would result from plans, programs and policies implemented as a result of CARB’s AB 32 Scoping Plan. The 2020 ABAU Project Emissions, which do account for GHG emission reductions that would result from plans,

programs and policies implemented as a result of CARB's AB 32 Scoping Plan, are estimated to be 57,132 MT of CO₂ per year, which is 18.9 percent lower than 2020 BAU Project emissions. ABAU emission reductions from the BAU scenario would be accomplished through a combination of energy efficiency measures that have been implemented by the CEC and CARB (California Building Efficiency Standards [2013 Title 24], and Low Carbon Fuel Standards). Since the ABAU Project emissions would not meet the 21 percent less than BAU threshold, this is considered a significant impact. With the incorporation of Mitigation Measure 4.5-1, which includes various project design measures consistent with the City's Blueprint implementation strategies, the total annual 2020 ABAU Project Mitigated emissions would be reduced by approximately 5,659 MT of CO₂e per year, or an additional 8.1 percent.

With implementation of Mitigation Measure 4.5-1, the Proposed Project's reduction in GHG emissions would exceed the 21 percent reduction over BAU for the year 2020 established within the CARB 2011 reapproved Scoping Plan.

In addition to the GHG reduction goals for 2020 established by AB 32, EO S-3-05 establishes a GHG reduction target of 80 percent below 1990 levels by 2050, and EO B-30-15 establishes a California GHG reduction target of 40 percent below 1990 levels by 2030 as an intermediate target to meet the ultimate 2050 goals. The CalEEMod model does not account for future programs that may be developed by the state in an effort to meet these targets, so it is not possible to accurately calculate emission estimates for these years. There are several local land use plans that have been adopted in part to reduce GHG emissions within the region; in particular, the Sacramento Region Blueprint, SACOG MTS/SCS, and the City of Roseville Communitywide Action Plan. While the Proposed Project includes many features that meet the objectives of these plans, it was not included in the growth assumptions of these plans, and thus has not been factored in to regional GHG emission estimates and reduction strategies.

Because the Proposed Project has not been factored into regional plans established to meet the goals of AB 32, including the MTP/SCS, and due to the current disparity between the amount of existing global GHG emissions and the goals of AB 32 and EO S-3-05, even with mitigation measures incorporated, the Proposed Project would contribute a cumulatively considerable, incremental contribution to global GHG emissions and, therefore, would result in a **significant and unavoidable** impact. (DEIR p. 4.5-22)

3.8.6. Noise

Impact 4.6-1 (Short-Term Noise Generated by Construction Activity): Construction activities could potentially expose sensitive receptors to noise levels in excess of the applicable noise standards.

Mitigation Measure 4.6-1 Construction Noise Reduction

The following measures shall be implemented to reduce impacts of construction noise:

- Ensure construction activities comply with the requirements of the City of Roseville Noise Ordinance with respect to hours of operation.
- Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment.
- Designate a disturbance coordinator and conspicuously post this person's number around the project site and in adjacent public spaces. The disturbance coordinator shall receive all public complaints about construction noise disturbances and shall be responsible for determining the cause of the complaint, and implement any feasible measures to be taken to alleviate the problem.
- Well Drilling Construction Noise:
 - To the extent feasible, the on-site ASR well shall be drilled prior to the occupancy of residential units within 500 feet of the well site.
 - Noise curtains shall be utilized during drilling of the well if, at the time of well construction, homes are occupied within 1,000 feet of the well.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Implementation of the Proposed Project would result in short-term construction activities associated with individual development projects in the project site. These construction activities could potentially expose sensitive receptors to noise levels in excess of the applicable noise standards and/or result in a noticeable increase in ambient noise levels. Construction activities would affect residences south and southeast of the project site. In addition, because construction would occur in phases, some on-site residential uses built during the early phases of the development would be exposed to construction activity noise levels during the latter phases of development. Further, future construction of Placer Parkway would likely occur well after after occupancy of residences within the project site.

Activities involved in construction would generate maximum noise levels, as indicated in Table 4.6-9, ranging from 76 to 90 dB at a distance of 50 feet. Construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours. A primary project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from construction sites. This noise increase would be of short duration, and would occur during daytime hours, pursuant to the requirements of the City of Roseville Noise Ordinance, as outlined below, with the exception of 24-hour drilling activities for the proposed on-

site Aquifer Storage and Recovery (ASR) well. Compliance with the City's Noise Ordinance would ensure that impacts are reduced.

Mitigation Measure 4.6-1 would reduce potential noise impacts associated with construction of the Proposed Project. Construction activities would be temporary in nature, and will comply with the requirements of the City of Roseville Noise Ordinance. In accordance with the Noise Ordinance, construction activities will occur during normal daytime working hours, with the exception of drilling activities for the proposed ASR well, which will require 24-hour drilling activities. Mitigation Measure 4.6-1 requires that, to the extent feasible, the on-site ASR well shall be drilled prior to the occupancy of residential units within 500 feet of the well site, and noise curtains shall be utilized during drilling of the well if, at the time of well construction, homes are occupied within 1,000 feet of the well. However, because the location of the well may shift in the future due to well testing and water quality requirements, implementation of this measure cannot be guaranteed. Therefore, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is impossible to allow for the development of the Proposed Project without potentially exposing future residences to noise levels that exceed the City's acceptable noise level standards as a result of 24-hour drilling operations for the ASR well and mitigation of this impact to a less-than significant level would be infeasible, this impact is **significant and unavoidable**. (DEIR p. 4.6-20)

Impact 4.6-2 (Commercial Noise Sources): Commercial uses as part of the Proposed Project could result in off-site noise impacts.

Mitigation Measure 4.6-2 Commercial Noise Controls

For all commercial uses within 500 feet of residential uses, the developer shall implement the following or equally effective measures:

- Where commercial land uses adjoin residential property lines, the following measures shall be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding.
- Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design:
 - o Loading docks and truck delivery areas shall be a minimum distance of 211 feet from residential property lines;
 - o Property line barriers shall be eight feet in height. Circulation routes for trucks shall be located a minimum of 80 feet from residential property lines;
 - o Loading dock and truck deliveries shall be limited to daytime hours;

- o All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible;
- o All heating, cooling and ventilation equipment shall be shielded from view with solid barriers;
- o Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; and
- o In cases where loading docks or truck delivery circulation routes are located less than 211 feet from residential property lines or if nighttime deliveries are required, an acoustical evaluation shall be submitted to the City to verify compliance with the City of Roseville Noise Level Performance Standards. Uses that do not comply with the City of Roseville Noise Level Performance Standards shall not be permitted.
- o Prior to City approval of conditionally permitted uses which include more substantial exterior noise sources such as car washes, automotive repair, and outdoor recreation, a noise study shall be prepared by an acoustical engineer that identifies the necessary measures required to achieve compliance with the City of Roseville Noise Level Performance Standards at the nearest sensitive receptors. The City shall require that the measures identified in the noise study are implemented as a condition of approval of conditional use permits.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Within the project site, commercial uses are proposed on the northeastern corner of Westbrook Boulevard and Road “D,” as well as on the northwestern corner of Westbrook Boulevard and Road “A.” Adjacent to the northern commercial area is a proposed high density residential (HDR) area to the east. The southern commercial area is located adjacent to a proposed medium density residential (MDR) area to the west and HDR area to the north. These commercial areas will be zoned as Community Commercial (CC). The permitted uses under Title 19 (Zoning) of the Roseville Municipal Code primarily include indoor activities, with a few exterior noise sources that could exceed the City’s exterior noise level standards at the boundary line of sensitive residential uses. Examples of exterior noise sources include parking lots, mechanical equipment, drive-through speakers.

No specific site designs are proposed for the commercial center at this time; therefore, noise levels cannot be estimated with any specificity and the effectiveness of specific mitigation cannot be determined at this time. However, exterior noise levels from commercial sources may exceed the City’s 50 dB Leq daytime and 45 dB Leq nighttime noise level standards at distances of up to 376 feet. The exact degree of noise exposure will depend on the specific use. Because the zoning of the commercial uses would allow for certain uses which could generate significant noise levels,

the potential for off-site adverse noise impacts exists, even though it cannot be completely quantified at this time. This is considered a potentially **significant** impact.

Mitigation Measure 4.6-2 requires measures such as shielding (e.g., berms, masonry walls, landscaping), restriction of delivery hours, and screening of heating, ventilation, and air conditioning (HVAC) equipment, to be used to reduce noise levels at residences within 500 feet of commercial uses. Additionally, Mitigation Measure 4.6-2 requires that individual noise studies be prepared for conditionally permitted uses in commercial areas that include more substantial exterior noise sources and measures are implemented as necessary to achieve compliance with the City of Roseville Noise Level Performance Standards at the nearest sensitive receptors. Therefore, with mitigation, this is considered a **less-than-significant** impact. (DEIR 4.6-22)

Impact 4.6-5 (Substantial Permanent Increase in Ambient Noise Levels as a Result of the Existing Plus Project Increase in Traffic Noise): Noise levels on Blue Oaks Boulevard west of Fiddymont Road; Pleasant Grove Road, north of Baseline; and Sunset Boulevard West from Pleasant Grove Road to Amoruso Way, are projected to increase by 8.7 dB, 4.3 dB, and 3.5 dB, respectively, due to development of the Proposed Project.

Mitigation Measure 4.6-3 Traffic Noise Control

The following measures would reduce impacts to off-site sensitive receptors from traffic noise levels:

- West Sunset Boulevard shall be repaved from Pleasant Grove Road to Westbrook Boulevard using OGAC.
- Pleasant Grove Road shall be repaved north of Baseline Road using OGAC.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The projected noise level increases associated with development of the Proposed Project range from 0.1 to 8.7 dB. Noise levels on Blue Oaks Boulevard west of Fiddymont Road; Pleasant Grove Road, north of Baseline; and West Sunset Boulevard from Pleasant Grove Road to Amoruso Way, are projected to increase by 8.7 dB, 4.3 dB, and 3.5 dB, respectively. These predicted noise level increases would exceed the substantial permanent increase threshold of 3.0 dB. This is a **significant** impact.

A landscaped sound wall/earthen berm combination has already been constructed as part of the West Roseville Specific Plan (WRSP) for the existing residential receptors located along the south side of Blue Oaks Boulevard, west of Fiddymont Road. These noise barriers were based upon projected traffic volumes for cumulative roadway conditions and ensure that exterior and interior traffic noise levels at these sensitive receptors under future conditions do not exceed the City's exterior noise level limits. However, even with these measures, existing receptors would still

experience an 8.7 dB increase in traffic noise levels under Existing Plus Project conditions due to increased traffic volumes on Blue Oaks Boulevard as result of the Proposed Project and this increase cannot be mitigated further. Therefore, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is impossible to allow development of the Proposed Project without impacting residential receptors located along the south side of Blue Oaks Boulevard, west of Fiddymont Road, mitigation of this impact to a less-than-significant level is infeasible and this impact is **significant and unavoidable**.

Additional Finding: *Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*

Access to existing residential receptors located adjacent to West Sunset Boulevard from Pleasant Grove Road to Amoruso Way and adjacent to Pleasant Grove Road north of Baseline Road, is provided directly from West Sunset Boulevard and Pleasant Grove Road, respectively. Therefore, the use of noise barriers to mitigate traffic noise is not feasible because the access driveway opening would negate any noise reduction that could otherwise be achieved by a sound wall. However, Mitigation Measure 4.6-3 would achieve a reduction in noise level increases along West Sunset Boulevard and Pleasant Grove Road north of Baseline Road through use of Open Graded Asphalt Concrete (OGAC) along these sections of the roadways.

Mitigation Measure 4.6-3 would reduce the total increase in traffic noise levels along these roadway segments by a minimum of 3.0 dB, reducing the Proposed Project's noise level increase to approximately 0.5 dB on West Sunset Boulevard and 1.3 on Pleasant Grove Road. Because increases of 0.5 dB and 1.3 dB are less than the established 3.0 dB increase threshold, impacts along these roadway segments would be less than significant after mitigation. However, use of OGAC requires improvements to West Sunset Boulevard and Pleasant Grove Road, which are not within the responsibility and jurisdiction of the City. Despite the City's own commitment to work with the appropriate agencies, the City would have control or authority over the timing or implementation of Mitigation Measure 4.6-3. Therefore, the City cannot reasonably assume that Mitigation Measure 4.6-3 would be implemented by the time that the impact would occur. For these reasons, impacts associated with substantial increases in ambient noise levels along West Sunset Boulevard from Pleasant Grove Road to Amoruso Way and Pleasant Grove Road north of Baseline are considered **significant and unavoidable**. Consistent with CEQA Guidelines section 15091, subdivision (a)(2) the City concludes that other agencies can and should cooperate with the City in the use of OGAC to mitigate the impacts occurring in areas under their control. The agencies with jurisdiction over these off-site elements can and should implement Mitigation Measure 4.6-3, which would mitigate this potential impact to a less-than-significant level. (DEIR p. 4.6-29)

Impact 4.6-7 (Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 CIP Plus Project Increase in Traffic Noise Outside the Project Site): Noise levels on Sunset Boulevard from Amoruso Way to Westbrook Boulevard are projected to increase by 3.3 dB due to development of the Proposed Project.

Mitigation Measure 4.6.3 Traffic Noise Control is set forth in full in Section 3.8.6 in relation to Impact 4.6.5.

Finding: *Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.*

The projected noise level increases associated with development of the Proposed Project range from 0.1 to 3.3 dB. Noise levels on West Sunset Boulevard from Amoruso Way to Westbrook Boulevard are projected to increase by 3.3 dB. This predicted noise level increase would exceed the substantial permanent increase threshold of 3.0 dB. This is a **significant** impact.

Mitigation Measure 4.6-3 would reduce impacts on West Sunset Boulevard by reducing the traffic noise level increase to 0.3 dB or less, resulting in a **less-than-significant** impact along this roadway segment. However, use of OGAC requires improvements to West Sunset Boulevard, which are not within the responsibility and jurisdiction of the City. Despite the City's own commitment to work with the appropriate agencies, the City would have control or authority over the timing or implementation of Mitigation Measure 4.6-3. Therefore, the City cannot reasonably assume that Mitigation Measure 4.6-3 would be implemented by the time that the impact would occur. For these reasons, impacts associated with substantial increases in ambient noise levels along West Sunset Boulevard from Amoruso Way to Westbrook Boulevard under 2035 CIP Plus Project Conditions are considered **significant and unavoidable**. Consistent with CEQA Guidelines section 15091, subdivision (a)(2) the City concludes that other agencies can and should cooperate with the City in the use of OGAC to mitigate the impacts occurring in areas under their control. The agencies with jurisdiction over these off-site elements can and should implement Mitigation Measure 4.6-3, which would mitigate this potential impact to a less-than-significant level. (DEIR 4.6-35)

Impact 4.6-9 (Substantial Permanent Increase in Ambient Noise Levels as a Result of the 2035 Cumulative Plus Project Increase in Traffic Noise Outside the Project Site): Noise levels on Sunset Boulevard from Amoruso Way to Westbrook Boulevard are projected to increase by 3.4 dB due to development of the Proposed Project.

Mitigation Measure 4.6.3 Traffic Noise Control is set forth in full in Section 3.8.6 in relation to Impact 4.6-5.

Finding: *Changes or alterations which avoid or substantially lessen the significant environmental effect as identified in the final EIR are within the responsibility and jurisdiction of another public*

agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

The projected noise level increases associated with development of the Proposed Project range from 0.1 to 3.4 dB. Noise levels on West Sunset Boulevard from Amoruso Way to Westbrook Boulevard are projected to increase by 3.4 dB. This predicted noise level increase would exceed the substantial permanent increase threshold of 3.0 dB. This is a **significant** impact.

Mitigation Measure 4.6-3 would reduce impacts on West Sunset Boulevard by reducing the traffic noise level increase to 0.4 dB or less, resulting in a **less-than-significant** impact along this roadway segment. However, use of OGAC requires improvements to West Sunset Boulevard, which are not within the responsibility and jurisdiction of the City. Despite the City's own commitment to work with the appropriate agencies, the City would have control or authority over the timing or implementation of Mitigation Measure 4.6-3. Therefore, the City cannot reasonably assume that Mitigation Measure 4.6-3 would be implemented by the time that the impact would occur. For these reasons, impacts associated with substantial increases in ambient noise levels along West Sunset Boulevard from Amoruso Way to Westbrook Boulevard under 2035 CIP Plus Project Conditions are considered **significant and unavoidable**. Consistent with CEQA Guidelines section 15091, subdivision (a)(2) the City concludes that other agencies can and should cooperate with the City in the use of OGAC to mitigate the impacts occurring in areas under their control. The agencies with jurisdiction over these off-site elements can and should implement Mitigation Measure 4.6-3, which would mitigate this potential impact to a less-than-significant level. (DEIR 4.6-40)

Impact 4.6-10 (Traffic Noise Impacts at Future Noise-Sensitive Land Uses Developed within the Project Site): Residential uses along the future Placer Parkway alignment are predicted to be exposed to interior noise levels of up to 46 dB L_{dn}.

Mitigation Measure 4.6-4 Traffic Noise Attenuation within the Project Site

The following measure shall be implemented to reduce traffic noise impacts:

- A detailed analysis of interior noise levels shall be conducted when building plans are available for the residential uses adjacent to the proposed Placer Parkway alignment. The analysis shall identify noise control measures that are required to achieve compliance with the City of Roseville 45 dB L_{dn} interior noise level standard, such as installation of windows and doors with a STC rating of 30 to 35, and these noise control measures shall be implemented to achieve compliance with the City's standard. Such analysis shall be conducted by a qualified acoustical consultant recognized by the City of Roseville.
- Mechanical ventilation shall be installed in all residential uses adjacent to Placer Parkway to allow residents to keep doors and windows closed, as desired for acoustical isolation.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Noise levels would be above 60 dB along future Placer Parkway in the low density residential (LDR) and MDR areas west of Westbrook Boulevard and the HDR area east of Westbrook Boulevard. However, it is anticipated that noise barriers ranging in height from six to nine feet could be used to reduce exterior noise levels to approximately 61 to 63 dB Ldn at the proposed residential uses located along the future Placer Parkway. The location and final design of noise barriers to address potential impacts from Placer Parkway on future residences within the project site will be determined as part of the environmental review process for the future Placer Parkway project. Although the anticipated noise levels with noise barriers would still exceed the City's 60 dB Ldn exterior noise level standard, they would comply with the City's conditionally acceptable noise level standard of 75 dB Ldn. Achieving the City's 60 dB Ldn standard will not likely be considered feasible using any other practical noise reduction measures because the City has a sound wall height limit of seven feet, so taller sound walls are prohibited in the City. Noise barrier locations will be determined at the time of the final design of Placer Parkway with consideration of access to open space.

Interior noise levels of residential units could exceed the City's 45 dB Ldn interior noise level standard. Modern residential construction typically provides an exterior-to-interior noise level reduction of 25 dB. First floor noise exposures at the residential uses along the project roadways are predicted to range between 18 and 43 dB Ldn. Noise levels at second and third floor levels are typically two to three dB louder, or 21 to 46 dB Ldn. The highest noise levels would occur at the residential uses along the future Placer Parkway alignment. These uses are predicted to be exposed to interior noise levels of up to 46 dB Ldn at second or third floor elevations, which exceeds the City's 45 dB Ldn interior noise level standard. This is considered a **significant** impact.

Mitigation Measure 4.6-4 would reduce interior noise impacts by requiring that detailed interior noise analysis be conducted for residential receptors constructed adjacent to the future Placer Parkway alignment and requiring that mechanical ventilation be installed in residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation. As described in Mitigation Measure 4.6-4, the interior noise analysis would detail noise control measures required to achieve compliance with the City's 45 dB Ldn interior noise level standard, such as requiring windows and doors on second or third floor residential facades facing Placer Parkway to have a sound transmission class (STC) rating of 30 to 35. With implementation of Mitigation Measure 4.6-4, interior noise levels from traffic within the project site would be **less than significant**. (DEIR 4.6-41)

3.8.7. Vegetation and Wildlife

Impact 4.8-1 (Loss of Federally Protected Wetlands and "Other Waters" of the United States): Construction of the Proposed Project would result in a loss of 18.640 acres of wetlands.

Mitigation Measure 4.8-1(a) Ensure No Net Loss of Wetlands

The City shall not issue a grading permit for the ARSP unless a CWA Section 404 permit is first obtained from the USACE, or an equivalent approval for waters of the State is obtained from the RWQCB. The CWA Section 404 permit process (including Section 7 Consultation under FESA) is the standard method for developing mitigation for projects that affect wetlands and vernal pool species such as special-status plants, vernal pool crustaceans, and Western spadefoot. Through this process, project applicants shall be required to obtain the necessary permits and approvals to implement their Proposed Project while remaining in compliance with CWA and FESA. If a 404 permit is not obtained, the City shall not issue a grading permit for the Proposed Project. The obligation to obtain the 404 permit shall ensure no net loss to federally protected wetlands. After obtaining such a permit, however, the applicant shall demonstrate to the City's Planning Director that they have also achieved no net loss of wetlands. Mitigation shall consist of a combination of the preservation of on-site vernal pool and other wetland habitat and the acquisition of off-site property with existing vernal pool and other wetland habitat for preservation.

Mitigation shall include off-site creation and/or restoration of vernal pool and other wetland habitat, and/or participation in a mitigation credit program from a wetlands mitigation bank approved by the USACE and USFWS. These banks charge fees in exchange for credits that are based upon the mitigation obligation of the applicant. If the applicant chooses to buy mitigation credits, the applicant shall pay fees that shall be used to restore, create, enhance, and/or preserve wetlands at an established mitigation bank. The credits shall be in direct proportion to the wetland impacts resulting from the Proposed Project.

The project applicants have identified appropriate off-site mitigation in the form of preservation, as shown in DEIR Figure 4.8-3. This off-site mitigation, coupled with on-site preservation and avoidance, shall be a component of the required compensation for the Proposed Project. All wetland restoration and creation shall be conducted in a manner consistent with applicable USACE and USFWS mitigation guidelines and policies.

Mitigation Measure 4.8-1(b) Wetland Avoidance/Mitigation Plan

For any wetlands to be restored or created outside of an approved mitigation bank, the Applicant shall submit a Wetland Mitigation Plan to that describes the specific method(s) to be implemented to mitigate for all on-site or off-site project-related impacts. This detailed Wetland Mitigation Plan shall be prepared in accordance with applicable USACE and USFWS policies and regulations, and the City's Grading and Erosion Control Ordinance. A copy of the 404 permit, the biological opinion, and the Wetland Mitigation Plan shall be provided to the City at the time of specific entitlements (grading permit, tentative map, etc), and the Wetland Mitigation Plan shall ensure the following to the satisfaction of the City:

- a) Describe the location of the proposed wetland mitigation site(s), including a detailed map showing the acreage, distribution, and type of wetlands to be restored/created to ensure no net loss in wetland habitat acreage, values and functions. The compensation wetlands shall

be designed, at a minimum, to meet or exceed the functions of the existing wetlands to be impacted.

- b) Include a monitoring plan to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/modifications to be implemented in the event that monitoring indicates that the performance standards are not being met.
- c) Include a long-term maintenance plan for the wetland preservation/mitigation areas describing the measures implemented to assure that they are maintained as wetland habitat in perpetuity.
- d) Require that fencing be installed around all existing wetlands that are within 50 feet of any haul route, spoil zone, stockpile zone, creation zone, or other construction area. The fencing shall be of high visibility material. Fencing shall be placed no closer than 10 feet to the delineated, verified perimeter of wetlands. This fencing shall be maintained until all adjacent construction activities are completed.
- e) A qualified biological resources monitor, approved by the City, shall be on the site(s) at all times when working in the open space corridor or other sensitive areas to ensure compliance with identified mitigation for the duration of all the proposed activities. The biological resources monitor shall submit bi-annual compliance reports to City monitor for review for a period of five years after completion of construction or until all performance standards have been satisfied.
- f) The wetland mitigation site(s) shall be surveyed by a qualified biologist, no more than 30 days prior to the start of construction, for the presence of raptor and federal and state listed bird nesting sites, unless it is determined that construction will occur outside of the breeding season for all species likely to occur on site or observed present. If active nesting sites are observed, all state and federal guidelines pertaining to active nesting sites shall be strictly adhered to in consultation with a qualified biologist.
- g) Applicant shall grant full access to the wetland mitigation site(s) to the City for the monitoring of construction activities and mitigation compliance. Access shall be granted during all construction activities and the City monitor may issue stop work orders if mitigation non-compliance is identified.
- h) Applicant shall specify measures for reuse or disposal of excavated material that is suitable for use in the project site. The plan should minimize the elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan shall include specific information regarding the eventual reuse or disposal site, transportation method(s), disposal reuse management, and schedule.
- i) The Wetland Avoidance Mitigation Plan shall include a spill prevention and response plan to the satisfaction of the City.

- j) All disturbed areas shall be re-vegetated by the following methods: hydro seeding, drill seeding, or spreading of upland seed bearing soil. The method of re-vegetation shall be approved by a qualified wetland specialist and the City.
- k) The applicant shall apply non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas. Non-toxic binders shall be applied to exposed areas after cut and fill operations and hydro seeded areas. The wetland mitigation site shall be watered as directed by the City of Roseville Public Works Department. The frequency shall be based on the type of operation, and soil and wind exposure.
- l) To reduce air emissions, idling time for all construction vehicles shall be limited to a maximum of 10 minutes. The City may curtail construction during high ambient pollutant concentrations, including but not limited to, ceasing construction during peak-hour vehicular traffic on adjacent or nearby roadways. All land clearing, grading, earth moving or excavation activities shall be suspended when winds exceed 15 mph.
- m) The applicants shall ensure that all inactive storage/stock piles are adequately covered, and that all trucks hauling dirt, sand, soil, or other loose materials also are adequately covered or maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and top of the trailer) in accordance with the requirements of the California Vehicle Code (CVC) section 23114.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Implementation of the Proposed Project is anticipated to result in the total loss of an estimated 18.640 acres of wetlands and "other waters" of the U.S. The majority of impacts from the Proposed Project will be to seasonal wetland swales, seasonal wetlands, and vernal pools.

Approximately 13.584 acres would be preserved as part of the Proposed Project within areas designated as open space preserve and 1.710 acres of wetlands are avoided by project development; wetlands in other areas are assumed to be filled by development of the Proposed Project. Loss of wetlands would occur as a result of grading in preparation for development, construction of roads and utility corridors, creation of storm water detention basins along stream corridors, and other ground-disturbing activities related to construction. The loss of 18.640 acres of wetlands would have a significant impact to wetlands and waters of the U.S.

Mitigation is proposed to reduce the impacts to waters of the U.S., including vernal pool habitat. The mitigation proposed is typical of minimum requirements of the USACE and USFWS. Mitigation Measure 4.8-1(a), discussed in more detail below, requires vernal pool restoration to be completed in accordance with the "no net loss" performance standard, current USACE and USFWS guidelines, and City General Plan policy as set forth in the Wetlands Mitigation Guidelines. Mitigation Measure 4.8-1 (b) requires the developer to prepare and submit a Wetland Avoidance/Mitigation Plan for any wetlands to be restored or created outside of an approved mitigation bank.

The overall proposed restoration/creation mitigation would be at a minimum ratio of 1:1 which meets or exceeds the City's standards for no net loss. The goal of the ARSP conservation strategy is to achieve no net loss of wetlands through a combination of onsite avoidance and preservation, offsite acquisition, restoration and preservation of existing vernal pool complexes, and purchase of vernal pool credits at an agency-approved mitigation bank. These wetlands, both onsite and offsite, would be preserved and managed in perpetuity to provide for the long-term viability of the protected wetlands.

The components that make up the wetland mitigation include:

Onsite Avoidance and Preservation

The 15.294 acres of on-site avoidance and preservation includes 1.710 acres wetlands and "other waters" of the U.S. within the ARSP Avoidance Area and 13.584 acres of wetlands and "other waters" of the U.S. within the ARSP Open Space Preserve. The wetlands within the preservation areas that are considered to be occupied by vernal pool fairy shrimp shall be located a minimum of 250 feet from all project development. The onsite preservation areas were identified during early discussions with the USFWS, USACE, and CDFW, and these areas were selected to preserve the highest quality wetland resources present within the project site. The preserved areas will be preserved with a Conservation Easement and resources would be managed according to the City's Preserve Area Overarching Management Plan.

Off-Site Compensatory Mitigation

As detailed in the Preliminary Wetland Mitigation Proposal for the ARSP (ECORP, 2014e), mitigation for impacts to waters of the U.S. is proposed to occur at three off-site mitigation properties. These three properties include Mourier East, Mourier West, and Skover (collectively, "Mitigation Properties;" DEIR Figure 4.8-3). The Mitigation Properties were selected for the following reasons: close proximity to the impact sites (within three miles); identical watershed Hydrologic Unit Code as the project site; appropriate soils characteristics; wetland restoration potential; similar habitat function as the project site; the presence of vernal pool fairy shrimp; and the landscape connectivity and proximity to other regional conservation areas. Additionally, the proposed mitigation is consistent with the draft PCCP regional open space planning goals, which strives to make 50,000 to 60,000 acres within the proposed PCCP plan area part of a reserve system to preserve approximately 50 percent of County's remaining vernal pool habitat.

Because the USACE has a no-net loss policy for wetlands subject to its jurisdiction, satisfaction of the "no net loss" performance standard in Mitigation Measure 4.8-1 (a) can be achieved through the 404 permit process. The Section 404 Individual Permit Application has been submitted by the ARSP applicants to the USACE for review. The basic premise of the 404 permit program is that no discharge of material can be permitted into the waters of the U.S. if a practicable alternative exists that is less damaging to the aquatic environment, or if the nation's waters would be significantly degraded. Therefore, applicants for Section 404 permits must show that they have:

- Taken steps to avoid wetland impacts where practicable;
- Minimize potential impacts to wetlands; and
- Provide compensation for any remaining unavoidable impacts through activities to restore or create wetlands.

Under the USACE mitigation policy, restoration of wetland habitats is normally preferred over wetland creation. This approach is consistent with the City/USFWS MOU. The USACE will determine the adequacy of the proposed wetland mitigation, and will require modification of the mitigation plan if it is deemed inadequate. The applicants must obtain a 404 permit prior to discharging any dredged or fill material into any waters of the U.S. Because the 404 permit, in addition to Mitigation Measures 4.8-1(a) and 4.8-1(b), would ensure no net loss of wetlands, impacts would be **less than significant**. (DEIR 4.8-46)

Impact 4.8-2 (Loss of Federally Listed Vernal Pool Crustaceans and their Habitat): Construction of the Proposed Project would result in direct loss and indirect degradation of habitat for federally listed vernal pool crustaceans.

Mitigation Measure 4.8-1(a) Ensure No Net Loss of Wetlands is set forth in full in Section 3.8.7 in relation to Impact 4.8-1

Mitigation Measure 4.8-1(b) Wetland Avoidance/Mitigation Plan is set forth in full in Section 3.8.7 in relation to Impact 4.8-1

Mitigation Measure 4.8-2 Vernal Pool Fairy Shrimp Measures

The project applicant shall mitigate the 14.461 acres of vernal pool fairy shrimp habitat that will be directly impacted at a 2:1 ratio for preservation (28.922 acres preserved) and 1:1 ratio for creation (14.461 acres created). The 9.972 acres of vernal pool fairy shrimp that may be indirectly impacted will be mitigated at a 1:1 ratio for preservation (9.972 acres). This equates to a total of 38.894 acres of preservation and 18.640 acres of creation. The locations of the preserved and created vernal pool fairy shrimp (*Branchinecta lynchi*) habitat shall be disclosed in the Wetland Avoidance/Mitigation Plan required in Mitigation Measure 4.8-1 (b).

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Suitable habitat for vernal pool crustaceans, such as vernal pool fairy shrimp and vernal pool tadpole shrimp, is present in the project site. Vernal pool fairy shrimp have been observed within the project site. Loss of wetland habitat would occur as a result of grading and other ground disturbing activities related to the development of the Proposed Project. Approximately 14.461 acres of vernal pools and wetlands that provide habitat for vernal pool crustaceans would be directly impacted by the Proposed Project. Indirect impacts to on-site habitat could impact 8.151 acres, and off-site indirect impacts could impact 1.820 impacts of vernal pool fairy shrimp habitat. Potential impacts to avoided vernal pool habitat include possible disturbance resulting from

passive recreation, changes to hydrological conditions, or erosion of adjacent uplands that could result in the deposition of sediment within the wetlands. Additionally, after project construction, vernal pool habitat that is avoided could be subject to further indirect impacts resulting from urban runoff, increased human access (i.e., proximity to development, trails, etc.), vandalism or other human disturbances, and an increase in exotic weed species. Maintenance activities such as fire break maintenance, weed abatement, and construction and maintenance of trails and utilities could also degrade habitat.

Of the 18.640 acres of direct impacts to wetlands and waters of the U.S. proposed by the ARSP, 14.461 acres are potential habitat for the federally listed vernal pool fairy shrimp (*Branchinecta lynchi*). An additional 9.9725 acres of potential habitat for the federally listed vernal pool fairy shrimp may also be indirectly impacted during project implementation. Direct loss and indirect degradation of habitat for federally listed vernal pool crustaceans is considered to be a significant impact.

The 14.461 acres of vernal pool fairy shrimp habitat that will be directly impacted will be mitigated at a 2:1 ratio for preservation (28.922 acres) and 1:1 ratio for creation (14.461 acres). The 9.972 acres of vernal pool fairy shrimp that may be indirectly impacted will be mitigated at a 1:1 ratio for preservation (9.972 acres). This equates to a total of 38.894 acres of preservation and 18.640 acres of creation.

Mitigation is proposed to reduce the impacts to vernal pool habitat. As discussed above, Mitigation Measure 4.8-1 requires vernal pool restoration to be completed in accordance with the “no net loss” performance standard, current USACE and USFWS guidelines, and City General Plan Policy as set forth in the Wetland Mitigation Guidelines. Mitigation Measure 4.8-2 will ensure preservation and creation of vernal pool fairy shrimp habitat at 2:1 and 1:1 ratios, respectively. After mitigation these impacts would be **less than significant**. (DEIR 4.8-50)

Impact 4.8-3 (Loss of Rare Plant Populations): Impacts to special status plant species could result from grading and other ground disturbing activities related to development of the Proposed Project.

Mitigation Measure 4.8-3 Special Status Plant Measures

The following mitigation measures shall be implemented to reduce impacts to special status plant species:

- a) A qualified botanist or biologist shall collect source pool inoculum from the two vernal pools containing dwarf downingia and shall transfer the soil inoculum to the created and/or restored wetlands within the proposed off-site Mitigation Properties. A botanist or qualified biologist shall determine which created pools will provide the best suitable habitat. Created and/or restored wetlands will require monitoring according to Section 404 permit guidelines and therefore transferred inoculum would be covered under such efforts.

- b) Perform focused special-status plant surveys according to CDFW, CNPS, and USFWS protocols (CDFW, 2000; CNPS, 2001; Cypher, 2002; USFWS, 1996b) for the three off-site Mitigation Properties. Surveys shall be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur.
- c) The USFWS generally considers survey results valid for approximately three years. Therefore, follow-up surveys may be necessary within the project site to avoid take of any special status plant species. This shall be determined during consultation with USFWS. The presence or absence of special-status plant species shall be determined through rare plant surveys conducted according to CDFW, CNPS and USFWS protocols (CDFW, 2000; CNPS, 2001; Cypher, 2002; USFWS, 1996b). Surveys shall be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur.
- d) If no special-status plants are found, no further measures pertaining to special status plants are necessary.
- e) If special-status plant species are found within the project site, avoidance zones shall be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species and the specific avoidance zone distance will be determined in coordination with appropriate resource agencies (CDFW and USFWS).
- f) If special-status plant species are found within the project site and avoidance of the species is not possible, then additional measures such as seed collection and/or transplantation shall be developed in consultation with the appropriate agencies (CDFW and USFWS).

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

The project site contains 9.814 acres of vernal pool habitat. Vernal pools represent potential habitat for dwarf dowingia, legenera, Pincushion navarretia, Sacramento Orcutt grass, and other special status plants. Dwarf downingia was observed within two vernal pools within the project site and on the off-site Al Johnson Wildlife Area improvements area. No other special status plants were observed within the project site.

Dwarf dowingia is the only special status plant species known to occur within the impact area, and would be impacted by the Proposed Project. It is not State or federally listed, but is on the CNPS List 2B.2. Although this plant species is relatively common in the project vicinity, removal of these populations would constitute a significant impact due to the cumulative nature of development in the area. Therefore, Mitigation Measure 4.8-3 requires that soil inoculum be collected from the dwarf downingia population and placed at the offsite created and/or restored wetlands to ensure long-term viability of this sensitive plant species.

Impacts to special status plant species could result from grading and other ground disturbing activities related to development of the Proposed Project. Implementation of the ARSP is anticipated to result in the direct loss of vernal pool wetlands. Additionally, some of the remaining vernal pools may be indirectly impacted due to erosion of adjacent uplands, changes in hydrological conditions from grading, or other topographic changes such that precipitation runoff supplies are interrupted and prevent the pools from filling properly. Loss of special status plants would be considered a **significant** impact.

Compliance with FESA would reduce impacts associated with the loss of federally listed vernal pool crustaceans and their habitat and the loss and degradation of rare plant populations by requiring any project that would result in the take of any federally listed threatened or endangered species to obtain authorization from the USFWS. Protection, preservation, and replacement of habitat for special status plants can be achieved through implementation of Mitigation Measure 4.8-1, which ensure no net loss of wetlands. In addition, Mitigation Measure 4.8-3 would require additional special status plant surveys for the off-site improvement areas that may contain listed plant species, and provides protective measures should any special status plants be identified. After implementation of Mitigation Measures 4.8-1 and 4.8-3 this impact would be **less than significant**. (DEIR 4.8-51)

Impact 4.8-4 (Loss of Degradation of Habitat for Western Spadefoot): Loss of potential habitat for the Western spadefoot may result due to grading or other ground disturbance related to development of the Proposed Project.

Mitigation Measure 4.8-4 Relocate Western Spadefoot

The following mitigation measures shall be implemented to reduce impacts to Western spadefoot (*Spea hammondi*):

- a) A qualified biologist shall perform preconstruction surveys for Western spadefoot within the construction area in the appropriate season (generally February) to detect adults, larvae, and/or egg masses, within 14 days prior to the start of construction.
- b) If no Western spadefoots are found, no further measures pertaining to this species are necessary.
- c) Pools that are found to support Western spadefoot shall be avoided if feasible. If avoidance is not feasible, then the CDFW shall be consulted for its recommendation with respect to relocation of adults, larvae, tadpoles, or egg masses. Although there is no set protocol for the relocation of Western spadefoot, the capture and relocation of reptile and amphibian species from habitat that will be impacted to similar areas of protected suitable habitat is a standard part of both USFWS and CDFW procedures and recommendations for mitigating impacts. When done in combination with habitat restoration and preservation, the procedure is known to be successful in reducing potential impacts to special-status amphibian and reptile populations.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Within the project site, potential habitat for the western spadefoot includes vernal pools, seasonal wetlands, and adjacent grassland habitat. Impacts on this species would occur as a result of the loss of vernal pools, seasonal wetlands, and grassland habitat due to grading or other ground disturbance related to development of the Proposed Project. This species is a State species of concern.

Western spadefoots have been detected in the past in the vicinity of the project site. Development on vernal pools, seasonal wetlands, and the adjacent habitat could result in the destruction of individual Western spadefoot and/or its habitat. This would be a **significant** impact.

Prior to grading or other earth moving activities, Mitigation Measure 4.8-4 would be implemented to capture any adult or larval western spadefoots or western spadefoot egg masses, and relocate them to suitable habitat. This mitigation measure would greatly enhance the survival rates of western spadefoots that are displaced during construction by relocating them to protected areas of suitable habitat. Additionally, implementation of Mitigation Measures 4.8-1(a) and 4.8-1(b), which require preservation and protection of existing vernal pools, would protect individual western spadefoots by avoiding impacts on areas that are designated open space. Ensuring no net loss of wetlands would provide protection of potential habitat for western spadefoot by preserving or enhancing and protecting habitat that is capable of supporting this species. After implementation of mitigation this impact would be **less than significant**. (DEIR p. 4.8-52)

Impact 4.8-5 (Loss of Degradation of Habitat for Northwestern Pond Turtle): Construction of the Proposed Project may impact northwestern pond turtles if they are located within an area designated for development.

Mitigation Measure 4.8-5 Relocate Northwestern Pond Turtle

The following mitigation measures shall be implemented to reduce impacts to northwestern pond turtle (*Actinemys armorata*):

- a) A qualified biologist shall perform preconstruction surveys for northwestern pond turtle within the construction area for each phase of the Proposed Project within 24 hours prior to the start of construction.
- b) If no northwestern pond turtles are found, no further measures pertaining to this species are necessary.
- c) If northwestern pond turtles are found within an area proposed for impact, a qualified biologist shall relocate the northwestern pond turtle to a suitable location away from the proposed construction, in consultation with CDFW.

Findings: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

No northwestern pond turtles were found during surveys, and University Creek and the wetlands are considered marginal habitat for this species. The Proposed Project will not have a substantial adverse effect on western pond turtles through habitat modification because University Creek will remain as open space as part of the ARSP. After development, no long-term impacts to northwestern pond turtle will occur. However, construction may impact any turtles if they are located within an area designated for development, and the impact from the Proposed Project is assumed to be **significant**. To prevent turtle mortality, Mitigation Measure 4.8-5 ensures that any turtles present in the development footprint are relocated to a protected area of suitable habitat outside the area of disturbance. Therefore, after mitigation, impacts from the Proposed Project are **less than significant**. (DEIR 4.8-53)

Impact 4.8-6 (Disruption of Swainson's Hawk, Burrowing Owl, and Other Legally Protected Raptors' Nesting and Foraging Habitat): Project implementation would result in the loss and degradation of habitat for Swainson's Hawk, Burrowing Owl, and other legally protected raptors.

Mitigation Measure 4.8-6 Avoid Nesting Sites for Protected Bird Species

To ensure that raptor and other bird species protected under the MBTA are not injured or disturbed by construction in the vicinity of nesting habitat, the project applicant shall implement the following measures:

- a) **Nesting Raptors:** All raptors and their active nests are protected under the California Fish and Game Code and federal MBTA. To ensure that there are no impacts to protected active nests, the following mitigation measures shall be implemented:
 - o A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 300 feet of the limits of construction activity. The preconstruction surveys shall occur within 14 days of the initiation of construction activity during the nesting season (February 1 through August 31).
 - o If no active raptor nests are found, no further measures pertaining to raptors nests are necessary.
 - o If active nests are found, the active nests shall be monitored by a qualified biologist for the first 24 hours prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in accordance with CDFW's recommendations for buffer distances relative to the species identified.
 - o Once construction activities commence within the project site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures.

- o Pre-construction nest surveys are not required for construction activity outside the nesting season.
- b) **Burrowing Owl:** Burrowing owls were detected within the project site during surveys. To minimize impacts to protected burrowing owls and their burrows, the following mitigation measures shall be implemented:
 - o If possible, initiate construction activities during the non-breeding season, September 1 through January 31.
 - o A qualified biologist shall conduct a take avoidance (pre-construction) burrowing owl survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 150 meters (492 feet) of the limits of construction within 14 days of the initiation of construction activity, according to the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If no burrowing owls or sign are observed, construction may proceed.
 - o If burrowing owls or sign are found, avoidance setbacks shall be implemented in accordance with CDFW Burrowing Owl Mitigation (CDFW, 2012).
 - o If avoidance setbacks are infeasible, the qualified biologist shall coordinate with CDFW to conduct passive relocation according to protocol outlined in the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If passive relocation methods are employed, the project impact site shall be rendered inhospitable for further burrowing owl reoccupation.
- c) **Swainson's Hawk:** Swainson's hawks have been found nesting on the adjacent CSP Area to the south of the project site (City of Roseville, 2011a). To minimize impacts to protected Swainson's hawks and their nests, the following mitigation measures shall be implemented:
 - o If possible, initiate site construction activities during the non-breeding season, September 1 through February 28.
 - o A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 0.5 mile of the limits of construction within 14 days of the initiation of construction activity during the nesting season (March 1 through August 31).
 - o If no active Swainson's hawk nests are found, no further measures pertaining to Swainson's hawk nests are necessary.
 - o If active nests are found, the qualified biologist shall monitor the active nests for the first 24 hours prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in accordance with CDFW's recommendations.

- o Once construction activities commence on-site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction within the project site. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures.
 - o Pre-construction Swainson's hawk nesting surveys are not required for construction activity outside the nesting season.
- d) **California Black Rail:** There is no potential California black rail habitat with the project site. However, surveys or habitat assessments for this species have not been performed within the off-site Al Johnson Wildlife Area improvements area. To ensure that there are no impacts to California black rail, the following mitigation measures shall be implemented:
- o A qualified biologist shall conduct a habitat assessment of the off-site Al Johnson Wildlife Area improvements area to identify suitable California black rail habitat. The qualified biologist shall prepare a map identifying areas that support suitable habitat.
 - o If suitable habitat is within areas proposed for construction during the breeding season (February 1 through July 31), the qualified biologist shall conduct a pre-construction survey for the California black rail. Three surveys shall be conducted at least seven days apart during peak calling times (one half hour before dawn until three hours after, and three hours before sunset until one half hour after) using playback of taped breeding calls. The last survey shall occur within 14 days of the start of construction.
 - o If no California black rail is detected, no further measures pertaining to this species are necessary.
 - o If a California black rail is detected, impacts shall be avoided by establishing an appropriate buffer, as determined by the qualified biologist in consultation with CDFW. No project activity shall commence within the buffer area until a qualified biologist confirms that the rail has evacuated the area. The size of the buffer shall be determined by the biologist and confirmed by CDFW; buffer size may vary, depending on the nest location, nest stage, and construction activity.
- e) **Western Yellow-billed Cuckoo:** There is no Western yellow-billed cuckoo habitat with the project site. However, surveys or habitat assessments have not been performed within the off-site Al Johnson Wildlife Area improvements area. To ensure that there are no impacts to Western yellow-billed cuckoo, the following mitigation measures shall be implemented:
- o A qualified biologist shall conduct a habitat assessment of the off-site Al Johnson Wildlife Area improvements area and the three off-site Mitigation Properties to

identify suitable Western yellow-billed cuckoo habitat. The qualified biologist shall prepare a map identifying areas that support suitable habitat.

- o If suitable habitat is proposed for construction during the breeding season (June 15 to August 31), prior to construction, the qualified biologist shall conduct a pre-construction survey for Western yellow-billed cuckoo.
- o The survey shall include three visits at least 10 days apart. Each survey shall be conducted during peak activity times (6:30 a.m. to 12:00 noon) by using playback of taped “kowlp” calls. Five taped calls (each at least 30 seconds apart) shall be played every 100 meters of linear habitat.
- o If a Western yellow-billed cuckoo is detected, impacts shall be avoided by establishing an appropriate buffer, as determined by the qualified biologist in consultation with CDFW. No project activity shall commence within the buffer area until a qualified biologist confirms that the cuckoo has evacuated the area. The size of the buffer shall be determined by the biologist and confirmed by CDFW; buffer size may vary, depending on the nest location, nest stage, and construction activity.
- o If no Western yellow-billed cuckoos are detected, no further measures pertaining to Western yellow-billed cuckoos are necessary.

f) **Nuttall’s Woodpecker, Loggerhead Shrike, Yellow-billed Magpie, Oak Titmouse, and Grasshopper Sparrow:** The project site support potential nesting habitat for one special-status woodpecker and five special status passerine bird species: Nuttall’s woodpecker (USFWS conservation concern), loggerhead shrike (USFWS conservation concern and CDFW SSC), yellow-billed magpie (USFWS conservation concern), oak titmouse (USFWS conservation concern), and grasshopper sparrow (CDFW SSC). To ensure that there are no impacts to protected active nests of these species, the following mitigation measures shall be implemented:

- o A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction within the project site and all accessible areas within 50 feet of the limits of construction within 14 days of the initiation of construction activity during the nesting season (Nuttall’s woodpecker, March-July; loggerhead shrike, March-May; yellow-billed magpie, late February-mid-July; oak titmouse, March-July; grasshopper sparrow, May-July).
- o If no active special-status bird nests are found, no further measures pertaining to special-status birds are necessary.
- o If active nests are found, the active nests will be monitored by a qualified biologist prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW.
- o Once construction activities commence on-site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction of

the Proposed Project. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures.

- o Pre-construction bird nesting surveys are not required for construction activity outside the nesting season.
- g) **Migratory Bird Treaty Act Birds:** Many birds, including commonly occurring species, are protected under the California Fish and Game Code and the Federal MBTA. To ensure that there are no impacts to protected birds or their active nests, the following mitigation measures shall be implemented:
 - o A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction within the project site and all accessible areas within 50 feet of the limits of construction within 14 days of the initiation of construction activity during the nesting season (February 1 to August 31).
 - o If no protected birds are found, no further measures pertaining to protected birds are necessary.
 - o If active nests are found, a qualified biologist shall monitor the active nests prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW.
 - o Once construction activities commence on-site, all nests will be monitored by a qualified biologist to detect any behavioral changes as a result of construction of the Proposed Project. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures.
 - o Pre-construction bird nesting surveys are not required for construction activity outside the nesting season.

Mitigation Measure 4.8-7 Off-Site and On-Site Preservation of Grassland Habitat

CDFW recommends that projects that result in the loss of potential foraging habitat for Swainson's hawk (which includes grasslands) within 10-miles of an active nest site provide mitigation for that loss. To the extent feasible, strategies for preserving on-site grasslands as raptor and migratory bird foraging habitat shall be addressed in the Operations and Maintenance Plan prepared pursuant to the Section 404 Permit. Some of these strategies could include; but are not necessarily limited to, grazing for grassland management, monitoring for biological values, and adaptive management. Mitigation for Swainson's hawk foraging habitat would concurrently mitigate for loss of habitat

for a number of other bird species in the region such as burrowing owl, red-tailed hawk, whitetailed kite, northern harrier, Ferruginous hawk, and loggerhead shrike among others.

A Swainson's Hawk Grassland Habitat Mitigation Plan shall be developed to mitigate for the loss of foraging habitat. Therefore, the project applicant shall preserve no less than 595.7 acres of grassland and agricultural foraging habitat for Swainson's hawk. Approximately 91.4 acres of Swainson's hawk foraging habitat shall be maintained and preserved onsite. The remainder of the mitigation shall be accomplished via the preservation of 499.9 acres of grassland communities within the three off-site Mitigation Properties, which will offset the loss of foraging habitat pursuant to the CDFW-established formula for Swainson's hawk foraging habitat replacement.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Grassland and trees within the project site provide suitable foraging habitat and nesting sites for legally protected bird and raptor species including: Swainson's hawk, burrowing owl, Cooper's hawk, whitetailed kite, northern harrier, and ferruginous hawk, among others. Special status species surveys in the project site documented the presence of several legally protected bird and raptor species. As discussed above, the following special status or protected bird species were observed foraging on the project site or within the project site during surveys: tricolored blackbird, oak titmouse, Swainson's hawk, northern harrier, white-tailed kite, loggerhead shrike, yellow-billed magpie, Nuttall's woodpecker, and ferruginous hawk. Only the burrowing owl was observed nesting within the project site. The State-listed threatened Swainson's hawk is known to nest in the CSP Area immediately south of the project site (City of Roseville, 2011a) and in the Placer Ranch area to the east of the project site (ECORP, 2015b).

Construction disturbance as part of project development could result in active nest abandonment, removal of an active nest, or other injury to a protected bird or raptor species. This is considered a **significant** impact. Compliance with the MBTA and CESA would reduce impacts by prohibiting the take of any migratory bird listed, including nests, eggs or products, or the removal of any pertinent shrub or tree that could affect nesting. To ensure that legally protected birds of prey are not taken during project construction, Mitigation Measure 4.8-6 requires that, when feasible, tree removals or excavations near potential burrowing owl burrows occur during the period when these species are not nesting (September through February). In addition, other protected birds and raptors are protected from take through completion of pre-construction surveys and avoidance buffers, if necessary. After mitigation, impacts to protected birds and raptors due to construction of the Proposed Project are **less than significant**.

Compliance with the MBTA and CESA (for Swainson's Hawks), as well as implementation of Mitigation Measure 4.8-6, would reduce impacts on the nesting by preventing disturbance that would cause nest abandonment and subsequent loss of their young. Mitigation Measure 4.8-7 requires a total of 591.3 acres of suitable grassland habitat are permanently preserved both onsite

and offsite that would also reduce impacts to foraging habitat for Swainson's hawk and other protected bird species. After implementation of these mitigation measures, this impact would be **less than significant**. (DEIR 4.8-54)

Impact 4.8-7 (Loss of Grassland Habitat): Implementation of the Proposed Project would result in the loss of an estimated 407 acres of grassland and agricultural foraging habitat through grading and conversion to various urban uses.

Mitigation Measure 4.8-7 Off-Site and On-Site Preservation of Grassland Habitat is set forth in full in Section 3.8.7 in relation to Impact 4.8-6.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Non-native annual grassland is the dominant vegetation community throughout the project site.

Grassland is important for foraging for special status and other legal protected raptors, including the State threatened Swainson's hawk and a wider variety of other wildlife species such as burrowing owls and long-billed curlew. CDFW considers the loss of foraging habitat for Swainson's hawk within 10 miles of an active Swainson's hawk nest site to be detrimental to the breeding success of this species.

Implementation of the Proposed Project would result in the loss of an estimated 407 acres of grassland and agricultural foraging habitat through grading and conversion to various urban uses. This represents approximately 76.4 percent of the grasslands in the 694.4-acre project site. Due to the potential negative effects that loss of foraging habitat could have on wildlife species, this is a **significant** impact.

Implementation of Mitigation Measure 4.8-7 would reduce the impacts from loss of grassland to a **less-than-significant** level by protecting 591.3 acres of similar habitat in southwestern Placer County in perpetuity (499.9 acres will be off-site), according to a CDFW-established mitigation formula for loss of Swainson's hawk foraging habitat, and by ensuring that 91.4 acres of on-site preserved grasslands are managed as raptor and migratory bird foraging habitat. Protection of on- and off-site grasslands will reduce this impact to a **less-than-significant** level. (DEIR 4.8-55)

Impact 4.8-8 (Substantial Interference with the Movement of Resident Migratory Wildlife Species): Development of the project site could impede the movement of wildlife by disturbing and/or blocking local movement corridors. Outdoor lighting may interfere with nocturnal movement. Passive recreational use may interfere with foraging, breeding, or movement.

Mitigation Measure 4.8-8 Wildlife Movement Protection Policies

To protect the long term habitat of the University Creek stream channel and associated riparian corridor as for use as wildlife movement and migration corridors, the project applicants shall ensure that movement corridors are not obstructed. Through compliance with Section 1600 of the

CDFW Code, the applicant(s) shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the stream corridor, which sets forth mitigation measures that the applicant must implement. These measures shall include, but not be limited to, the use of a bridge and/or culvert for the road crossing that is large enough that wildlife have enough space to pass without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and revegetation of stream corridor habitat that has been damaged due to the project's construction. The road crossing feature shall be constructed in a configuration as to provide wildlife with unimpeded passage. Furthermore, recreational use trails shall be lined by post and rail fence and signage shall be posted to direct trail users to stay within the designated trail corridor. The trails shall be closed to use one-half hour after sunset to one-half hour before sunrise and shall not be illuminated.

Mitigation Measure 4.14-3 Avoid Light Spill Over into University Creek and Open Space Areas is set forth in full in Section 3.8.14 in relation to Impact 4.14-2.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Development of the project site could impede the movement of wildlife by disturbing and/or blocking local movement corridors. Additionally, many of those species that would normally use the grasslands as a foraging area would not as easily move across the future urbanized landscapes proposed for development. With development of the Proposed Project, wildlife would be naturally restricted to the remaining areas of designated open space such as the University Creek open space area. Thus, this will become the primary wildlife corridor through the urbanized landscape.

Construction of stream crossings and other activities, as well as the introduction of artificial light, would alter the corridors and disturb the wildlife using them. The potential loss of local travel routes and the potential future restriction of movement through the site due to obstructions to the stream/riparian open space corridor are discussed below.

Wildlife species that are adapted to live in grasslands or that move between isolated pockets of water would not easily move across the future urbanized landscapes, would be displaced, and may concentrate their movements within the remaining open space. The ARSP provides for an open space corridor along University Creek which would allow relatively free access through the site. However, the construction of a road crossing for Westbrook Boulevard could create a barrier that would prevent wildlife passage along this corridor.

Erosion and runoff during construction of project facilities would be controlled by BMPs as required by the City's Improvement Standards and NPDES General Permit. Nonetheless, alterations to the flow, bed, channel, or bank of University Creek within the project site as a result of project improvements would affect the ability of the corridor to provide habitat for the wildlife species that depend upon it for feeding, cover, and nesting, and thus could result in a loss of that habitat.

Outdoor lighting can also have a negative effect on wildlife by interfering with nocturnal movement and causing disorientation, making individuals more vulnerable to predation or making it more difficult for them to capture prey. Passive recreational use along nature or bicycle trails may also have indirect impacts such as interfering with foraging, breeding, or movement. These impacts are **significant**.

Implementation of Mitigation Measure 4.8-8 requires the use of either a bridge or culvert that is large enough that wildlife has enough space to pass through the road crossing without having to travel over the road surface. Mitigation Measure 4.14-3 requires that outdoor lighting be placed, designed, and directed to avoid spillover light into the University Creek and open space preserve areas. After implementation of these mitigation measures, this impact would be **less than significant**. (DEIR 4.8-56)

Impact 4.8-10 (Loss of Riparian Habitat): Deterioration of the creek channel could result from construction activities, intrusion of artificial lighting, non-native invasive plant species, domestic animals, or human activity in or along the creek channel.

Mitigation Measure 4.8-8 Wildlife Movement Protection Policies is set forth in full in Section 3.8.7 in relation to Impact 4.8-8.

Mitigation Measure 4.14-3 Avoid Light Spill Over into University Creek and Open Space Areas is set forth in full in Section 3.8.14 in relation to Impact 4.14-2.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Implementation of the Proposed Project would result in development that would occur in proximity to the riparian habitat and stream corridor along University Creek. The extension of Westbrook Boulevard may include a culvert or bridge crossing that would impact University Creek and its riparian habitat.

Deterioration of the creek channel could result from construction activities, intrusion of artificial lighting, non-native invasive plant species, domestic animals, or human activity (i.e., jogging, walking, and biking) in or along the creek channel. Trampling of stream banks could occur when people descend or climb the banks, which would remove vegetation directly or indirectly by causing soil compaction or erosion. Increased human recreational and residential uses could result in an increase in domestic animals, which could impact native wildlife by reducing habitat and by increasing wildlife mortality. These impacts could also occur during construction of the Proposed Project. This impact is **significant**.

Implementation of Sections 1600-1607 of the Fish and Game Code would reduce impacts associated with the blocking or degradation of stream corridors by regulating activities that would alter the flow, bed, channel, or bank of streams. Implementation of Chapter 9.80 of the Municipal Code (Flood Damage Protection) would control the alteration of natural floodplains stream

channels, and natural protective barriers, which help accommodate or channel flood waters. In addition, the City's Improvement Standards and Floodplain Development Regulations would control fill, grading, dredging, and other development, which may increase flood damage. The Proposed Project would be required to obtain a USACE 404 permit and adhere to any permit requirements included therein. Mitigation Measure 4.8-8 and Mitigation Measure 4.14-3 would reduce this impact to a **less-than-significant** level along University Creek by installing fences and signage to keep trail users within designated trail corridors and limiting lighting within the riparian area. After mitigation, impacts to riparian habitat would be **less than significant**. (DEIR 4.8-59)

Impact 4.8-11 (Potential Impact to Bats): Development of the Proposed Project may impact the foraging and roosting habitats of special status bat species.

Mitigation Measure 4.8-9 Pre-Construction Surveys for Special Status Bats

To ensure that there are no impacts to active bat roosts, the following mitigation measures are recommended:

- a) A qualified biologist shall conduct a dusk emergence survey (start one hour before sunset and last three hours), followed by a pre-dawn re-entry survey (start one hour before sunrise and last for two hours), in addition a daytime visual inspection of all potential bat roosting habitat within the limits of construction within the project site included as part of the pre-construction clearance survey. If no active bat roosts or sign are observed, construction may proceed.
- b) If no active special-species bat roosts are found, no further measures pertaining to special-species bats are necessary.
- c) If roosting special-species bats are found on-site during the surveys, avoid direct and indirect impacts to roosting sites by establishing a no-disturbance buffer of 100 feet around roost sites, in consultation with CDFW.
- d) Clearing and grubbing adjacent to the roost site and lighting use near the roost site where it would shine on the roost or interfere with bats entering or leaving the roost shall be prohibited.
- e) Operation of internal combustion equipment, such as generators, pumps, and vehicles within 100 feet of the roost site shall be prohibited.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Two special status bats potentially occur in the project site: pallid bat and Townsend's big-eared bat, which are both State SSCs. The project site may support suitable foraging habitat, and the dilapidated barn/residences and several trees may support roosting or maternity sites. Development impacts to the foraging and roosting habitats of these special status bat species would be **significant**.

Implementation of Mitigation Measure 4.8-7 to protect grassland habitat will mitigate potential impacts to bat foraging habitat to less-than-significant levels. Mitigation Measure 4.8-9 ensures that a qualified biologist conduct preconstruction surveys at dusk and dawn for potential bat roosting habitat and provides avoidance measures should any special status bats be identified. With implementation of mitigation, this impact would be **less than significant**. (DEIR 4.8-60)

Impact 4.8-12 (Potential Impact to American Badger): Construction of the Proposed Project may impact badgers should they occur within the area designated for development.

Mitigation Measure 4.8-7 Off-Site and On-Site Preservation of Grassland Habitat is set forth in full in Section 3.8.7 in relation to Impact 4.8-6.

Mitigation Measure 4.8-10 Pre-Construction Surveys for American Badger

The annual grasslands within the project site have a low potential to support habitat for American badger. To ensure that there are no impacts to American badgers and their burrows, the following mitigation measures are required:

- a) In conjunction with pre-construction burrowing owl surveys (Mitigation Measure 4.8-6), a qualified biologist shall conduct pre-construction surveys for American badgers, including burrows. If no American badgers or signs are observed, construction may proceed.
- b) If no American badgers/active burrows are found, no further measures pertaining to this species are necessary.
- c) If American badgers are found on-site during the surveys, the qualified biologist shall avoid direct and indirect impacts to burrows by establishing a no-disturbance buffer of 100 feet around burrows, in consultation with CDFW.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Although no American badgers were identified during biological surveys, the annual grasslands within the project site provides marginal habitat to support the American badger (ECORP, 2015c; Appendix P). Any impacts from construction or operation of the Proposed Project to this State species of concern would be **significant**.

Construction may impact any badgers should they occur within an area designated for development. To prevent badger mortality, Mitigation Measure 4.8-10 ensures that any badger burrows present in the development footprint are avoided in consultation with CDFW. Long-term impacts to American badger habitat would occur from conversion of grasslands to urban uses. With implementation of Mitigation Measure 4.8-7 for off-site and on-site preservation of grassland, impacts to badger habitat are reduced to **less-than-significant** levels. Therefore, after mitigation, impacts from the Proposed Project would be **less than significant**. (DEIR 4.8-61)

Impact 4.8-15 (Loss of Biological Resources Due to Construction of Off-Site Infrastructure): Development of infrastructure improvements outside of the project site may result in direct and indirect impacts to biological resources.

Mitigation Measure 4.8-1(a) and (b) is set forth in full in Section 3.8.7 in relation to Impact 4.8-1.

Mitigation Measure 4.8-2 Vernal Pool Fairy Shrimp Measures is set forth in full in Section 3.8.7 in relation to Impact 4.8-2.

Mitigation Measure 4.8-3 Special Status Plant Measures is set forth in full in Section 3.8.7 in relation to Impact 4.8-3.

Mitigation Measure 4.8-4 Relocate Western Spadefoot is set forth in full in Section 3.8.7 in relation to Impact 4.8-4.

Mitigation Measure 4.8-5 Relocate Northwestern Pond Turtle is set forth in full in Section 3.8.7 in relation to Impact 4.8-5.

Mitigation Measure 4.8-6 Avoid Nesting Sites for Protected Bird Species is set forth in full in Section 3.8.7 in relation to Impact 4.8-6.

Mitigation Measure 4.8-7 Off-Site and On-Site Preservation of Grassland Habitat is set forth in full in Section 3.8.7 in relation to Impact 4.8-6.

Mitigation Measure 4.8-8 Wildlife Movement Protection Policies is set forth in full in Section 3.8.7 in relation to Impact 4.8-8.

Mitigation Measure 4.8-9 Pre-Construction Surveys for Special Status Bats is set forth in full in Section 3.8.7 in relation to Impact 4.8-11.

Mitigation Measure 4.8-10 Pre-Construction Surveys for American Badger is set forth in full in Section 3.8.7 in relation to Impact 4.8-12.

Mitigation Measure 4.8-11 Additional Surveys for Off-Site Improvement Areas

Prior to construction of any off-site infrastructure, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by infrastructure development. If it is determined that wetland resources or sensitive species would be impacted, Mitigation Measure 4.8-1 (a) and (b), Mitigation Measure 4.8-2, or Mitigation Measure 4.8-3 shall be implemented, as appropriate to the resource. If it is determined that impacts to western spadefoot or northwestern pond turtle may occur due to off-site constructions, Mitigation Measures 4.8-4 and 4.8-5 shall be implemented, respectively. If it is determined that active nests exist within the off-site improvement location, Mitigation Measure 4.8-6 shall be implemented as appropriate to the species. If it is determined the offsite improvement is located within or adjacent to a wildlife movement corridor, Mitigation Measure 4.8-8 shall be

implemented. If any bat roosts are identified, Mitigation Measure 4.8-9 shall be implemented. If any badger burrows are located, Mitigation Measure 4.8-10 shall be implemented.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Development of the Proposed Project would require infrastructure improvements outside of the project site, such as extension of roadways; extension of water, wastewater, and recycled water infrastructure; and the extension of electric and natural gas lines. Potential impacts from these activities include both direct and indirect impacts to:

- Special status species, including State and federally threatened endangered species;
- Wetland and vernal pool habitat;
- Oak trees; and
- Stream and Riparian Habitat.

No formal focused surveys or wetland delineation have been performed within the offsite infrastructure areas (with the exception of the off-site Al Johnson Wildlife Area improvement area) as part of the BRA. Most offsite improvements would be constructed within street ROWs. Because infrastructure for the Proposed Project would be located in road ROWs or undeveloped land similar to the project site, the biological resources that would be expected to occur would not differ substantially from those identified in this EIR. Nonetheless, offsite improvements would result in **potentially significant** impacts to biological resources. Mitigation Measure 4.8-11 requires that surveys be conducted by qualified biologists prior to construction of the offsite infrastructure facilities. The purpose of these surveys will be to determine the presence or absence of sensitive biological resources in the areas that would be disturbed. If such resources are discovered, then appropriate mitigation measures as described in this EIR shall be implemented in the offsite infrastructure areas as explained in Mitigation Measure 4.8-11. These measures will ensure that impacts on special status species or their habitat that occur within the offsite infrastructure areas would be **less than significant**. (DEIR 4.8-63)

Impact 4.8-16 (Loss of Biological Resources Due to Development of Urban Reserve Parcel):

Development of the Urban Reserve parcel may result in direct and indirect impacts to biological resources.

Mitigation Measure 4.8-1(a) and (b) is set forth in full in Section 3.8.7 in relation to Impact 4.8-1.

Mitigation Measure 4.8-2 Vernal Pool Fairy Shrimp Measures is set forth in full in Section 3.8.7 in relation to Impact 4.8-2.

Mitigation Measure 4.8-3 Special Status Plant Measures is set forth in full in Section 3.8.7 in relation to Impact 4.8-3.

Mitigation Measure 4.8-4 Relocate Western Spadefoot is set forth in full in Section 3.8.7 in relation to Impact 4.8-4.

Mitigation Measure 4.8-5 Relocate Northwestern Pond Turtle is set forth in full in Section 3.8.7 in relation to Impact 4.8-5.

Mitigation Measure 4.8-6 Avoid Nesting Sites for Protected Bird Species is set forth in full in Section 3.8.7 in relation to Impact 4.8-6.

Mitigation Measure 4.8-7 Off-Site and On-Site Preservation of Grassland Habitat is set forth in full in Section 3.8.7 in relation to Impact 4.8-6.

Mitigation Measure 4.8-8 Wildlife Movement Protection Policies is set forth in full in Section 3.8.7 in relation to Impact 4.8-8.

Mitigation Measure 4.8-9 Pre-Construction Surveys for Special Status Bats is set forth in full in Section 3.8.7 in relation to Impact 4.8-11.

Mitigation Measure 4.8-10 Pre-Construction Surveys for American Badger is set forth in full in Section 3.8.7 in relation to Impact 4.8-12.

Mitigation Measure 4.8-12 Conduct Biological Surveys of Urban Reserve Parcel

Prior to construction activities within the Urban Reserve parcel, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by development. If it is determined that wetland resources or sensitive species would be impacted, Mitigation Measure 4.8-1 (a) and (b), Mitigation Measure 4.8-2, or Mitigation Measure 4.8-3 shall be implemented, as appropriate to the resource. If it is determined that impacts to western spadefoot or northwestern pond turtle may occur, Mitigation Measures 4.8-4 and 4.8-5 shall be implemented, respectively. If it is determined that active nests exist, Mitigation Measure 4.8-6 shall be implemented as appropriate to the species. If development is proposed within or adjacent to a wildlife movement corridor, Mitigation Measure 4.8-8 shall be implemented. If any bat roosts are identified, Mitigation Measure 4.8-9 shall be implemented. If any badger burrows are located, Mitigation Measure 4.8-10 shall be implemented.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Development of the Urban Reserve parcel with a single residential unit could result in both direct and indirect impacts to:

- Special status species, including State and federally threatened endangered species;
- Wetland and vernal pool habitat;
- Oak trees; and
- Stream and Riparian Habitat.

No formal focused surveys or wetland delineations have been performed within the Urban Reserve parcel as part of the BRA. However, University Creek flows through the southern portion of the parcel and habitat types are expected to be substantially similar to those found within the project site. Therefore, construction activities within the Urban Reserve parcel would result in potentially significant impacts to biological resources.

Mitigation Measure 4.8-12 requires that surveys be conducted by qualified biologists prior to construction within the Urban Reserve parcel. The purpose of these surveys will be to determine the presence or absence of sensitive biological resources. If such resources are discovered, then appropriate mitigation measures as described in this EIR shall be implemented as explained in Mitigation Measure 4.8-12. These measures will ensure that impacts on special status species or their habitat that occur within the Urban Reserve parcel would be less than significant.

Impact 4.8-18 (Cumulative Impacts to Biological Resources): Full build out of the ASRP would significantly contribute to the urbanization of western Placer County.

Mitigation Measure 4.8-1(a) and (b) is set forth in full in Section 3.8.7 in relation to Impact 4.8-1.

Mitigation Measure 4.8-2 Vernal Pool Fairy Shrimp Measures is set forth in full in Section 3.8.7 in relation to Impact 4.8-2.

Mitigation Measure 4.8-3 Special Status Plant Measures is set forth in full in Section 3.8.7 in relation to Impact 4.8-3.

Mitigation Measure 4.8-4 Relocate Western Spadefoot is set forth in full in Section 3.8.7 in relation to Impact 4.8-4.

Mitigation Measure 4.8-5 Relocate Northwestern Pond Turtle is set forth in full in Section 3.8.7 in relation to Impact 4.8-5.

Mitigation Measure 4.8-6 Avoid Nesting Sites for Protected Bird Species is set forth in full in Section 3.8.7 in relation to Impact 4.8-6.

Mitigation Measure 4.8-7 Off-Site and On-Site Preservation of Grassland Habitat is set forth in full in Section 3.8.7 in relation to Impact 4.8-6.

Mitigation Measure 4.8-8 Wildlife Movement Protection Policies is set forth in full in Section 3.8.7 in relation to Impact 4.8-8.

Mitigation Measure 4.8-9 Pre-Construction Surveys for Special Status Bats is set forth in full in Section 3.8.7 in relation to Impact 4.8-11.

Mitigation Measure 4.8-10 Pre-Construction Surveys for American Badger is set forth in full in Section 3.8.7 in relation to Impact 4.8-12.

Mitigation Measure 4.8-11 Additional Surveys for Off-Site Improvement Areas is set forth in full in Section 3.8.7 in relation to Impact 4.8-15.

Mitigation Measure 4.8-12 Conduct Biological Surveys of Urban Reserve Parcel is set forth in full in Section 3.8.7 in relation to Impact 4.8-16.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The cumulative context for the evaluation of impacts on biological resources is regional development, particularly western Placer County, which contains habitat very similar to the project site.

Over the past few decades, tens of thousands of acres of grasslands have been developed or designated for development in western Placer County. Development has occurred in and around the cities of Roseville, Lincoln, and Rocklin. Development has also occurred further north in the grasslands of Sacramento County. Future development would result in the further decline of native plant communities, including vernal pool habitat. The proximity of urban development also would contribute to the distribution of non-native plant and wildlife species, which would further degrade the habitat and available niches for native species in the surrounding region. This impact is **significant and cumulative**.

The full build out of the ARSP would significantly contribute to the urbanization of western Placer County.

Vernal Pool Wetlands/Rare Plants

The Proposed Project would result in the loss of approximately 558.7 acres of grasslands that contain scattered vernal pools. Implementation of the ARSP is anticipated to result in the loss of approximately 18.640 acres of wetlands and waters of the U.S. Within the project site, the Placer Parkway regional transportation project would convert an additional 4.562 acres of wetlands, resulting in a cumulative loss of wetlands within the project site of 23.202 acres. Other development that would convert vernal pool grasslands to urban development includes Placer Vineyards, Regional University, Creekview, Brookfield, and Curry Creek. Cumulative loss of vernal pools is a **significant** impact. The Proposed Project's incremental contribution to the cumulative impact is considerable.

Raptor Species

Based on information from other environmental documents and the CNDDB, potential habitat for Swainson's hawk, burrowing owl, and other species are widely distributed within Placer and adjacent counties. Other projects in the vicinity will convert grassland and cropland, both of which provide foraging habitat. This impact is **significant and cumulative**. The ARSP would result in

the permanent loss of habitat for these species, which are present within the development boundaries. This is a cumulatively considerable contribution to the **significant** impact.

Mitigation measures identified reduce the severity of significant project related impacts to a **less-than-significant** level. However, even with these mitigation measures, a substantial change in habitat conditions would result as a consequence of cumulative development in the region, transitioning from a rural to an urban environment. The amount of undeveloped habitat available for wildlife use will decrease as development occurs and as the amount of habitat decreases, wildlife species that are incompatible with urban development will be displaced.

Cumulative development within the region would result in the loss of grasslands, wetlands, and vernal pool habitat. The loss of this habitat would also result in impacts to special status plant and animal species. Mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is impossible to allow for development of the Proposed Project without incremental contribution to the impact on loss of grasslands, wetlands and vernal pool habitat and mitigation of this impact to a less-than-significant level is not feasible, the regional impacts would be considered **significant and unavoidable**. (DEIR p. 4.8-63.) As explained in Section 4, “Statement of Overriding Considerations”, the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related the Proposed Project’s incremental contribution to the impact on loss of grasslands, wetlands, and vernal pool habitat.

3.8.8. Cultural Resources

Impact 4.9-1 (Cause an Adverse Change to Historical or Archaeological Resources):

Development of the Urban Reserve parcel with a single residential unit consistent with allowable uses under the proposed general plan designation could impact historic or archaeological resources.

Mitigation Measure 4.9-1 Conduct Archaeological Survey of UR Parcel

Development proposals for the Urban Reserve parcel shall identify known and/or potential archaeological sites, based on field surveys of the area proposed for development conducted by a qualified archaeologist. If significant resources or significant archaeological sites are present, the development proposal shall designate the area surrounding the site as open space and the site shall be completely avoided.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Urban Reserve Parcel

There are no known structures or previously recorded historic or archaeological resources within the 20-acre Urban Reserve parcel; however, this area has not been subject to a cultural resources survey because no development is proposed at this time. Development of the Urban Reserve parcel

with a single residential unit consistent with allowable uses under the proposed general plan designation could impact historic or archaeological resources. This is considered a **potentially significant** impact. Mitigation Measure 4.9-1 requires that appropriate studies be conducted prior to issuance of building permits for construction within the Urban Reserve parcel, and that if any prehistoric or historical resources are found, that they be evaluated for significance and avoided, preserved, or recorded as appropriate. This mitigation measure would reduce this impact to a **less-than-significant** level. (DEIR 4.9-15)

Impact 4.9-2 (Disturb, Damage, or Destroy Unidentified Subsurface Archaeological or Historical Resources or Human Remains during Project Construction): Buried prehistoric resources or human remains could be encountered during ground disturbing activities.

Mitigation Measure 4.9-2(a) Cease Work and Consult with Qualified Archaeologist

Should any cultural resources, such as wells, foundations, or debris, or unusual amounts of bone, stone or shell, artifacts, burned or baked soils, charcoal, or human remains be encountered during subsurface excavation or construction activities, work shall be suspended within 100 feet of the discovery. The City shall be immediately notified. At that time, a qualified professional archaeologist shall assess the resource and provide recommendations for treatment if the resource appears to be potentially eligible for listing on the NRHP or CRHR. Possible management recommendations could include, but not be limited to, avoidance, construction monitoring, recordation, site testing, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff, in consultation with a qualified archaeologist, to avoid or minimize significant effects to the cultural resources prior to resumption of ground-disturbing activities.

Mitigation Measure 4.9-2(b) Cease Work and Consult with Qualified Archaeologist

If human remains are uncovered during project construction, pursuant to PRC Section 5097.98 and Section 7050.5 of the California Health and Safety Code, the Placer County Coroner shall be notified immediately. California law recognizes the need to protect interred human remains, particularly Native American burials and items of cultural patrimony, from vandalism and inadvertent destruction. The procedures for the treatment of discovered human remains are contained in California Health and Safety Code §7050.5 and §7052 and California PRC §5097. If human remains are uncovered during ground-disturbing activities, all such activities within a 100-foot radius of the find shall be halted immediately and the City's designated representative shall be notified. The City shall immediately notify the Placer County coroner. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). The City shall contact the Most Likely Descendent (MLD), as determined by the NAHC, regarding the remains.

The MLD, in cooperation with the City and a qualified professional archaeologist shall develop a plan of action to avoid or minimize significant effects to the human remains prior to resumption of ground-disturbing activities.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

The only cultural resource identified within the project site is an isolated mano, a prehistoric hand-held grinding tool found during site surveys conducted in 2000. This artifact could not be located during cultural resource surveys of the project site performed in 2008, however (ECORP, 2008b). Historic use of part of the project site as a ranch indicates that there is potential for buried historical resources as well; historical archaeological deposits uncovered during construction would not necessarily be associated with the ranch and would need to be evaluated for their connection to previous use of the project site as a ranch.

The presence of a water source, University Creek, along the southern portion of the Proposed Project, and the previously located mano indicate some sensitivity for prehistoric resources. Buried prehistoric resources or human remains could be encountered during grading, excavation, and or construction as well. If such resources are encountered during construction either on-site or within the off-site improvements areas, they could be damaged, destroyed, or removed, resulting in a loss of integrity or other criteria that could make them eligible to the CRHR or the NRHP. This is considered a **potentially significant** impact.

If evidence of historic or prehistoric artifacts or sites or human remains is uncovered during project development, Mitigation Measure 4.9-2 requires that all work cease within 100 feet of the find so that artifacts or remains are not further damaged by equipment. Mitigation Measure 4.9-2 reduces impacts to unknown cultural resources that qualify as historical resources, unique archaeological resources, historic properties, or human remains by requiring avoidance where feasible, or appropriate study, handling, and recordation of such resources. Mitigation Measure 4.9-2 also outlines the procedures established in the California Health and Safety Code for human remains. Adherence to these measures would reduce potential impacts to these resources or human remains to a **less-than-significant** level. (DEIR 4.9-16)

Impact 3.4.9 (Disturb, Damage, or Destroy As-Yet Unknown Unique Paleontological Resources During Project Construction): The Proposed Project could result in damage or destruction of as-yet unknown paleontological resources.

Mitigation Measure 4.9-3 Monitor for Paleontological Resources, Cease Work and Consult with Qualified Paleontologist

The paleontological report prepared for the Proposed Project included identification of fossiliferous Turlock Lake and Riverbank formations within portions of the project site, beginning approximately two feet below ground surface and continuing up to eight feet below ground surface. Because fossil localities cannot be predicted without actually disturbing a rock unit, a qualified

professional paleontologist (as defined by the Society of Vertebrate Paleontology 2010) shall be retained to provide awareness training for construction personnel involved in earth-moving activities. Construction personnel to be involved with earth-moving activities shall be informed that fossils could be discovered during excavation that these fossils are protected by laws, on the appearance of common fossils, and on proper notification procedures should fossils be discovered.

In addition, a qualified professional paleontologist shall monitor earth-moving during the initial project grading that impacts sediment greater than two feet (0.6 meters) in depth in areas with mapped Turlock Lake or Riverbank formation geologic units to observe the stratigraphy and any fossils exposed by excavation. This shall not be required in areas where sediments will be buried but not otherwise be disturbed. If no evidence of fossils is seen in the initial grading, a program of periodic spot checks of the deepest excavations or those judged most likely to disturb fossils shall be instituted until excavations have been completed. Should any evidence of paleontological resources (e.g., fossils) be encountered, work shall be suspended within 100 feet of the discovery, and the City shall be notified immediately. At that time, the paleontologist shall assess the resource and provide appropriate management recommendations. Recommendations shall include, but are not limited to, salvage and treatment as described by the Society of Vertebrate Paleontology (2010). This treatment shall include preparation, identification, determination of significance, and curation into a public museum.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

In areas where geological formations are not exposed, paleontological resources are typically not visible but may be present. Much of the project site is capped by two feet of plow-disturbed soils. Below this plow zone, the project site is underlain by a one-foot- to six-foot-thick stratum of Turlock Lake and/or Riverbank formation sediments, either of which could include fossil resources.

During the paleontological survey for the Proposed Project in 2011, ichnofossils and fossilized plant fragments were identified in Turlock Lake Formation sediments along University Creek. These fossil discoveries suggest a high potential for additional similar fossil remains to be impacted by project construction.

If exposed, fossils in these formations could be damaged or destroyed during site preparation, similar to archaeological resources. If such resources are encountered during construction either on-site or within the off-site improvements areas, they could be damaged, destroyed, or removed, resulting in a loss of data potential. This is considered a **potentially significant** impact.

Unlike some archaeological resources, which can be identified readily, paleontological resources may not be recognized except by a qualified paleontologist, necessitating a program of worker training and construction monitoring. If evidence of paleontological resources is uncovered during project development, Mitigation Measure 4.9-3 requires that all work cease within 100 feet of the

find so that fossils are not further damaged by equipment. Mitigation Measure 4.9-3 reduces impacts to unique paleontological resources as defined by CEQA. Adherence to these measures would reduce the potential impacts to these resources to a **less-than-significant** level. (DEIR 4.9-17)

Impact 3.4.9 (Damage or Destroy Historical, Archaeological, Prehistoric, or Unique Paleontological Resources during Construction of Off-Site Infrastructure): Historic resources, prehistoric resources, and/or paleontological resources could be located within areas that would be disturbed during construction of off-site infrastructure.

Mitigation 4.9-2 (a) and (b) Cease Work and Consult with Qualified Archaeologist is set forth in full in Section 3.8.8 in relation to Impact 4.9-2.

Mitigation 4.9-3 Monitor for Paleontological Resources, Cease Work and Consult with Qualified Paleontologist is set forth in full in Section 3.8.8 in relation to Impact 4.9-3.

Mitigation Measure 4.9-4 Conduct Appropriate Off-Site Studies

Prior to undertaking construction of off-site infrastructure, the City shall determine whether or not cultural resource surveys have been undertaken for any areas to be disturbed during construction. If surveys were conducted, the City shall document that any identified resources were treated as recommended in the studies. If no studies or surveys were conducted, the City shall ensure that a qualified archaeologist conducts the appropriate level of study. If significant resources or significant archaeological sites are present, they shall be avoided, as feasible. If avoidance of such resources is not feasible, recordation of the sites shall be required, along with treatment as is recommended by the archaeologist after consultation with State Historic Preservation Office (SHPO) and, if the find is prehistoric, NAHC. If unknown resources are encountered during construction, recommendations, including the possible management recommendations listed in Mitigation Measures 4.9-2 and 4.9-3, shall be implemented to ensure that the resources are avoided, protected, and/or recorded.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Development of the Proposed Project would require infrastructure improvements outside of the project site, such as extension of water, wastewater, recycled water, natural gas lines, power lines, and roadway extensions (Westbrook Boulevard). In most cases, offsite infrastructure would be located within existing or planned roadway rights-of-way, and the potential for cultural resources to occur would have been addressed during the planning of those roads, but there may be exceptions.

Although overall infrastructure needs and general off-site infrastructure locations have been identified for the Proposed Project, the precise alignments and design of off-site improvements cannot be determined at the Plan-level phase of development. Project-level plans will be developed

in the future, as overall development in the project site progresses and the need for the infrastructure arises. Because the precise alignments and design of the off-site improvements have yet to be determined—and cannot be determined at the Plan-level phase of analysis—additional cultural resource surveys may need to be completed for small areas of land. Therefore, this analysis assumes that historic resources (both subsurface and buildings), prehistoric resources (primarily sub-surface), and/or paleontological resources could be located within areas that would be disturbed during construction of off-site infrastructure. If encountered during grading, excavation, and construction, such resources could be damaged, destroyed, or removed, resulting in a direct loss and/or loss of integrity. This is a **potentially significant** impact

Mitigation Measure 4.9-4 requires that appropriate studies be conducted prior to construction of off-site infrastructure, and if any historical resources, unique archaeological resources, paleontological resources, or prehistoric resources are found that they be evaluated for significance, and avoided, preserved, and/or recorded as appropriate. This is consistent with Section 15064.5 of the CEQA Guidelines for determining significance and PRC section 21803 (b)-(f) regarding preservation and recording. In addition, Mitigation Measures 4.9-2 and 4.9-3 would ensure that work will cease if cultural or paleontological resources are discovered during construction, until such resources can be evaluated and treated as warranted by their significance. These mitigation measures would reduce this impact to a **less-than-significant** level. (DEIR 4.9-18)

Impact 4.9-5 (Cumulative Impacts to Cultural and Paleontological Resources): Construction of the Proposed Project could result in damage or destruction of as-yet unknown cultural or paleontological resources.

Mitigation 4.9-1 Conduct Archaeological Survey of Urban Reserve Parcel is set forth in full in Section 3.8.8 in relation to Impact 4.9-1.

Mitigation 4.9-2 (a) and (b) Cease Work and Consult with Qualified Archaeologist is set forth in full in Section 3.8.8 in relation to Impact 4.9-2.

Mitigation 4.9-3 Monitor for Paleontological Resources, Cease Work and Consult with Qualified Paleontologist is set forth in full in Section 3.4.8 in relation to Impact 4.9-3.

Mitigation 4.9-4 Conduct Appropriate Off-Site Studies is set forth in full in Section 3.8.8 in relation to Impact 4.9-4.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

The cumulative geographic context for the evaluation of potential cumulative impacts to cultural resources consists of the City of Roseville and western Placer County. Cultural and paleontological resources have been recorded near the project site, and project construction could result in the

damage or destruction of as-yet unknown cultural or paleontological resources. This is considered a **potentially significant** cumulative impact.

Mitigation Measures 4.9-1 and 4.9-4 would reduce the Proposed Project's contributions to cumulative cultural resources impacts by ensuring that appropriate surveys are conducted with the Urban Reserve and off-site improvement areas to identify cultural resources, and that cultural resources discovered during surveys are properly recorded and handled. Mitigation Measure 4.9-2 would further reduce the Proposed Project contributions to cumulative cultural resources impacts by ensuring that unknown cultural resources or human remains discovered within the project site are avoided or properly recorded and handled if discovered during construction. With mitigation, the Proposed Project's contribution to cumulative impacts to historic and archaeological resources would be **less than significant**.

Mitigation Measure 4.9-3 would reduce the Proposed Project's contribution to cumulative paleontological resources impacts by ensuring that fossils discovered within the project site are avoided, recorded, or otherwise treated, if discovered during construction. With mitigation, the Proposed Project's contribution to cumulative impacts to paleontological resources would be **less than significant**. (DEIR 4.9-19)

3.8.9. Hazardous Materials and Public Safety

Impact 4.10-1 (Create a Significant Hazard to the Public or the Environment through the Routine Transport, Use, or Disposal of Hazardous Materials or through Reasonably Foreseeable Upset or Accident Conditions Involving the Release of Hazardous Materials into the Environment): Construction activities could result in the release of hazardous materials, if one or more of the existing hazardous materials are not handled or removed appropriately.

Mitigation Measure 4.10-1 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the ARSP

As a condition of approval of the ARSP, the following recommendations from the Phase I ESA for the project site (ENGEO, 2006) shall be completed prior to issuance of grading permits:

1. Stained soil observed beneath one of the 5-gallon buckets used to store Tech 2000 Mineral Gear Oil shall be removed and properly disposed of at an appropriate disposal facility.
2. Stained soil measuring approximately 1 foot in diameter beneath one of the above-ground fuel storage tanks next to the steel silo in the northern portion of the property shall be removed and properly disposed of at an appropriate disposal facility.
3. The 21 55-gallon steel drums near the farm facility shall be removed and properly disposed of at an appropriate disposal facility.
4. A statistically significant number of soil samples shall be collected from the surface soil within the boundaries of the proposed school site and analyzed for agricultural chemicals per EPA guidelines.

5. Should the results indicate the presence of a statistically significant concentration of agricultural chemicals with the potential to cause harm to sensitive receptors (such as school children), a Phase II ESA shall be conducted to determine the extent of the contamination and provide recommendation to remediate the school site. In consultation with DTSC, the proponent of the school development shall develop a workplan based on the recommendations of the Phase II ESA to remediate the project site.
6. Debris at various locations across the project site shall be removed and properly disposed of.
7. The burn wood pile measuring approximately 500 feet long by 6 feet tall by 6 feet wide along the southern portion of the project site shall be removed prior to construction at the project site.
8. If evidence of further soil contamination, septic tanks, or other underground storage tanks are encountered in the project site, work shall cease until the area can be tested by a qualified professional meeting EPA's definition of an Environmental Professional under the All Appropriate Inquiries Rule in accordance with CERCLA. The qualified professional shall provide recommendations for further remediation in compliance with federal, state, and local regulations. If necessary, contaminated materials shall be removed and properly disposed or remediated, and regulatory site closure obtained. Remediation activities could include removal of contaminated soil, and/or treatment. The City shall ensure that any necessary investigation and/or remediation activities are coordinated with the RFD, PCDEH, and if needed, other appropriate federal, state and local agencies. Once a site is remediated to the satisfaction of the appropriate regulatory agency, construction can continue.

Mitigation Measure 4.10-2 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the Urban Reserve Parcel

Development proposals for the Urban Reserve parcel shall include a Phase I ESA and require that recommended testing and remediation identified in the Phase I ESA be performed. City conditions of approval shall require that, if evidence of soil contamination is encountered in the area of the Urban Reserve proposed to be developed, work shall cease until the area can be tested, and, if necessary, be remediated. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the Urban Reserve parcel are coordinated with the RFD, PCDEH, and if needed, other appropriate state and/or local agencies. Once a site is remediated, construction may continue.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Hazardous materials regulations were established at the state level to ensure compliance with federal regulations to reduce the risk to human health and the environment from the routine use of

hazardous substances. These regulations must be implemented by employers and businesses, and are monitored by Cal OSHA in the workplace, DTSC for hazardous waste, and RFD.

Implementation of existing General Plan Safety Element hazardous materials policies that address hazardous materials disclosure, compliance with applicable federal and state laws and regulations that are administered and enforced by the CUPA, and compliance with RFD standards would reduce impacts associated with the routine use, storage, and transportation of hazardous materials to a less-than-significant level.

Hazardous Materials Usage and Handling during Construction

Hazardous materials would be used in varying amounts during construction and operations within the project site. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws. In addition, the SWPPP required to be developed for construction activities within the project site will contain provisions to prevent comingling of construction-related hazardous substances with surface waters, including stormwater runoff. Adherence to these regulatory requirements would ensure that the potential for hazardous materials releases during construction would be a less-than-significant impact.

Exposure of construction workers to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes during construction or operation of the Proposed Project, particularly by untrained personnel; transportation accidents; improper disposal methods; or fire, explosion, or other emergencies. In addition, construction workers could be exposed to hazardous materials, such as asbestos dust, lead paint chips, and lead dust, through demolition of the existing structures on the project site.

However, project compliance with the CARB and NESHAP requirements for asbestos abatement in structures containing ACMs, as well as implementation of DTSC and Cal OSHA requirements for removing structures with lead-based paint, would prevent release into the environment. Compliance with Cal OSHA and DTSC requirements for employee training and monitoring would reduce potential impacts to construction workers from hazardous materials usage and handling to a less-than-significant level.

Discovery of Contaminated Soil or Groundwater during Construction

Under the Proposed Project the existing wells would be demolished and the existing sewage system would be abandoned. Although no potential environmental concerns were identified at these sites in the Phase I ESA, contaminated soil or groundwater may be present. Hazardous materials could be released during construction if one or more of these existing hazardous materials are not handled or removed appropriately. While the risk is low, there is a potential that soil-disturbing activities could expose construction workers or the environment to contaminated debris or elevated levels of hazardous chemicals or that hazardous substances would be spread inadvertently, resulting in a greater aerial extent of contamination. In addition, with the previous use of the site as agricultural land, widespread use of associated chemicals, including, but not

limited to, herbicides, pesticides, and fertilizers, may have occurred within the designated school site. Soil containing elevated levels of contaminants, if left unmanaged, would pose a health risk to future occupants and users of the site. It is also possible that existing septic tanks, wells, or other underground storage devices that have not been identified could have been installed prior to permitting or closure requirements. The potential for hazardous material contamination is considered a **potentially significant** impact.

Implementation of applicable regulations in Title 40 CFR by the Applicant, under the oversight of the CUPA, DTSC, and/or the RWQCB, would ensure that any soil contamination from past uses would be investigated and disposed of, or remediated, according to established protocols. In addition, Mitigation Measure 4.10-1 requires that the recommendations provided in the Phase I ESA be incorporated as a condition of approval of the ARSP. Mitigation Measure 4.10-2 requires that a Phase I ESA be conducted for the Urban Reserve parcel and recommendations implemented prior to approval of development within that parcel. With the implementation of these measures, impacts associated with the potential release of previously identified hazardous materials within the project site would be reduced to a **less-than-significant** level. (DEIR 4.10-15)

Impact 4.10-4 (Potential for Cumulative Effects Associated with Hazards and Hazardous Materials): The Proposed Project and related projects would all involve the storage, use, disposal, and transport of hazardous materials during construction and operation.

Mitigation Measure 4.10-1 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the ARSP is set forth in full in Section 3.8.9 in relation to Impact 4.10-1.

Mitigation Measure 4.10-2 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the Urban Reserve Parcel is set forth in full in Section 3.8.9 in relation to Impact 4.10-1.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

The Proposed Project and related projects would all involve the storage, use, disposal, and transport of hazardous materials to varying degrees during construction and operation. Impacts related to these activities are extensively regulated by various federal, state, and local agencies, and it is assumed that related projects would also comply with these hazardous materials regulations. Reduction of project-related impacts through compliance with laws and regulations, and implementation of Mitigation Measures 4.10-1 and 4.10-2, as discussed under Impact 4.10-1, would ensure that operation and construction activities would not result in impacts that would be cumulatively considerable. Therefore, this impact is considered **less than significant** with mitigation. (DEIR 4.10-21)

3.8.10. Public Utilities – Water

Impact 4.12.1-1 (Availability of Water Supplies to Meet Demand): The City’s water supply of 58,900 AFY is not sufficient to serve all of the projected demand under full buildout of the General Plan plus the Proposed Project’s demand.

Mitigation Measure 4.12.1-1 Secure Adequate Water Supply

Prior to the approval of building permits, proponents of the Proposed Project will provide their proportionate share of required funding to the City for the acquisition and delivery of treated potable and recycled water supplies to the Proposed Project area. Additionally, prior to the approval of building permits, the City shall enter into agreement with PCWA to acquire water supplies of sufficient quantity to serve the ARSP as described in the EIR and WSA. The identified source would need to be legally available and sufficient to meet the demand of the Proposed Project, consistent with the WFA and City policies and California Water Code Section 10910 et seq. and Government Code Section 66473.7 subject to a completed environmental review, approved by the agency with jurisdiction over the source, and funded.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

The City’s water supply entitlements are allocated to a project at the time they are approved rather than at the time they are constructed, this analysis conservatively bases the availability of water supplies assuming buildout of the City’s General Plan and approved specific plans. At buildout of the City’s General Plan, citywide potable water demands are estimated to be 58,590 AFY. Development of the ARSP in combination with projected potable water demand for buildout of the City would be 59,651 AFY (58,590 AFY + 1,061 AFY). Therefore, in normal/wet years, the City’s water supply of 58,900 AFY (see Table 4.12.1-2) is not sufficient to serve all of the projected demand under full buildout of the General Plan plus the Proposed Project’s demand. When compared to the total projected potable water demand of 59,651 AFY, there is a shortage of 751 AFY of water at buildout. Since there is a shortage during normal/wet years, there would be an even greater shortage during driest (critically dry) years due to the additional restrictions under the WFA. Therefore, as concluded in the WSA (Appendix E) the City does not currently have adequate surface water supplies to meet the additional demands of the Proposed Project at buildout of the General Plan; this is considered a **potentially significant** impact.

The amount of potable water needed to service the project site (1,061 AFY) has been rounded up to 1,500 AFY to give the City some long-term flexibility with its water supply. Mitigation Measure 4.12.1-1 requires that an agreement between the City and PCWA be entered into prior to the approval of any building permits to ensure that sufficient water supplies are acquired before the additional demand of the Proposed Project starts to occur. In the unlikely event that the City is unable to enter into an agreement with PCWA for water to serve ARSP, water will have to be obtained through another source such as the proposed SRWRP, described above. If this occurs,

additional environmental review would be required. The SRWRP alternative is being considered to serve cumulative conditions in 2035; therefore, additional information on the SRWRP is included within Impact 4.12.1-8.

With the proposed acquisition of 1,500 AFY of new surface water supplies obtained from PCWA in accordance with the City's General Plan (Mitigation Measure 4.12.1-1), there would be sufficient water supplies to serve the Proposed Project in all years (Normal, Single Dry, Multiple Dry water years); therefore, water supply impacts are considered **less than significant**. (DEIR 4.12.1-40)

Impact 4.12.1-4 (Capacity of Water Treatment System to Meet Potable Water Demand): ARSP would contribute to the need to develop the Ophir WTP, would result in significant environmental impacts.

Mitigation: In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures to mitigate this impact is identified in the EIR.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

City of Roseville Water Treatment Plant

Under agreement between PCWA and the City of Roseville, currently available capacity at the Barton Road WTP may be made available for the Proposed Project on an interim basis to allow funding of Ophir WTP at a later date, subject to Ophir WTP being on-line in time for the Barton Road WTP to serve other planned demands. Consequently, near-term impacts are considered less than significant.

PCWA Water Treatment System

The ARSP would require PCWA to treat an additional 1,500 AFY or 1.3 mgd of water to meet Proposed Project buildout water demands. Using the maximum day peaking factor of 2.0 described above, 2.6 mgd of treatment capacity would be needed to serve build out of the Proposed Project. Long-term WTP capacity for the Foothills/Sunset/Ophir Area would be provided by the construction of the future Ophir WTP.

The construction of the Ophir WTP (previously referred to as the Foothill Phase II WTP and Pipeline Project) was addressed in the Foothill Phase II WTP and Pipeline EIR (Ophir WTP EIR). The Ophir WTP EIR is incorporated into this document by reference, as described within Section 1.4 of the DEIR. The findings of the Ophir WTP EIR were that construction-related activities (including site grading) would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions, which would adversely affect air quality. These impacts to air quality were determined to be significant and unavoidable. However, impacts to the remaining issues analyzed by the EIR were found either to

be less than significant or would be reduced to less than significant through the implementation of adopted mitigation measures.

Because the ARSP would contribute to the need to develop the Ophir WTP, which would result in significant environmental impacts, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is impossible to allow development of the Proposed Project without contributing to the need to develop the Ophir WTP and mitigation to a less-than-significant level is infeasible, the short-term cumulative impact is considered **significant and unavoidable**. (DEIR p. 4.12.1-47.) As explained in Section 4, “Statement of Overriding Considerations”, the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant short-term impacts related to the Proposed Project’s incremental impact of development of the Ophir WTP.

Impact 4.12.1-8 (Cumulative Water Supply and Water Treatment Impacts): Development of the Proposed Project, along with foreseeable future development within the City of Roseville, would exceed the City’s currently contracted surface water supply.

Mitigation: In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures to mitigate this impact is identified in the Final EIR.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Water Supply

Development of the Proposed Project, along with other foreseeable future development within the City of Roseville (which includes buildout of the City’s existing General Plan, the ARSP Area, the CSP Area, and Hewlett Packard/Campus Oaks Project), would exceed the City’s currently contracted surface water supplies. This is a **significant** impact.

The cumulative analysis for water supply, distribution, and storage considers the potential environmental effects of supplying water to the Proposed Project in addition to regional water demands generated in Sacramento County, South Placer County, and Western El Dorado County under the provisions of the WFA. The analysis also considers other past, present, and reasonably foreseeable future projects and regulations that govern regional water supply operations.

Two scenarios have been identified for securing additional water supplies to meet the buildout demand under future cumulative conditions.

Scenario 1

“Scenario 1” would consist of the full utilization of the City’s American River supply allocated by the WFA, with an additional 10 mgd of water acquired through an agreement with PCWA. Because the City’s WFA allocation is subject to CVP deficiencies under drier year types, the additional

water demands under future cumulative conditions may require groundwater pumping in years when the City receives less than a full surface water allocation.

Impacts that would result from construction of infrastructure necessary to treat and deliver additional PCWA water from the proposed Ophir WTP to the City of Roseville were disclosed in the Ophir WTP EIR and PVSP EIR. These EIRs are incorporated by reference, as discussed in Section 1.4, concluded that there would be potential environmental impacts in the following areas: agricultural resources, aesthetics/light and glare, hydrology and water quality, biological resources, geology and soils, cultural resources, traffic/transportation, air quality, noise, public services, and hazards/hazardous materials. Mitigation measures were developed to reduce all potential impacts to less-than-significant levels with the exception of the following impact to Air Quality, which would remain significant and unavoidable: Direct construction related air emissions (dust from earthmoving and NO_x from construction vehicle exhaust). Because cumulative development would require the development of infrastructure to treat and deliver water, which would result in significant unavoidable impacts, the project's contribution towards the need to construct water delivery infrastructure and potable water treatment for the Proposed Project is conservatively considered to be cumulatively considerable and thus **significant**.

The potential mitigation measures that may be available to reduce the SRWRS-related contributions to significant impacts are unknown at this time. Because demands from the Proposed Project will contribute to overall City demands under the cumulative scenario, the City conservatively assumes that the project's incremental contributions to the above-referenced significant unavoidable cumulative impacts under this scenario are themselves cumulatively considerable and thus significant.

Under Scenario 1, the water demand associated with buildout of the City's General Plan and the Proposed Project would be supplied by existing and assured sources of surface water allocated under its WFA, and groundwater to make up shortfalls in surface water deliveries during drought years. An EIR was prepared for the WFA that addresses impacts and mitigation measures resulting from implementation of the water supply program outlined in the WFA. The WFA EIR listed the flow-related environmental impacts that could occur when implementing water diversions under the WFA and concluded that there was the possibility for environmental impacts in the following areas: groundwater resources, water supply, water quality, fisheries and aquatic habitat, flood control, hydropower supply, vegetation and wildlife, recreation, land use and growth inducement, aesthetics, cultural resources, soils and geology. While mitigation measures were identified and adopted, some impacts remained significant even after feasible mitigation measures would be applied. The following presents the future significant cumulative impacts identified in the WFA EIR, which represents the impacts that would occur as a result of cumulative development in the region, including buildout of the City of Roseville pursuant to its existing General Plan, full development of the project site and development of the cumulative projects and/or development levels identified above.

WFA EIR Significant and Unavoidable Cumulative Impacts

- Water Supply
- Decrease in deliveries to SWP customers
- Decrease in deliveries to CVP customers
- Water Quality
- Sacramento River and Delta Water Quality
- Fishery Resources and Aquatic Habitat
- Impacts to Folsom Reservoir's warm water fisheries
- Impacts to Fall-run Chinook salmon
- Flow and temperature related impacts to splittail (February-May)
- Impacts to Shasta Reservoir's and Trinity Reservoir's warmwater fisheries
- Temperature related impacts to Sacramento River fishery resources
- Impacts to Delta fish populations
- Hydropower Supply
- Reduced CVP hydropower capacity and generation
- Increased energy requirements for diverters pumping from Folsom Reservoir (economic impact)
- Recreation
- Impacts on Lower American recreation opportunities (rafting and boating)
- Reduced Folsom Reservoir boating opportunities
- Reduced availability of Folsom reservoir swimming beaches
- Cultural Resources
- Physical deterioration of cultural resources in Folsom Reservoir

The water demand created by the Proposed Project, which is estimated to be approximately 1,061 AFY, would represent 0.27 percent of the total WFA delivery agreements.

Consequently, the diversion of additional surface water in wet year-types to meet the Proposed Project's demand would contribute negligibly to the overall cumulative impacts assessed in the WFA EIR. Even so, the City conservatively assumes that the Proposed Project's incremental contributions to the above referenced significant unavoidable effects are themselves cumulatively considerable and thus **significant**.

Scenario 2

"Scenario 2" would consist of the City participating in the SRWRS to divert additional water from the Sacramento River. Similar to Scenario 1, due to CVP cutbacks to the City's WFA allocation in drier year types, Scenario 2 also would require groundwater pumping in years when the City receives less than a full surface water allocation in order to meet the City's cumulative demand.

There are four primary alternatives under consideration by the SRWRS. These alternatives were analyzed in the final version of the Sacramento River Water Reliability Study Initial Alternatives

Report (Alternatives Report) dated March 2005. According to the Alternatives Report, the Elverta Diversion Alternative includes the construction of a joint diversion for PCWA, SSWD, and the Cities of Sacramento and Roseville. It would pump water from the Sacramento River to be treated at a proposed Elverta Water Treatment Facility. Under this alternative, new diversion facilities would be constructed near the existing Natomas Mutual Water Company's Elkhorn Diversion. Additionally, the water treatment facility, storage, and pumping facilities would be located near the river with transmission lines connecting to the existing Cooperative Transmission Pipeline/Northridge Transmission Pipeline in Antelope, which serves the SSWD, as well as extend north with service to Roseville and PCWA.

Based on available information, future significant cumulative effects are conservatively expected as a result of implementation of the SRWRS in the following issue areas:

- Biological Resources
- Hydrology and Water Quality
- Recreation
- Land Use

Cumulative impacts in the resource areas listed above are expected to occur as a result of cumulative development in the region under Scenario 2, including buildout of the City of Roseville pursuant to its existing General Plan, full development of the Proposed Project, and development of the cumulative projects and/or development levels identified above. To date these effects have not been fully evaluated in a certified or adopted CEQA document. Because under Scenario 2 cumulative development could require the treatment of water from the SRWRS Project, the construction of which is expected to result in significant unavoidable impacts, the contribution associated with construction of water delivery infrastructure and potable water treatment for ARSP is conservatively considered to be cumulatively considerable and thus **significant**.

The potential mitigation measures that may be available to reduce the SRWRS-related contributions to significant impacts are unknown at this time. Because demands from the Proposed Project will contribute to overall City demands under the cumulative scenario, the City conservatively assumes that the project's incremental contributions to the above-referenced significant unavoidable cumulative impacts under this scenario are themselves cumulatively considerable and thus significant.

Potable Water Treatment

The Proposed Project's impacts to the Barton Road WTP and PCWA WTPs are discussed in Impact 4.12.1-4. The analysis within Impact 4.12.1-4 considered the buildout of the City of Roseville and PCWA's Western Area currently served by the Foothill and Sunset WTPs. Under cumulative conditions, there is insufficient treatment capacity for buildout of PCWA's Western Area. To address this shortfall, PCWA has planned the development and operation of the Ophir WTP. Because the Proposed Project would contribute to the need to develop the Ophir WTP,

which would result in **significant environmental** impacts, long-term impacts are considered **significant and unavoidable**. (DEIR p. 4.12-55)

3.8.11. Public Utilities – Waste Water

Impact 4.12.3-2 (Capacity of Wastewater Treatment Facility): The Proposed Project would contribute to the need to expand the PGWWTP.

Mitigation Measure 4.12.3-1 Treatment Plant Capacity

Prior to issuance of building permits for development in the ARSP, the applicant shall demonstrate to the City that the SPWA has approved expansion of the SPWA 2005 SAB to include the ARSP. All applicants shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees. Applicant shall also participate on a fair share basis in other financial mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant, including approval by the SPWA for expansion of the service area boundary. It is recognized that the ARSP applicant shall rely on the City (on behalf of the SPWA partners) to construct regional treatment and regional transmission facilities needed to treat and discharge wastewater produced within the service area boundary. In the event the City is unable to obtain all required permits (e.g. NPDES permit and WDRs) or is unable to complete the required facility expansion(s), development within the service area boundary may continue until existing capacity has been exhausted, at which time any remaining development shall be curtailed until such time as sufficient wastewater treatment and discharge capacity becomes available.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

The ARSP is projected to generate wastewater flows of 0.554 mgd, while the combined total wastewater flows for the ARSP and Toad Hill Ranches are projected to be 0.606 gmd. This would bring total ADWF at the PGWWTP to 20.036 mgd.

The WRSP Final EIR evaluated wastewater treatment impacts associated with expansion of wastewater treatment facilities up to 24.7 mgd ADWF. The total projected wastewater flows to the PGWWTP listed in the table above would not exceed the flows previously analyzed in Section 4.11, Impact 4.11-7 of the WRSP Final EIR, which is incorporated into this document by reference, as described within Section 1.4 of this EIR, and summarized below.

As disclosed in the WRSP Final EIR, the construction of additional treatment facilities would be needed to accommodate growth. WWTP capacity must be expanded prior to developing residences and nonresidential uses that would cause total wastewater flows from the ARSP together with other projects to exceed the existing treatment capacity of the PGWWTP. Increasing wastewater treatment capacity of the PGWWTP to accommodate planned growth in the regional service area and the ARSP will require expansion of the treatment facilities. As described in General Plan

Policy 3, the City of Roseville will initiate expansion efforts at the time the PGWWTP nears 75 percent capacity. A 20-acre City-owned parcel on the south side of the PGWWTP was identified as part of the WRSP to accommodate future expansion of the PGWWTP. The significant environmental effects of this future expansion was analyzed in the WRSP EIR. The proposed ARSP's contribution to the expansion of PGWWTP, in combination with other development in the region would add to the need to expand the facility. This is a **potentially significant** impact.

The WRSP Final EIR identified mitigation measure WMM 4.11-5 to reduce this impact to a less-than significant level. Implementation of Mitigation Measure 4.12.3-1, Treatment Plant Capacity by the ARSP applicant, which duplicates mitigation measure WMM 4.11-5 adopted with the WRSP, requires the ARSP applicant to pay connection fees for all ARSP development, which will contribute to the planned PGWWTP expansion. This will allow for capacity expansion of the PGWWTP as necessary to accommodate development within the ARSP and will reduce the impact to a **less-than-significant** level. (DEIR 4.12.3-12)

Impact 4.12.3-3 (Construction or Expansion of Wastewater Treatment Facilities): The Proposed Project would contribute to the need to expand the PGWWTP.

Mitigation Measure 4.12.3-2 Treatment Plant Expansion

The City shall implement all relevant construction related mitigation measures for expansion of the PGWWTP listed in Appendix V and all water quality and aquatic resource mitigation measures applicable to this project as listed in DEIR Table 4.12.3-4.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

As identified in Impact 4.12.3-2 above, the capacity of the PGWWTP would need to be expanded to accommodate development within the project site. In accordance with Wastewater and Recycled Water Systems General Plan Policy 3, the City of Roseville will initiate expansion studies to determine necessary improvements to meet projected wastewater treatment demands upon 75 percent utilization of the treatment plants capacity. However, as discussed above, the potential impacts of treating and discharging effluent up to 29.5 mgd ADWF and the impacts of expanding the PGWWTP up to 24.7 mgd ADWF were previously addressed the WWMP EIR and the WRSP Final EIR, incorporated herein by reference, as described within Section 1.4 of this EIR.

As concluded within the WRSP Final EIR, the majority of impacts from construction and operation of expansion of the PGWWTP would be less than significant, or could be reduced to less-than-significant levels with mitigation identified in the WWMP EIR. However, the WRSP Final EIR determined that the following impacts, which were originally identified in the WWMP EIR, may not be reduced to less-than-significant levels after application of recommended mitigation and would, therefore, remain significant:

- Loss of vernal pools/seasonal wetlands, and impacts to vernal pool special status species;
- Loss of raptor habitat;
- Odor and noise emissions at PGWWTP;
- Increased criteria air pollutant emissions due to subsequent development; and
- Disposal of sludge at the Western Regional Sanitary Landfill (WRSL).

Implementation of Mitigation Measure 4.12.3-2, Treatment Plant Expansion, requires that all appropriate construction related mitigation measures identified in the WWMP EIR be implemented as part of expanding the PGWWTP to reduce construction related impacts. Nevertheless, as listed above, some environmental impacts of the expansion would remain significant after mitigation. Because the ARSP would contribute to the need to expand the PGWWTP, which would result in significant environmental impacts, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Because it is impossible to allow development of the Proposed Project without expansion of the PGWWTP and mitigation of this impact to a less-than-significant level is not feasible, this impact is considered **significant and unavoidable**. (DEIR p. 4.12.3-14.) As explained in Section 4, “Statement of Overriding Considerations”, the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to the Proposed Project’s incremental contribution to need for expansion of the PGWWTP.

Impact 4.12.3-4 (Exceed Wastewater Treatment Requirements of the RWQCB): The ARSP would contribute to water quality impacts associated with discharges to Pleasant Grove Creek

Mitigation Measure 4.12.3-1 Treatment Plant Capacity is set forth in full in Section 3.8.11 in relation to Impact 4.12.3-2.

Mitigation Measure 4.12.3-2 Treatment Plant Expansion is set forth in full in Section 3.8.11 in relation to Impact 4.12.3-3.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Wastewater flows from the ARSP and Toad Hill Ranches plus buildout of the 2005 SAB, including the recently approved Regional University Specific Plan, the ARSP, and CSP are expected to generate 20.036 mgd ADWF of wastewater to be treated at the PGWWTP, which will have sufficient capacity upon expansion. The impacts of discharging up to 29.5 mgd ADWF were previously addressed in the WWMP EIR. In addition, a technical memorandum titled Cumulative Analysis of UGA Impacts on Water Quality and Aquatic Resources in Pleasant Grove Creek, Roseville, California, by Merritt Smith Consulting dated January 15, 2006 (Merritt Smith Tech Memo), was prepared to evaluate the cumulative impacts associated with treatment and discharge from a water quality and aquatic resources perspective of foreseeable wastewater flows from future UGAs (e.g. discharge of flow outside the 2005 SAB) to the PGWWTP including Curry Creek,

Regional University, Orchard Creek, Placer Ranch, Enviro Tech, Sierra Vista, and CSP. The Merritt Smith Tech Memo calculated the estimated future ADWF from the PGWWTP 2005 Service Area plus flow from these UGAs located outside the 2005 SAB as 23.4 mgd. This estimate is 6.1 mgd less than the 29.5 mgd future flow projected for the PGWWTP in the WWMP EIR, but 3.364 mgd more than anticipated from the proposed ARSP calculations.

The ARSP's contribution to these impacts is considered significant. Mitigation Measure 4.12.3-1, Treatment Plant Capacity, requires that prior to issuance of building permits for development in the project site, the applicant shall demonstrate to the City that the SPWA has approved expansion of the SPWA 2005 SAB to include the ARSP. All applicants shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees. In addition, City compliance with the measures listed above and with the NPDES permit would reduce impacts associated with an increased demand for discharge of the treated effluent from the PGWWTP by ensuring that water quality standards are met. Mitigation Measure 4.12.3-2, Treatment Plant Expansion, requires that the applicant and/or the City, as specified, shall implement all relevant construction related mitigation measures for expansion of the PGWWTP listed in the Roseville Regional Wastewater Treatment Service Area Master Plan EIR Mitigation Monitoring Program, included in Appendix V, and all water quality and aquatic resource mitigation measures applicable to this project as listed in Table 4.12.3-4. Additionally, Chapter 14.26 of the City's Municipal Code prohibits discharge to any sanitary sewer of any pollutant or wastewater that would interfere with the operation or performance of the City's wastewater collection or treatment facilities. Future expansion(s) of the PGWWTP would require modifications to the plant's NPDES permit. Compliance with the modified permit and enforcement of the City's Municipal Code would reduce water quality impacts associated with increased effluence discharges to a **less-than-significant** level. (DEIR 4.12.3-16)

Impact 4.12.3-5 (Cumulative Wastewater Impacts): Development of the Proposed Project would contribute to the need for expansion of PGWWTP or DCWWTP.

Mitigation Measure 4.12.3-1 Treatment Plant Capacity is set forth in full in Section 3.8.11 in relation to Impact 4.12.3-2.

Mitigation Measure 4.12.3-2 Treatment Plant Expansion is set forth in full in Section 3.8.11 in relation to Impact 4.12.3-3.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Wastewater from the Proposed Project and other regional projects would be treated at either the PGWWTP or DCWWTP. Potential expansion of both the PGWWTP and DCWWTP were identified in the Roseville WWMP EIR. Additionally expansion at the PGWWTP was identified in the WRSP Final EIR completed in 2004. Expansion of either plant to serve the flows resulting

from regional growth could result in environmental impacts associated with construction to increase the capacity of the plant, loss of natural and other resources to expand the footprint of the facility, and degradation of water quality as a result of increased discharges to Pleasant Grove Creek or Dry Creek. The NPDES discharge permit for either WWTP would need to be amended to reflect higher flows. The construction and operation of additional wastewater treatment facilities, as well as wastewater collection systems to areas where such facilities do not exist, could result in potentially significant environmental effects. Each development proposal that comes forward would be subject to environmental review on a project-by-project basis. Similar to impacts relating to the expansion of the PGWWTP above, the construction of additional wastewater treatment and collection facilities, where such facilities do not exist, could result in indirect growth effects (e.g., traffic, air, and noise), which could be **significant and unavoidable** on a cumulative basis. Therefore, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. The project's incremental contribution to cumulative environmental impacts associated with expansion of wastewater treatment and collection facilities is considered **significant** even after mitigation. As explained in Section 4, "Statement of Overriding Considerations", the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts associated with expansion of wastewater treatment and collection facilities.

3.8.12. Public Utilities – Solid Waste

Impact 4.12.4-5 (Cumulative Solid Waste Impacts): Waste from the Proposed Project in combination with other cumulative development would shorten the lifespan of the WRSL and MRF.

Mitigation: In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures to mitigate this impact is identified in the EIR.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Currently the MRF has permitted processing capacity up to 1,750 tons per day and the WRSL is anticipated to be able to accept waste until 2058. However, the need for processing capacity at the MRF and for a final closure date at the WRSL would be influenced by several factors including: regional growth rates, economic conditions, and the efficiency of waste recovery. Depending on these factors, waste from the Proposed Project in combination with other cumulative development, would shorten the lifespan of the MRF and the WRSL. Similar to the Proposed Project, development within the service area of the WRSL would be required to pay collection fees, a portion of which is used to service bonds necessary to fund WRSL expansions. However, expansion of the WRSL would create environmental effects. Plans for expansion of WRSL capacity beyond 2058 have not been developed; therefore, specific impacts cannot be identified at

this time. Because of the identified expansion site's proximity to the existing WRSL, however, it can be anticipated that the impacts of an expansion would be similar to those attributed to the existing WRSL. There would be construction-related impacts such as air pollutant emissions, noise, and erosion. In addition, agricultural land and biological resources, including wetlands, could be lost. Once constructed, the expanded WRSL could create additional odors; traffic; operational air pollutant emissions, including increased emissions of WRSL gas and combustion flare emissions; litter; night lighting and other changes in visual character; and degradation of surface and groundwater quality. These impacts would be similar to those of the existing WRSL and, where significant, could be reduced by mitigation measures already required of the WRSL and the solid waste facilities permitting process. However, there could be impacts, such as the loss of biological and agricultural resources that would remain significant and unavoidable even after mitigation. Further, since the City of Roseville does not control the WPWMA and the ability to expand the WRSL, the Proposed Project's contribution to this cumulative impact is considered **significant and unavoidable**. (DEIR 4.12.4-12)

3.8.13. Hydrology and Water Quality

Impact 4.13-1 (Erosion and Runoff from Construction Sites Containing Soils or Other Materials Could Degrade Water Quality if Discharged to Local Streams): Development activities associated with the ARSP could cause soil erosion at accelerated rates.

Mitigation Measure 4.13-1 Implementation of Construction Activity Stormwater Standards

Prior to the issuance of a City grading permit and the commencement of construction activities, the Applicant shall demonstrate to the City compliance with the SWRCB NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Permit), the City of Roseville's Construction Standards, and the City's Stormwater BMP Guidance Manual. The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the CWA. To comply with the NPDES permit, the Applicant shall file a Notice of Intent with the SWRCB and prepare a SWPPP prior to construction, which includes a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) to include a description of the type and location of erosion and sediment control BMPs to be implemented at the project site, and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the project site. A copy of the SWPPP must be current and remain on the project site. Control measures are required prior to and throughout the rainy season. Water quality BMPs identified in the SWPPP could include but are not limited to the following:

- Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months.

- Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.
- A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as fuel, fertilizers, pesticides, etc.) used onsite. The plan would also require the proper storage, handling, use, and disposal of petroleum products.
- Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction.
- Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion.
- Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater.
- Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events.
- Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff.
- Disturbed areas shall be revegetated after completion of construction activities.
- All necessary permits and approvals shall be obtained.
- Provide sanitary facilities for construction workers.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Development activities associated with the ARSP would involve construction of structures, roadways, parking lots, and infrastructure (including off-site infrastructure), which would require grading, excavation, and other construction-related activities that could cause soil erosion at accelerated rates. Sediment from construction activities could accelerate erosion that could have adverse effects on receiving water quality on the project site and within downstream watersheds, including University Creek, Pleasant Grove Creek, and the Sacramento River. Such effects could include increased turbidity, which could result in adverse impacts on fish and wildlife and their

habitats, reduced pump life at Sacramento River water intakes due to abrasion, increased municipal water treatment costs for turbidity removal, and impaired recreation and aesthetic values. Another potential source of water quality degradation during construction activities is heavy machinery and other construction equipment. Construction equipment spills could result in the release of polluting constituents, such as heavy metals, oil, grease, and other petroleum hydrocarbons to University Creek and Pleasant Grove Creek. This is a **significant** impact.

Mitigation Measure 4.13-1 requires the creation and implementation of a SWPPP and use of BMPs to minimize erosion and the risk of polluted runoff leaving the construction site. Further, compliance with the State's General Permit and the City Improvement Standards, combined with the City's inspection efforts under its MS4 Permit requirements, will ensure that construction-related sediment or other contaminants would be reduced to the maximum extent practicable, as required by law. As a result, the Proposed Project would not result in the violation of any water quality standards, would not create substantial sources of polluted runoff, and would not otherwise substantially degrade water quality. Therefore, this impact is **less than significant**. (DEIR 4.13-21)

Impact 4.13-2 (Changes in Surface Water Quality Resulting from Urban Stormwater Runoff and other Operational Activities): Increase in impervious surfaces resulting from development associated with the Proposed Project would increase the rate and amount of stormwater runoff that would carry urban pollutants.

Mitigation Measure 4.13-2 Changes in Surface Water Quality Resulting from Urban Stormwater Runoff and Other Operational Activities

At the tentative map or site development stage, development shall be conditioned to include source control and LID strategies, treatment control measures, including but not limited to bio-retention treatment as required by the City's then current design standards and the City's then current General Phase II MS4 Permit issued by the State. The measures shall include, but are not limited to, the measures identified in the Amoruso Drainage Master Plan. In addition, necessary erosion and sediment control measures for University Creek at Discharge Point E and monitoring of University Creek downstream of the discharge point shall be incorporated into the project design plans and submitted to the City for review and approval prior to receiving building/grading permits.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Development associated with the Proposed Project would result in the conversion of undeveloped land to urban uses including residences, schools, businesses, recreation, roadways, and parking areas. As discussed above, the increase in impervious surfaces resulting from the construction of buildings and paved areas would increase the rate and amount of stormwater runoff that would

carry urban pollutants into University Creek thence Pleasant Grove Creek. It is anticipated that runoff from the project site would be typical of urban runoff water quality.

Pollutants typically associated with urban uses include oil and grease, coliform bacteria, petroleum hydrocarbons, nitrogen, phosphorus, heavy metals, pesticides, herbicides, and other constituents.

Although some of the sediment load of developed areas would be reduced by implementing grassy swales, bio filters, and other measures, sources of pollution to stormwater runoff may still be present due to entrained dust on roadways and parking lots and blow over from open space areas and/or other off-site farming and construction activities. There is the potential that urban runoff from the Proposed Project could contain levels of pollutants that could adversely affect water quality in the local streams or increase sediment loads. Therefore, this impact is considered **significant**.

Compliance with the NPDES regulations and Mitigation Measure 4.13-2, which requires implementation of stormwater management, LID measures, and erosion control measures at University Creek, would ensure stormwater treatment devices specific to the land uses in the ARSP are implemented to the maximum extent practicable. Stormwater treatment devices will be chosen for their effectiveness in reducing urban pollutants in stormwater runoff to meet the Basin Plan and water quality objectives of the City's Phase II MS4 Permit. Taken together, all of these measures will avoid violation of any water quality standards, will avoid the creation of substantial additional sources of polluted runoff, and will avoid any substantial degradation of water quality. As a result, potential negative effects on water quality from urban runoff and project operational activities will be **less than significant**. (DEIR 4.13-23)

Impact 4.13-4 (Altered Drainage Patterns and Increase in the Rate of Stormwater Runoff through the Development of New Impervious Surfaces that Would Result in Flooding or Siltation On- or Off-Site): The increase in impervious surfaces would increase the rate of surface runoff conveyed through the site. In addition, development and grading would alter existing runoff patterns and conveyance capacities on properties.

Mitigation Measure 4.13.5 Erosion Monitoring Plan

At the onset of any grading activities within the ARSP that increase the existing drainage area tributary to the University Creek channel within Al Johnson Wildlife Area, a geomorphologic assessment of University Creek through the Al Johnson Wildlife Area property shall be conducted.

The geomorphologic assessment shall include erosion protection measures, such as stream bank stabilization and velocity reduction measures, and the location for their implementation. The construction of the erosion protection measures shall be triggered by criteria established within the geomorphologic assessment.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Increased stormwater flows and altered drainage patterns as a result of development of the Proposed Project could increase the potential for localized flooding within the developed project site. Potential risks from localized flooding could result in property loss and disruptions of transportation corridors that would disrupt essential services into, out of, and through the project site.

Consistent with the City's design standards, additional considerations would be made for the safe conveyance and overland flow release of the 100-year storm event assuming a total blockage of the storm drain system. Prior to acceptance and issuance of construction documents, the final design for the storm drainage infrastructure and overland conveyance system would be reviewed by the City's Engineering Department to ensure it complies with the City Improvement Standards and the ARSP Drainage Master Plan. Consistency with City standards would avoid the potential for flooding within the project site.

The peak flows exiting the site under Post-Project conditions slightly exceed the Pre-Project peak flows for the 2-year and 10-year events. However, the Proposed Project would include numerous LID measures such as vegetated swales, porous pavement, and interceptor trees. Although these measures are primarily utilized to improve stormwater quality, in small storms such as the 2- and 10-year events, they would also function to slow the rate of runoff leaving the site. Therefore, the results presented in the DEIR are conservative "worst-case" scenarios for stormwater peak flows, as they do not include the reductions in peak flow due to LID measures. Additionally, as discussed above, the deliberate routing of water away from the Gleason property and Toad Hill Ranches is intended to remediate flooding outside of the 100-year floodplain, such as that which occurs in a 2- or 10-year storm event. In Pre-Project conditions, this water would eventually drain to University Creek downstream from the proposed location. Therefore, the Proposed Project would not change the overall amount of water in the system, although it would alter where it enters the creek. These small increases in peak flow from the 2- and 10-year events reflect the addition of flows that would normally negatively impact off-site properties to the north. The slight increases in peak flow in the 2- and 10-year storm events may result in impacts to off-site flooding or siltation, and this is a **potentially significant** impact. Mitigation Measure 4.13-5 requires the Applicant develop a plan to monitor for erosion attributable to the Proposed Project, and to implement measures to remediate and prevent erosion should it occur. After mitigation, the impacts due to the increases in 2- and 10-year peak flows are reduced to **less-than-significant** levels.

The hydraulic model predicts little difference between the Pre-Project and Post-Project [No Storage] conditions for the 100-year storm event (Kimley-Horn, 2016a; Appendix I). Further, as shown in the DEIR, the proposed drainage system would eliminate existing stormwater discharge points along the western site boundary that contribute to ongoing flooding issues caused in part by runoff on the ARSP site overtopping the existing ditch at Discharge Point G. No flooding would

occur on or offsite as a result of altered drainage patterns and increases in the rate of surface runoff. The proposed drainage pattern alterations have been designed to alleviate existing flooding issues both on- and off-site. However, due to the rerouting of flows away from the western boundary and into University Creek, the 2- and 10-year storm events will have a slightly increased peak flow rate as compared to Pre-Project conditions, which is reduced to less-than-significant levels through implementation of Mitigation Measure 4.13-5. There are no increases in peak flow from the 100-year storm event in the Post-Project condition, and therefore, impacts are **less than significant**. (DEIR 4.13-27)

Impact 4.13-5 (Increase in the Amount of Surface Runoff Volume, Which Would Exceed the Capacity of Existing Storm Drainage Systems and Increase the Potential for Downstream Flooding): Increased surface water runoff volume, when combined with the larger watersheds contributing to the Natomas Cross Canal watershed, has the potential to peak with the flood waters of the Sacramento River to cause downstream flooding.

Mitigation Measure 4.13-3 Fair Share Payment to Regional Stormwater Retention

The applicant shall annex into the fee district and pay the Pleasant Grove Drainage fee to the City prior to the approval of each building permit, which would cover the cost of retention for that development's portion of the Pleasant Grove Retention Basin Project at the Al Johnson Wildlife Area.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Development of the Proposed Project would increase the impervious surfaces on approximately 481 acres of the project site, which would increase the volume of stormwater runoff into University Creek and Pleasant Grove Creek compared to existing conditions. In addition, development and grading would alter the existing runoff patterns and conveyance capacities of the properties in the project site. This volume increase, when combined with the larger watersheds contributing to the Natomas Cross Canal watershed, has the potential to peak with the flood waters of the Sacramento River to cause flooding downstream of the project site in Sutter County. Development of the

ARSP is estimated to generate an additional runoff volume of 75.31 AF (Kimley-Horn, 2016a; Appendix I). The ARSP contribution to the increase in volume of runoff in the Natomas Cross Canal watershed would be **significant**.

The increase in volumetric flows from the project site would be managed to minimize the risk of downstream flooding beyond the boundaries in the Natomas Cross Canal watershed. The City of Roseville has approved a regional retention basin on City-owned property at the Al Johnson Wildlife Area. The Regional Pleasant Grove Retention Basin Facility will be located west of the project site. The EIR for the Pleasant Grove Retention Basin Facility was certified in 2003, and evaluated full buildout of the regional flood control project with a storage capacity of 2,350 AF. The flood control project evaluated two retention basins. Although not originally part of the fee

district contributing to the future construction of the flood control project, there is sufficient storage capacity within the design to allow the ARSP to annex into and participate in the fee program. Upon construction of the north basin within the Reason Farms Regional Retention Basin, there will be sufficient capacity for the ARSP stormwater flows. The City currently collects a drainage impact fee from new development projects to fund construction of the regional flood control project, which will be constructed as funds are made available. Following the approval of the Land Use Plan and annexation into the City, the ARSP will be annexed into the fee district area and will contribute their fair share towards the future development of the flood control project. The Proposed Project would require 75.31 AF of volumetric storage within the north retention basin, as detailed in Appendix I. Therefore, implementation of Mitigation Measure 4.13-3, which requires the project applicant annex into the Drainage Fee District and to pay drainage impacts fees for the volumetric storage needs of 75.31 AF, would reduce this impact to a **less-than-significant** level. (DEIR 4.13-34)

Impact 4.13-6 (Construction of Off-Site Stormwater Retention Facilities): The ARSP, in combination with buildout of other projects in the area, would trigger construction of the north retention basin of the Regional Flood Control Project at the Al Johnson Wildlife Area.

Mitigation Measure 4.13-4 North Retention Basin Construction

All relevant construction-related mitigation measures for construction of the north retention basin within the Al Johnson Wildlife Area listed in the adopted Mitigation, Monitoring, and Reporting Program shall be implemented. The City shall monitor the discharge at the western boundary on a yearly basis, to ensure that there are no impacts and that the existing facility within the Al Johnson Wildlife Area is functioning properly.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The Proposed Project would require 75.31 AF of volumetric storage within the north retention basin of the Regional Flood Control Project at the Al Johnson Wildlife Area. The ARSP, in combination with buildout of other projects in the area, would trigger construction of the north basin. The ARSP will contribute fees toward the construction of the Regional Flood Control Project. The potential impacts of construction of the north and south retention basins within the Al Johnson Wildlife Area were previously addressed in the EIR for the City of Roseville Retention Basin Project (SCH #2002072084) (“Retention Basin EIR”), incorporated by reference.

As concluded within the Retention Basin EIR, the majority of the impacts from construction and operation of the retention basins would be less than significant, or could be reduced to less-than-significant levels with mitigation identified in the Retention Basin EIR. However, the Retention Basin EIR determined that the following impacts may not be reduced to less-than-significant levels after application of recommended mitigation and would therefore remain significant:

- Conversion (direct and indirect) of prime agricultural land to non-agricultural use
- Short-term (construction phase) impacts to air quality
- Short-term (construction phase) impacts due to noise
- Significant cumulative indirect growth inducement

Implementation of Mitigation Measure 4.13-4, North Retention Basin Construction, requires that all appropriate construction related mitigation measures identified in the Retention Basin Project Final EIR be implemented as part of constructing the retention basin to reduce construction related impacts. The ARSP would contribute toward the need to construct the north basin, and the ability to construct the basin is dependent on development fees, the timing of the construction of the basin is uncertain, and therefore would result in the significant impacts identified above; this impact is considered **significant and unavoidable**. As explained in Section 4, “Statement of Overriding Considerations”, the environmental, economic, legal, social, technological, and other benefits outweigh and override the remaining significant impacts related to the increase in the amount of surface water volume.

Impact 4.13-8 (Cumulative Hydrology and Water Quality Impacts): Cumulative development in the Roseville area would contribute to increased peak stormwater runoff flows and increased elevations.

Mitigation Measure 4.13-1 Implementation of Construction Activity Stormwater Standards is set forth in full in Section 3.8.13 in relation to Impact 4.13-1.

Mitigation Measure 4.13-2 Stormwater Management Development Standards is set forth in full in Section 3.8.13 in relation to Impact 4.13-2.

Mitigation Measure 4.13-3 Fair Share Payment to Regional Stormwater Retention is set forth in full in Section 3.8.13 in relation to Impact 4.13-5.

Finding: *Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.*

Cumulative development in the Roseville area, which includes the Pleasant Grove Creek watershed, would increase the amount of impervious surfaces which could contribute to increased peak stormwater runoff flows and increased flood elevations. This is a **significant** cumulative impact.

The City currently collects a drainage fee for the future construction of a regional stormwater retention basin at the Al Johnson Wildlife Area to mitigate for volumetric impacts. The Retention Basin EIR evaluated the potential environmental effects of construction and operation of the regional retention basin to mitigate volumetric concerns to downstream properties. The ARSP Drainage Master Plan (2016) analyzed the impacts to University Creek and Pleasant Grove Creek from buildout of the cumulative development in the region, including the ARSP, CSP, WRSP, and the Placer Ranch area, and assessed that against the pre- and post-project impacts of the ARSP.

The buildout of projects within the City of Roseville will be required to purchase credits within the City's retention basins to accommodate the volumetric flow increases modeled (Appendix I). With implementation of mitigation measures requiring in-lieu payments for the Al Johnson Wildlife Area, impacts due to cumulative development are reduced to **less than significant**.

All projects within the City are required to mitigate their peak flows to pre-project levels with the intent that there is no increase to the flood levels either upstream or downstream of the project. As described in the ARSP Drainage Master Plan (Appendix I), the post-development peak flows generated from the Proposed Project precede the peak flow timing of both the University Creek and Pleasant Grove Creek watersheds and, as such, there is no peak flow increase to flood levels as a result of the ARSP. Therefore, impacts due to cumulative development on peak flows are **less than significant**.

The Proposed Project and potential cumulative projects in the vicinity of the project site, including growth resulting from build-out of the City's General Plan and the nearby specific plans, would be required to comply with the general NPDES permit of the SWRCB, which is intended to reduce the potential for cumulative impacts to water quality during construction. Cumulatively considerable projects that would discharge stormwater runoff would be required to comply with NPDES discharge permits from the CVRWQCB and would be subject to subsequent environmental review. Therefore, impacts associated with cumulative construction related water quality effects would be **less than significant**.

Each of the cumulative development projects and the Proposed Project would be subject to local, State, and federal regulations designed to minimize cumulative impacts to water quality from operation. Mitigation measures for the Proposed Project in combination with compliance with City, state, and federal regulations, are expected to reduce cumulatively considerable impacts to a **less-than-significant** level. (DEIR 4.13-8)

3.8.14. Aesthetics

Impact 4.14-1 (Alteration of the Visual Character of the Site and Vicinity): Introduction of residences, commercial uses, and infrastructure in an area that is presently undeveloped would change the existing visual character of the area.

Mitigation: In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures to mitigate this impact are identified in the EIR.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The Proposed Project would convert approximately 481 acres of the 694.4-acre project site into urban uses. Approximately 144 acres would remain as open space and 20 acres would remain as Urban Reserve. Conversion of the majority of the site to urban uses would represent a significant

and unavoidable impact for which there are no feasible mitigation measures that would reduce the impacts to a less-than-significant level. Because a majority of the grasslands on the site would be developed, the character of the drainage corridors would change from meandering rural streams to open space corridors in open space preserves within an urban landscape. The permanently designated open space area in the Proposed Project does provide open space linkages between the WRSP, CSP, and Al Johnson Wildlife Area. Underground utility distribution to the majority of the project site is proposed as a part of the Proposed Project; however, one overhead 60 kV electrical line extension is proposed along the east side of the proposed Westbrook Boulevard and south of proposed. Back-yard fences abutting the Sunset right-of-way would be screened by a 10-foot landscaped buffer and residential uses would be set back 20 feet from edge of property to reduce the visual impact experienced by travelers on West Sunset Boulevard and from the residential uses within the Toad Hill Ranches.

The City's General Plan Policies for Community Design serve to promote the visual compatibility of developments through the application of community design standards. Specifically, Policy 6 requires site and building designs that are in scale and compatible with adjacent development. In addition, the ARSP Design Guidelines include specific landscape buffer and screening requirements for utilities, loading areas, and mechanical units. Implementation of the General Plan Policies and the ARSP Design Guidelines would help reduce the significant impacts, but not to less-than-significant levels.

Nevertheless, mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. Thus, because it is impossible to allow new development without impacting scenic vistas, mitigation of this impact to a less-than-significant level is infeasible. The visual alteration of the project site would be **significant and unavoidable**. (DEIR p. 4.14-10)

Impact 4.14-2 (New Sources of Light and Glare): Development of the project site would create light from urban development such as residences and commercial uses, as well as recreational facilities, streetlights, and vehicles.

Mitigation Measure 4.14-1 Sight Lighting to Minimize Nuisance

Light producing uses, such as ball fields, within the project site shall be located and oriented to minimize visual impacts on adjacent residential areas. Lighting shall be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use. Light poles shall be designed using either 100 watt or LED light bulbs, and shall use the best technology that maximizes glare and spillage reduction.

Mitigation Measure 4.14-2 Low Glare Materials for New Development

In order to reduce the effects of daytime glare from development of commercial or office uses within the project site, building developers shall utilize, when feasible, low-glare materials.

Mitigation Measure 4.14-3 Avoid Light Spill Over into University Creek and Open Space Areas

Outdoor lighting shall be placed, designed, and directed so as to avoid light spillover into the habitat of University Creek, Open Space Preserve Areas, and the Al Johnson Wildlife Area. These parcels include those immediately adjacent to the open space and shown on the Land Use Map as parcels, AR-3, AR-4, AR-7, AR-8, AR-11, AR-20, AR-24, AR-37, AR-56, AR-57, AR-60, AR-63, and the Urban Reserve parcel AR-110.

Finding: Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

The project site is currently undeveloped and contains no light sources with the exception of light from the existing residential unit in the northeastern portion of the site. Development of the Proposed Project site would result in a substantial change in the amount of light generated on the project site and would alter nighttime views of the project site. There would be light from residences, businesses, recreational facilities, streetlights, and vehicles, all of which would increase the ambient nighttime illumination level.

In order to ensure impacts associated with exterior building lights, park lights, and street lights would be reduced, Mitigation Measure 4.14-1 requires siting of light-producing uses to minimize impacts on adjacent sensitive uses and shielding of light fixtures. Low-glare materials would be utilized for new buildings to reduce glare impacts as required by Mitigation Measure 4.14-2. To ensure lighting would not adversely affect wildlife in open space areas and along University Creek, Mitigation Measure 4.14-3 would reduce light impacts on nearby open space through design measures and light direction and placement. Further, the Roseville Parks and Recreation Department uses energy efficient low emitting diodes (LED) lights which produce less light spill over.

Daytime glare could result from commercial and office buildings associated with the Proposed Project. Mitigation Measure 4.14-2 would ensure that low-glare materials would be used for development of new large-scale buildings associated with the Proposed Project.

Mitigation Measure 4.14-1 through 4.14-3, the City's Community Design Guidelines, and the ARSP Design Guidelines provide effective methods to reduce light and glare impacts. No other feasible mitigation measures are available to reduce impacts associated with light and glare to a less-than-significant level while still allowing for implementation of the specific plan. The overall change in the level of light and glare on the project site would remain **significant and unavoidable** because the area currently lacks light and glare sources and would still be visibly changed in the context of nighttime lighting and daytime glare. (DEIR 4.14-12)

Impact 4.14-3 (Degradation of Scenic Resources and Scenic Vistas): Implementation of the Proposed Project could impair views of the Sierra Nevada Mountains from within the project site.

Mitigation: In light of known economic, legal, social, technological, or other considerations, no feasible or potentially feasible measures to mitigate this impact to a less-than-significant level are identified in the EIR.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

There are no designated scenic roads, resources, or vistas within or adjacent to the project site. The project site is not a designated scenic area in the City or County General Plans. Long-range views include the Sierra Nevada Mountains to the east, while short-range views include views of the adjacent residential areas within the City, rural residential housing to the north and undeveloped areas to the west. Development within this area would change scenic resources and scenic vistas.

The Proposed Project would result in large-scale development projects that could impair views of the Sierra Nevada Mountains from within the project site by placing buildings within view corridors. While views of the mountains to the east and the rural grasslands to the west are not designated scenic resources, they are a significant part of the visual landscape. The Proposed Project includes open space areas that provide view corridors from within the site, but views would still be obstructed by surrounding development. While these views are not designated scenic vistas, development of the Proposed Project would nonetheless change existing view corridors, which is considered a **significant** impact.

Mitigation to a less-than-significant level is not possible while still allowing for implementation of the specific plan. However, all Proposed Project development would be required to comply with the City's Design Guidelines, General Plan policies, and ARSP Design Guidelines, all of which are intended to reduce aesthetic impacts. This impact would remain **significant and unavoidable**, even with compliance with these policies. (DEIR p. 4.14-14)

Impact 4.14-4 Cumulative Aesthetic Impacts: The Proposed Project would contribute to permanent alteration of visual character of the area.

Mitigation Measure 4.14-1 Sight Lighting to Minimize Nuisance is set forth in full in Section 3.8.14 in relation to Impact 4.14-2.

Mitigation Measure 4.14-2 Low Glare Materials for New Development is set forth in full in Section 3.8.14 in relation to Impact 4.14-2.

Mitigation Measure 4.14-3 Avoid Light Spill Over into University Creek and Open Space Areas is set forth in full in Section 3.8.14 in relation to Impact 4.14-2.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

Cumulative development in southwest Placer County has resulted in the conversion of a primarily rural landscape to urban development, thereby permanently altering the visual character of the area, both during daytime and at night. This trend is anticipated to continue, which could result in a significant cumulative aesthetics impact. In combination with existing, approved and proposed development in the project vicinity, including but not limited to the construction of Placer Parkway, buildout of the Creekview, West Roseville, and Sierra Vista Specific Plans within the City, the Placer Ranch area, and Sunset Industrial Area, a large area would be urbanized. The Proposed Project would have a **significant** contribution to the loss of open space and would introduce new sources of light and glare.

Although development in the City of Roseville would be required to meet the City's Community Design Guidelines, ensuring that proposed development would be visually compatible with surrounding development, it would nonetheless permanently and substantially alter the environment, causing a cumulative aesthetic impact. Mitigation Measure 4.14-1 through 4.14-3 provide effective methods to reduce light and glare impacts. No other feasible mitigation measures are available to reduce impacts associated with light and glare to a less-than-significant level while still allowing for implementation of the specific plan. The project's contribution to this impact is considered cumulatively considerable. With the implementation of identified mitigation measures, the impact would remain **significant and unavoidable**.

3.9. Energy

Impact 4.15-1 (Increased Consumption of Energy): The Proposed Project will result in the consumption of energy, natural gas, and transportation fuel.

Mitigation Measure 4.15-1 Implement Measures to Reduce Energy Consumption

Implementation of the Air Quality Mitigation Measures 4.4-1(d) and (f) and Mitigation Measure 4.4-2 reduce direct and indirect operational energy consumption. The requirements of Mitigation Measures 4.4-1(d) and (f) and Mitigation Measure 4.4-2 are listed below:

MM 4.4-1 Measures to Reduce Short-Term Construction-Related Emissions

d. Prior to approval of Grading or Improvement Plans, whichever occurs first, the applicant shall provide a written calculation to the Placer County Air Pollution Control District (PCAPCD) for approval by the District demonstrating that the heavy-duty (50 horsepower or greater) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, shall achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction as required by CARB. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

f. Include the following standard notes on the Improvement/Grading Plan:

- During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
- During construction the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment.

MM 4.4-2 Project Measures to Reduce Operational Emissions

Following receipt of an application for a Tentative Maps (excluding the Large Lot Subdivision Map), Design Review Permit, conditional use permits and/or all discretionary permits, the applicant shall forward an early consultation notice to the PCAPCD. Where the PCAPCD provides comments on a specific development proposal, the applicant shall consult with PCAPCD and the developer to incorporate measures recommended by the PCAPCD and agreed to by the applicant into the Proposed Project. Where the PCAPCD does not provide comment on a specific development proposal, the applicant shall incorporate measures that reduce vehicle emissions and operation emissions from the proposed development. This measure shall be implemented through project design, conditions of approval, noticing and disclosure statements, or through the City's plan check and inspection processes. This process is intended to ensure that best available and practical approaches are used to reduce operational emissions in specific tentative map and design review permit applications. The following is a listing of measures that shall be implemented for the purpose of reducing vehicle and operational emissions, unless the applicant demonstrates to the City's satisfaction that the measure is infeasible. If the applicant demonstrates that any particular measure in the list below is infeasible for a proposed project to which it would otherwise be applicable, the applicant must provide an analysis demonstrating that a replacement measure is comparably effective.

- Provide tree plantings that meet or exceed the requirements of the City's Community Design Guidelines to provide shading of buildings and parking lots.
- Landscape with native drought-resistant plants (ground covers, shrubs, and trees) with particular consideration of plantings that are not reliant on gas-powered landscape maintenance equipment.
- Require all flat roofs on non-residential structures to have a white or silver cap sheet to reduce energy demand, unless a demonstration of infeasibility is made by the applicant.
- Provide conductive/inductive electric vehicle charging station and signage prohibiting parking for non-electric vehicles within designated spaces within non-residential developments.
- Provide vanpool parking only spaces and preferential parking for carpools, to accommodate both carpools and vanpools in employment areas (e.g. community commercial, business-professional uses).

- All truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two-dock doors. Signs shall be posted stating “Diesel trucks are prohibited from idling more than five minutes and trucks requiring auxiliary power shall connect to the 110/208-vot outlets to run auxiliary equipment.”
- Design streets to maximize pedestrian/bicycle access to transit stops.
- Require site design to maximize access to transit lines, to accommodate bus travel, and to provide lighted shelters at transit access points.
- Develop the plan consistent with the higher residential densities (within approved residential density ranges of zone) provided around the village nodes and transit corridors.
- Participate in Roseville Electric incentive programs for energy-efficient development where feasible as available.
- Ten percent of the residential units shall be designated as low to very-low income residential units.
- A pedestrian and bicycle access network shall link areas of the project site with other land uses.
- Electric landscape maintenance equipment shall be utilized on parks and public/quasi-public lands.
- Design buildings to meet the 2013 Title 24 Energy Efficiency Standards (which is a 25 percent reduction below 2010 Title 24 Energy Efficiency Standards).
- Ensure that all public street and area lighting installed on the site shall be considered high efficiency lighting.
- Utilize reclaimed water where available for irrigation of all non-single family areas within the project site, including the school, parks, paseos, roadway landscaping, and commercial landscaping.
- Reduce the area of turf allowed consistent with the City’s Water Efficient Landscape Ordinance and the Water Conservation Strategy (see Appendix G). Install water efficient landscape irrigation systems at all public land uses.

Measures for Residential Units:

- Require electrical outlets be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.
- Require every garage of each single family home to be considered “Electric Vehicle Ready.” This by definition is not limited to, but includes a conduit raceway to a spare electric box in the garage that is sized for a future 220v outlet. A 220v breaker space must be available in the electrical panel.
- Require installation of a gas outlet in the rear of residential buildings for use of outdoor cooking appliances, such as gas burning barbeques.
- Require installation of low NO_x hot water heaters (beyond District Rule 246 requirements).

- Prior to approval of Tentative Maps: provide notice to homebuyers through conditions, covenants, and restrictions (CC&Rs) or other mechanisms to inform them that only gas fireplaces shall be permitted.
- The applicant shall ensure that builders offer only energy efficient appliances for installation in residential units, including Energy Star refrigerators, clothes washers, dishwashers, and ceiling fans.

Finding: *Specific economic, legal, social, technological, other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.*

The Proposed Project will result in the consumption of energy, natural gas, and transportation fuel. This is a **potentially significant** impact. As discussed above, various proposed design features and mitigation measures would be implemented to ensure the more efficient use of energy resources during project operation. With mitigation, the Proposed Project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, this impact would be considered **less than significant**. (DEIR p. 4.15-11)

4. STATEMENT OF OVERRIDING CONSIDERATIONS

In determining whether to approve a project, CEQA requires all public agencies to balance the benefits of a project against its unavoidable environmental impacts. The City Council approves the Proposed Project despite the significant unavoidable adverse impacts identified in the EIR. The EIR consists of five text volumes and associated appendices: the Draft EIR and the Draft EIR technical appendices, the Final EIR text, and the Final EIR technical appendices.

The Final EIR identifies and discusses unavoidable significant effects that would occur as a result of implementing the ARSP, in addition to addressing comments received on the DEIR. With implementation of the Mitigation Monitoring and Reporting Program adopted by the City to mitigate or avoid significant impacts on the environment, many of the environmental impacts of the project can be reduced to a less-than-significant level. The Final EIR determined that the project is expected to result in significant and unavoidable impacts as discussed in Section 3.8 above.

4.1. Significant and Unavoidable Impacts of the Proposed Project

The EIR identifies the following significant and unavoidable impacts for the Proposed Project in the following resource areas as identified in Section 3.4:

- Land Use and Agricultural Resources (Impacts 4.1-3 and 4.1-8)
- Population and Housing (Impact 4.2-4)
- Transportation and Circulation (Impacts 4.3-5, 4.3-6, 4.3-8, 4.3-9, 4.3-11, 4.3-12, 4.3-15, 4.3-17, and 4.3-20)
- Air Quality (Impacts 4.4-1, 4.4-2, 4.4-3, 4.4-5, 4.4-6, and 4.4-7)

- Climate Change and Greenhouse Gas Emissions (Impact 4.5-1)
- Noise (Impacts 4.6-1, 4.6-5, 4.6-7, and 4.6-9)
- Vegetation and Wildlife (Impact 4.8-18)
- Public Utilities – Water (Impacts 4.12.1-4 and 4.12.1-8)
- Public Utilities – Wastewater (Impacts 4.12.3-3 and 4.12.3-5)
- Public Utilities – Solid Waste (Impact 4.12.4-5)
- Hydrology and Water Quality (Impact 4.13-6)
- Aesthetics (Impacts 4.14-1, 4.14-2, 4.14-3, 4.14-4)
- Energy (Impact 4.15-1)

4.2. Benefits of the Project

Pursuant to PRC Section 21081 and Section 15093 of the State CEQA Guidelines, the City Council of the City of Roseville adopts and makes the following statement of overriding considerations regarding the remaining significant unavoidable impacts of the project, as discussed above, and the anticipated economic, social, and other benefits of the project.

The City Council finds and determines that (1) the majority of the significant impacts of the project will be reduced to acceptable levels by implementation of the mitigation measures recommended in these findings; (2) the City Council’s approval of the project as proposed will result in certain significant adverse environmental effects that cannot be avoided or reduced to a less-than-significant level even with the incorporation of all feasible mitigation measures into the project; and (3) there are no other feasible mitigation measures or feasible project alternatives that will further mitigate, avoid, or reduce to a less-than-significant level the remaining significant environmental impacts.

In light of the environmental, social, economic, and other considerations identified in the findings above, and the considerations set forth below related to this project, this City Council chooses to approve the project because, in its view, the economic, social, technological, and other benefits resulting from the project substantially outweigh the project’s significant and unavoidable adverse environmental effects.

The following statements identify the reasons why, in the City Council’s judgment, the benefits of the project outweigh the significant and unavoidable impacts. The substantial evidence supporting the enumerated benefits of the project can be found in the preceding findings, which are herein incorporated by reference; in the project itself; and in the record of proceedings as defined above. Each of the overriding considerations set forth below constitutes a separate and independent ground for finding that the benefits of the project outweigh its significant adverse environmental effects and is an overriding consideration warranting approval.

4.2.1. General Plan Policies and Goals

The Proposed Project will further the City’s goals and policies for residential land use, as set forth in its General Plan, by providing a variety of residential land use designations in an area designated

for growth in the City's plan to meet the future needs of the City and the region, while ensuring compatibility with planned land uses.

Specifically, the Proposed Project includes construction of 2,827 dwelling units in three residential land use classifications on 694 acres (DEIR p. 2-12). The three residential land use classifications proposed are LDR (0.5-6.9 du/ac), MDR (7.0-12.9 du/ac), and HDR (13.0-30 du/ac) (DEIR p. 2-13). The LDR neighborhoods will provide market-rate, distinctive, high-quality housing. The ARSP affordable housing program focuses on the HDR parcels within the project site. Of the total number of dwelling units, 10 percent are planned to meet affordability criteria for low- and very-low income households, as set forth in the City's General Plan Housing Element. Providing a mix of housing types promotes for all incomes promotes General Plan Land Use Element Policy 4 and Housing Element Policy 3.

The Proposed Project would expand recreational opportunities within the City by providing 167.7 acres of neighborhood parks and open space which represents 24 percent of the total project site. Planned park facilities include seven neighborhood parks throughout the project site and approximately 134.8 acres of open space. Within the open space area, approximately 98 acres would be designated as permanent on-site open space preserve. In addition, a system of pedestrian and bikeway paths is proposed providing off-street linkages throughout the community connecting to the City's existing and planned regional trail and bicycle network facilities. Two miles of open space paseos will augment and facilitate pedestrian and bicycle movement throughout the project site and de-emphasize the importance of automobile travel. This variety of benefits associated with the Proposed Project would promote General Plan Circulation Element Policy 1, Parks and Recreation Element Goal 2, and Open Space and Conservation Element Goal 4 and Policies 1, 2, 4 and 7.

4.2.2. Jobs/Housing and Economic Development

The Proposed Project would add a new variety of commercial land uses to the City. The Proposed Project includes 51.2 acres of land designated for commercial use, under the commercial classifications of Community Commercial and Community Commercial – Village District (DEIR p. 2-14). The development of commercial uses is anticipated to increase employment within the project site. Based on its approximately 476,000 square feet of new commercial retail and office uses, the Proposed Project is anticipated to generate approximately 1,115 new jobs. In addition to creating long-term employment opportunities through commercial, office, and retail components of the project, development of ARSP would create hundreds of construction-related jobs, as well as jobs related to schools.

The creation and development of mix of land uses that provide linkages between jobs and employment uses is crucial to achieving a well-balanced ratio of jobs and housing identified in Land Use Element, Community Form – Jobs/Housing and Economic Development Policy 1. Given the proximity of employment opportunities and commercial services to residential areas, the

Proposed Project plays a role in achieving the desirable goals set forth in the policy. Overall the Proposed Project is anticipated to add more housing than jobs which will result in a slightly more balanced ratio. Over time, this could mean potential reduction in vehicle trips improves air quality, reduces GHG generation, and provides options for walking/biking to work.

4.2.3. Public Revenues

The Proposed Project is fiscally positive. It would increase tax revenues to the City through increased property values, an expanded housing market, and increased and expanded commercial activities and other job-generating uses, and the overall enhancement of the City's economic base. The Applicant would contribute its fair share toward the cost of transportation improvements outside of the project site (i.e., roads and bridges).

4.2.4. Preferred SACOG Blueprint Scenario

The eastern half of the project site is identified as an appropriate area to accommodate urban growth within the Preferred SACOG Blueprint Scenario. The Sacramento Region Blueprint identifies a way for the region to grow through the year 2050 generally consistent with seven principle of "smart growth." Promoting compact, mixed-use development and more transit choices as an alternative to low density development. The City has adopted its own strategies for implementing the Blueprint Plan, *Smart Choices, Implementation Strategies to Implement the Blueprint Project*. The Proposed Project is consistent with the Blueprint Plan's seven growth principles, as well as the City's nine implementation strategies, including connectivity among neighborhoods, commercial uses, schools and parks, and preservation of open space. The Proposed Project plays a strong role toward achieving the regional benefits identified in the Blueprint Plan.

4.3. Conclusion

Having reduced many of the effects of the Proposed Project by adopting all feasible mitigation measures, and balancing the benefits of the project against the project's significant and unavoidable adverse environmental impacts, the City Council hereby determines that the specific overriding social, environmental, and economic benefits of the project set forth above outweigh the potential unavoidable adverse effects of the project on the environment. The City Council finds that each of the overriding considerations set forth above constitutes a separate and independent basis for finding that the benefits of the project outweigh the unavoidable adverse environmental effects, and warrants approval of the project.

AMORUSO RANCH SPECIFIC PLAN MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires that all state and local agencies establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of an Environmental Impact Report (EIR).

The mitigation monitoring and reporting program (MMRP) contained herein is intended to satisfy the requirements of CEQA as it relates to the Amoruso Ranch Specific Plan (ARSP or Proposed Project). This MMRP is intended to be used by City Staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation.

The Final EIR for the Proposed Project presents a detailed set of mitigation measures applicable to implementation of the Proposed Project. In addition, the EIR includes program-level mitigation measures for Urban Reserve Area (the area consisting of non-participating property owners that is only the subject of a sphere of influence amendment, annexation, and Urban Reserve pre-zoning at this time). The mitigation measures were initially developed during preparation of the Draft EIR (February 2016) and, in some cases, were refined during preparation of the Final EIR.

The intent of the MMRP is to ensure the effective implementation and enforcement of all adopted mitigation measures. The MMRP will provide for monitoring of construction activities, as necessary, and in the field identification and resolution of environmental concerns.

MITIGATION MONITORING PROGRAM DESCRIPTION

COMPLIANCE

The City of Roseville will coordinate monitoring activities and document the implementation of mitigation measures. The table below identifies the mitigation measures, the monitoring actions, the implementing entities, the responsible parties for monitoring actions, and the timing of mitigation actions. The entity identified as having implementing responsibility has the primary duty to execute the mitigation measures. The “Applicant(s)” shall refer to any entity that seeks entitlements for development of a project in the project area. In some instances this may require contracting for specialized consultant services. In instances where the implementing responsibility is shared between the City and Construction Contractors, the City would be responsible for ensuring that the mitigation requirements are implemented. In instances where the Reviewing Party is identified as a department manager or director, the manager or director may delegate review to appropriate subordinate staff.

FIELD MONITORING OF MITIGATION MEASURES

Prior to the issuance of grading and building permits, while detailed development plans are being prepared for acceptance by City Staff, City Staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project design phase.

During construction and following the Proposed Project, the City's Development Services Department will assign inspectors who will be responsible for monitoring the implementation of the mitigation measures. The inspectors will report to the City's Development Services Department and will be thoroughly familiar with the mitigation measures in the MMRP. In addition, the inspectors will be familiar with construction contract requirements, schedules, standard construction practices, and mitigation techniques. The City will be responsible for onsite, day-to-day monitoring of construction activities, reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures. The City will also have the authority to enforce mitigation measures by suspending particular construction activities.

Once construction has been completed, the City will monitor the Proposed Project as necessary.

If any mitigation measures are not being implemented, the City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; and (7) revocation of permits or other entitlements.

CHANGES TO MITIGATION MEASURES

Any substantive change in the monitoring plan made by City Staff shall be reported in writing to the Development Services-Planning Division. Modifications to the mitigation may be made by City Staff subject to one of the following findings, documented by evidence included in the record:

- a. The mitigation measure included in the Final EIR and MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment or other factors.

Or

- b. The modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation included in the Final EIR and the MMRP; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the Proposed Project; and the modified or substitute mitigation measures are feasible, and the City through measures included in the MMRP or other City procedures can ensure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

MITIGATION MONITORING PROGRAM

The table presented on the following pages provides the MMRP for the Proposed Project. The MMRP identifies:

1. An explanation of each impact by issue area, summarized as an impact statement;
2. The full text of the mitigation measure(s) applicable to each impact statement;
3. The method and/or process by which the mitigation measure will be implemented;
4. The timing of implementation of each mitigation measure; and
5. The party responsible for ensuring implementation of each mitigation measure.

As individual projects consistent with the specific plan are proposed, City Staff will review the Proposed Project for consistency with the ARSP Final EIR. In doing so all ARSP Final EIR mitigation measures will be reviewed and those that apply to the project will be identified and monitoring and reporting will be conducted consistent with this plan.

Following completion of the monitoring and reporting process, the final monitoring results will then be entered into the City's Mitigation Monitoring and Reporting database maintained by the Environmental Coordinator.

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Land Use and Agriculture				
MM 4.1-1: Agricultural Compensation A minimum of six hundred thirty-six (636) acres of open space shall be preserved within Placer County to mitigate for the loss of 636 acres of agricultural and grazing lands. This shall be accomplished through the recordation of conservation easements that result in the formation of preserve lands (each a "mitigation property or "preserve site" and collectively, "mitigation lands" or "preserve lands"). For purposes of mitigation, the term "open space" shall include any and all undeveloped land proposed to be preserved by conservation easement or otherwise required by any governmental agency to be preserved for any reason, specifically including all lands preserved for habitat or agricultural mitigation as set forth below and lands in agricultural use. No additional agricultural mitigation is required beyond the 1:1 open space requirement, as long as a substantial portion of the mitigation lands acquired, as determined by the Planning Director, are: (1) in agricultural production, (2) undeveloped and have an Natural Resource Conservation Service (NRCS) soils classification of the same or greater value than lands being affected within the specific plan property at issue, or (3) undeveloped and have the same or higher value California Department of Conservation (DOC) categorization as lands being affected within the specific plan property at issue. In-kind mitigation is not required for agricultural land developed within the ARSP project site.	The Applicant(s) shall be responsible for securing the offsite conservation easement prior to approval of tentative maps proportional to the development proposed.	Prior to approval of tentative map.	The Planning Manager, City Open Space Preserve Manager, and Development Services Director will ensure that the conservation easement is recorded.	
Transportation and Circulation				
MM 4.3-1: Roseville Intersections: Pay Fair Share of Improvements in the CIP The Applicant shall pay fair-share fees toward the following improvements detailed within the CIP: Baseline Road/Fiddymont Road: Addition of a second eastbound left-turn lane. Cirby Way/Riverside Avenue: Addition of a third eastbound through lane. Baseline Road/Foothills Road: Addition of a third northbound through lane. Baseline Road/Woodcreek Oaks Boulevard: Addition of a second eastbound through lane. Blue Oaks Boulevard/Foothills Boulevard: Addition of a third northbound left-turn lane and a third southbound through lane. Cirby Way/Vernon Street: Addition of a second southbound left-turn lane. Foothills Boulevard/Junction Boulevard: Addition of a second eastbound left-turn lane. Roseville Parkway/Galleria Boulevard: Addition of a fourth westbound through lane.	The Development Agreement between the Applicant(s) and the City require the City to update the CIP and the Applicant(s) to pay fair share fees.	In accordance with Development Agreement, the traffic mitigation fees shall be paid on a pro-rata basis prior to the issuance of any building permit.	City of Roseville Public Works Director shall ensure that the mitigation measures are implemented. The Public Works Director will oversee the CIP and ensure that improvements are implemented in a timely fashion.	
MM 4.3-2: Transit Services: Pay Fair Share toward Transit Improvements	The Applicant(s) would be required to pay fair	Prior to issuance of building permits.	City Public Works Director will ensure	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
The Applicant shall pay its fair share towards the capital improvements for expanded transit services to the project site. This includes bus turn-outs, shelter pads, and shelters.	share fees for transit improvements as determined by the Public Works Director, in accordance with the City's Improvement Standards.		that the improvements are implemented and fair share costs are collected at the time of building permit.	
MM 4.3-3: Placer County Intersections: Pay Fair Share Costs to Placer County Intersection Improvements The Applicant shall pay the fair share cost of improvements to restore acceptable operations during peak hours at the following intersections: a) Watt Avenue/PFE Road: Installation of a traffic signal at this intersection. This improvement is included in the Placer County CIP (December 2014). b) Walerga Road/PFE Road: Widening of Walerga Road to four lanes through the intersection, to consist of two northbound and two southbound travel lanes. The Placer County Countywide CIP (December 2014) includes funding right-of-way (ROW) acquisition for the widening of Walerga Road to six lanes from Baseline Road to the Sacramento County line. However, funding for construction is not provided. c) Cook-Riolo Road/PFE Road Intersection: Development of capacity-enhancing improvements identified by Placer County. This improvement is not included in any existing fee program. d) Fiddymment Road/Sunset Boulevard West: Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program. e) Fiddymment Road/Athens Avenue: Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program. f) Fiddymment Road/Sunset Boulevard West: The addition of a second eastbound left-turn lane at the intersection. This improvement is not included in any existing fee program. g) Fiddymment Road/Athens Avenue: The addition of a second westbound left-turn lane to the intersection. This improvement is not included in any existing fee program. h) N Foothills Boulevard/Athens Avenue: Installation of a traffic signal at this intersection. This improvement is not included in any existing fee program. Consistent with Placer County's Mitigation Measure 4.7-2a for the Placer Vineyards Specific Plan and Mitigation Measure 6.12-1 for the Regional University Specific Plan, the City of Roseville, in working with Placer County to provide funding for improvements not	The City and Placer County shall work in good faith to implement a regional traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement. Placer County will be responsible for overseeing the improvements. The City of Roseville will monitor traffic volumes and coordinate with the County regarding traffic mitigation fees to fund regional improvements.	Payment of fees by the Applicant(s) at the time of building permits issuance.	Placer County Public Works Director and the City Engineer will work towards the implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements. The City of Roseville will monitor traffic volumes and coordinate with Placer County regarding traffic mitigation fees to fund regional improvements.	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
already subject to an existing interagency fee program, shall negotiate in good faith with Placer County to enter into additional fair and reasonable arrangements with the intention of achieving, within a reasonable time period after approval of the ARSP, commitment for the provision of adequate fair share mitigation from the ARSP for significant impacts on Placer County roadways. In reaching an accommodation with Placer County, the City and Placer County, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or Joint Powers Authority (JPA; if a JPA is formed) additional public agencies with whom it must work to mitigate transportation-related impacts, such as Sacramento County, Sutter County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Placer County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Placer County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements (e.g., the Curry Creek Community Plan in Placer County), (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. The City will monitor traffic volumes and coordinate with the County regarding traffic mitigation fees to fund regional improvements.				
MM 4.3-4: Sutter County Facilities: Pay Fair Share Costs to Sutter County Intersection Improvements The Applicant shall pay the fair share costs of improvements to restore acceptable operations during peak hours at the following intersections:	The City and Sutter County shall work in good faith to implement a regional traffic fee that if and	Payment of fees by the Applicant(s) at the time of building permits issuance.	Sutter County Public Works Director and the City Engineer will work towards the implementation of a	

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
a) Pleasant Grove Road N/Riego Road: Widening of Riego Road to four lanes through the intersection, to consist of two eastbound and two westbound travel lanes. This improvement is not included in any known fee program. b) Pleasant Grove Road S/Riego Road: Widening of Riego Road to four lanes through the intersection, to consist of two eastbound and two westbound travel lanes. This improvement is not included in any known fee program. The City of Roseville shall negotiate in good faith to enter into a fair agreement with Sutter County regarding the ARSP's fair share mitigation for these improvements. In reaching an accommodation with Sutter County, the City and Sutter County, in order to better ensure an effective sub-regional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sacramento County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Sutter County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Sutter County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements (e.g., the Curry Creek Community Plan in Placer County), (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. Implementation of Mitigation Measure 4.3-4 would reduce impacts to a less-than-significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.	when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement. Sutter County will be responsible for overseeing the improvements.		regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.	
MM 4.3-5: Placer County Segments: Pay Fair Share Costs to Placer County Facilities The Applicant shall pay the fair share costs of improvements to restore acceptable operations on the following roadway segments:	The City and Placer County shall work in good faith to implement a regional	Payment of fees by the Applicant(s) at the time of building permits issuance.	Placer County Public Works Director and the City Engineer will work towards the	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
a) Walerga Road between Baseline Road and PFE Road: Widening of this roadway to four lanes, consisting of two continuous northbound and southbound travel lanes. The Placer County Countywide Traffic Fee Program (December 2014) includes funding for ROW acquisition for the widening of Walerga Road to size lanes from Baseline to the Sacramento County line. However, funding for construction is not provided. b) Sunset Boulevard West between Fiddymont Road and Westbrook Boulevard: Widening of this roadway to include four lanes. However, only two travel lanes are necessary (based on travel demand) upon construction of Placer Parkway. Therefore, Placer County may request that the fair share contribution cover roadway widening for dedicated turn lanes and/or shoulders, capacity widening, or a contribution toward the construction of Placer Parkway. It should be noted that consistent with Mitigation Measure 4.3-7, the Proposed Project is required to contribute to the construction of Placer Parkway through payment of the South Placer Regional Transportation Authority (SPRTA) fees. Improvements to Sunset Boulevard West are not included in any existing fee program. c) Fiddymont Road from Athens Avenue to Sunset Boulevard West: Widening of this roadway to six lanes. This improvement is not included in any existing fee program. The City shall determine the means of providing the ARSP's fair share to fund these improvements with Placer County through the inter-agency agreement or other arrangement required by Mitigation Measure 4.3-3. Widening of Walerga Road south of Baseline to six lanes is identified in the Dry Creek Community Plan.	traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement. Placer County will be responsible for overseeing the improvements.		implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.	
MM 4.3-6: Sacramento County Segments: Pay Fair Share Costs to Sacramento County Facilities The Applicant shall pay their fair share cost of improvements to restore operations on the following roadway segment: ▪ Walerga Road between PFE Road and Singing Tree Way: Widening of this roadway to four lanes, consisting of two northbound and southbound travel lanes. The Sacramento County General Plan Circulation Element (amended 2011) shows this segment of Walerga Road as a planned four-lane road. However, the Final Report for the Sacramento County Development Transportation Impact Fee Program (2010) does not include this widening in the fee program. Consistent with Placer County's Mitigation Measure 4.7-2a for the Placer Vineyards Specific Plan and Mitigation Measure 6.12-1 for the Regional University Specific Plan, which require Placer County to attempt to enter into an agreement with Sacramento County in order to mitigate the significant effects of the those two Placer County projects	The City and Sacramento County shall work in good faith to implement a regional traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP shall be required to contribute to the regional fee to fund a portion of the improvements per the Development Agreement.	Payment of fees by the Applicant(s) at the time of each building permit	Sacramento County Public Works Director and the City Engineer will work towards the implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
within Sacramento County, the City of Roseville shall negotiate in good faith to enter into a fair agreement with Sacramento County regarding the ARSP's fair share mitigation for this improvement. In reaching an accommodation with Sacramento County, the City and Sacramento County, in order to better ensure an effective subregional approach to mitigating transportation-related impacts, may choose to include within the same agreements or JPA additional public agencies with whom it must work to mitigate transportation-related impacts, such as Placer County, Sutter County, and Caltrans. As the City strives to achieve agreement(s) with one or more of these other agencies, the City shall insist that "fair share" fee obligations be reciprocal, in the sense that the other local agencies, in accepting fair share contributions from the ARSP developers, must agree to require new development occurring in their own jurisdictions to make fair share contributions towards mitigating the significant effects of such development on the City's transportation network. Any such arrangement(s), with just Sacramento County or with additional agencies, shall account for existing inter-agency fee programs in order to avoid requiring redundant mitigation or fee payments exceeding fair share mitigation levels. The City intends that its arrangement(s) with Sacramento County and any other agencies shall permit the participating agencies flexibility in providing cross-jurisdictional credits and reimbursements consistent with the general "fair share" mitigation standard, and require an updated model run incorporating the best available information in order to obtain the most accurate, up-to-date impact assessment feasible and to generate the most accurate, up-to-date estimates of regional fair share contributions. These arrangements, moreover, should also include provisions that allow for periodic updates to the traffic modeling on which fair share payment calculations depend in order to account for (i) newly approved projects cumulatively contributing to transportation-related impacts and that therefore should contribute to the funding of necessary improvements, (ii) additional physical improvements necessitated in whole or in part by newly approved projects, (iii) changing cost calculations for the construction of needed improvements based on changes in the costs of materials, labor, and other inputs. Implementation of Mitigation Measure 4.3-6 would reduce impacts to a less-than-significant level; however, these improvements lie outside the jurisdiction of the City of Roseville.	Sacramento County will be responsible for overseeing the improvements.			
MM 4.3-7: State Facilities: Payment of Fees for State Roadway Segments No specific improvements have been identified to mitigate project impacts on I-80 or SR 65; however, the City is willing to work with Caltrans & the Placer County Transportation Planning Agency (PCTPA) to establish a regional approach to institute a fee program for the purpose of funding improvements on these facilities. If and when Caltrans and the City enter into an enforceable agreement, the Proposed Project shall pay impact fees to the City of Roseville in amounts that constitute the Proposed Project's fair share contributions to the construction of transportation facilities and/or improvements, consistent with the Mitigation Fee Act (Gov. Code, § 66000 et seq.). The City shall determine the means of providing the project's fair share of the funds for	The City, Caltrans, and PCTPA shall work in good faith to implement a regional traffic fee that if and when established will fund the identified improvements. Applicant(s) within the ARSP will be required to contribute to the regional fee to fund a	Payment of fees by the Applicant(s) prior to issuance of building permits.	Caltrans Director and the City Engineer will work towards the implementation of a regional traffic fee program that if and when formed will collect fees and implement mitigating improvements.	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
these improvements to Caltrans through the inter-agency agreement or other arrangement. The Applicant shall pay the Highway 65 JPA fee and the SPRTA fee. The Highway 65 JPA Fee assesses fees on new development for the cost of interchange improvements along SR 65. The SPRTA Fee provides funding for regional projects such as the SR 65 Widening Project and Placer Parkway.	portion of the improvements per the Development Agreement. Caltrans will be responsible for overseeing the improvements.			
MM 4.3-8: City of Roseville Facilities: Update the City of Roseville Capital Improvement Plan The City of Roseville shall modify its CIP to include the following improvements: ▪ Blue Oaks Boulevard/Westbrook Boulevard: Provide two left-turn lanes, three through lanes, and one right turn lane on all approaches and operate the westbound right-turn movement with an overlap phase. ▪ Westbrook Boulevard/Vista Grande Boulevard: Redesign the westbound approach (currently proposed to consist of one left-turn, two through lanes, and one right-turn lane) to be striped to consist of two left-turn lanes, one through lane, and one right-turn lane. Once the CIP is modified, the Applicant shall pay fair-share fees toward the above improvements.	The Development Agreement between the Applicant(s) and the City require the City to update the CIP and the Applicant(s) to pay fair share fees.	In accordance with Development Agreement, the traffic mitigation fees shall be paid on a pro-rata basis prior to the issuance of any building permit.	City of Roseville Development Services Director shall confirm that the mitigation measures are integrated into the City's CIP. The Public Works Director will oversee the CIP and confirm that improvements are implemented in a timely fashion.	
Air Quality				
MM 4.4-1: Measures to Reduce Short-Term Construction-Related Emissions The following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. a. Prior to approval of Grading or Improvement Plans, (whichever occurs first), on project sites greater than five acres, the Applicant shall submit to Placer County Air Pollution Control District (PCAPCD) a Construction Emission / Dust Control Plan within 30 days prior to groundbreaking. If the PCAPCD does not respond within 20 days, the plan shall be considered approved. The Applicant shall provide written evidence, provided by the PCAPCD, to the City that the plan has been submitted to PCAPCD. It is the responsibility of the Applicant to deliver the approved plan to the local jurisdiction. The Applicant shall not break ground prior to receiving PCAPD approval of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit, unless the PCAPCD does not respond within 20 days of submission of the plan, and the plan is deemed approved. b. The following shall be included in the Dust Control Plan:	Grading and Improvement Plans will be reviewed by the Placer County Air Pollution Control District for compliance with their rules and regulations. The Applicant(s) shall submit a PCAPCD approved Construction Emission/Dust Control Plan as part of the Grading Permit or Improvement Plan application to the City.	Prior to approval of Grading or Improvement Plans.	The City Engineer shall confirm that construction emission and dust control measures are implemented.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
▪ During construction, emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area, shall be controlled so that dust does not remain visible in the atmosphere beyond the boundary line of the emission source. ▪ When wind speeds result in dust emissions crossing the property line, and despite the application of dust control measures, grading and earthmoving operations shall be suspended and inactive disturbed surface areas shall be stabilized. ▪ Fugitive dust generated by active operations, open storage piles, or from a disturbed surface area shall not result in such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade as that designated as No. 2 on the Ringlemann Chart (or 40 percent opacity). ▪ All exposed soils be watered a minimum of once every two hours of active operation or sufficiently often to keep the area adequately wetted. ▪ Any visible track-out on a paved road where vehicles enter and exit the work area must be removed at the end of the workday or at least on time per day. Removal shall be accomplished by using wet sweeping or a High Efficiency Particulate Air (HEPA) filter equipped vacuum device. Dirt from vehicles exiting shall be removed through the use of a gravel pad, a tire shaker, a wheel wash system, or a pavement extending for not less than 50 feet from the intersection with the paved public road. c. Include the following standard note on the Grading or Improvement Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the PCAPCD prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name and phone number of the property owner, project manager and on-site foreman. d. Prior to approval of Grading or Improvement Plans, whichever occurs first, the Applicant shall provide a written calculation to the PCAPCD for approval by the District demonstrating that the heavy-duty (50 horsepower or greater) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction as required by California Air Resources Board (CARB). Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine	The Development Services Director shall review grading or improvement plans for inclusion of these measures prior to issuance of grading permits. The City Code Enforcement Officer shall respond to complaints.			

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
retrofit technology, after-treatment products, and/or other options as they become available. e. In order to control dust, operational watering trucks shall be on-site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent PCAPCD rules (or as required by ordinance within each local jurisdiction). f. Include the following standard notes on the Improvement/Grading Plan: ▪ During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators. ▪ During construction the contractor shall minimize idling time to a maximum of 5 minutes for all diesel-powered equipment. g. Signs shall be posted in the designated queuing areas of the construction site to remind off-road equipment operators that idling time is limited to a maximum of 5 minutes.				
MM 4.4-2: Project Measures to Reduce Operational Emissions Following receipt of an application for a Tentative Map (excluding the Large Lot Subdivision Map), Design Review Permit, conditional use permits and/or any other discretionary permits, the City will forward an early consultation notice to the PCAPCD. Where the PCAPCD provides comments on a specific development proposal, the City shall consult with PCAPCD and the developer to incorporate measures recommended by the PCAPCD and agreed to by the City into the project. Where the PCAPCD does not provide comment on a specific development proposal, the City shall incorporate measures that reduce vehicle emissions and operation emissions from the proposed development. This measure will be implemented through project design, conditions of approval, noticing and disclosure statements, or through the City's plan check and inspection processes. This process is intended to ensure that best available and practical approaches are used to reduce operational emissions in specific tentative map and design review permit applications. The following is a listing of measures that shall be implemented for the purpose of reducing vehicle and operational emissions, unless the Applicant provides an analysis that demonstrates to the City's satisfaction that the measure is infeasible or other measure is comparably effective. If the Applicant demonstrates that any particular measure in the list below is infeasible for a Proposed Project to which it would otherwise be applicable, the Applicant must provide an analysis supported by substantial evidence demonstrating that a replacement measure is comparably effective.	The Applicant(s) shall provide this information as general notes on grading and/or improvement plans submitted with permit applications. The City shall consult with PCAPCD and shall require the incorporation of measures to reduce vehicle emissions prior to issuance of building permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of building permits.	The Development Services Director, the City Engineer and Code Enforcement Officer shall confirm that the operational emission measures are implemented.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
▪ Provide tree plantings that meet or exceed the requirements of the City's Community Design Guidelines to provide shading of buildings and parking lots. ▪ Landscape with native drought-resistant plants (ground covers, shrubs and trees) with particular consideration of plantings that are not reliant on gas-powered landscape maintenance equipment. ▪ Require all flat roofs on non-residential structures to have a white or silver cap sheet to reduce energy demand. ▪ Provide conductive/inductive electric vehicle charging station and signage prohibiting parking for non-electric vehicles within designated spaces within non-residential developments. ▪ Provide vanpool parking only spaces and preferential parking for carpools to accommodate carpools and vanpools in employment areas (e.g. community commercial, business-professional uses) ▪ All truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two-dock doors. Signs shall be posted stating "Diesel trucks are prohibited from idling more than five minutes and trucks requiring auxiliary power shall connect to the 110/208-vot outlets to run auxiliary equipment". ▪ Design streets to maximize pedestrian access to transit stops. ▪ Require site design to maximize access to transit lines, to accommodate bus travel, and to provide lighted shelters at transit access points. ▪ Develop the plan consistent with the higher residential densities (within approved residential density ranges of zone) provided around the village nodes and transit corridors. ▪ Participate in Roseville Electric incentive programs for energy-efficient development where feasible if available at the time of construction. ▪ Ten percent of the residential units shall be designated as low to very-low income residential units. ▪ A pedestrian access network shall link areas of the project site with other land uses. ▪ Electric landscape maintenance equipment shall be utilized to the extent feasible on parks and public/quasi-public lands. ▪ Design buildings to meet the 2013 Title 24 Energy Efficiency Standards (which is a 25% reduction below 2010 Title 24 Energy Efficiency Standards). ▪ Ensure that all area lighting installed on the site shall be considered high efficiency lighting. All public street lighting shall meet the lighting standards of Roseville Electric at the time of construction. ▪ Utilize reclaimed water for irrigation of all non-single family areas within the project site, including the school, parks, paseos, roadway landscaping and commercial landscaping.				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
- Reduce the area of turf allowed consistent with the City's Water Efficient Landscape Ordinance and the Water Conservation Strategy (see Appendix G). - Install water efficient landscape irrigation systems at all public land uses. Measures for Residential Units: - Require electrical outlets be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment. - Require every garage of each single family home to be considered "Electric Vehicle Ready". This by definition is not limited to, but includes a conduit raceway to a spare electric box in the garage that is sized for a future minimum 50-amp 220v outlet. A 220v breaker space must be available in the electrical panel. - Require installation of a gas outlet in the rear of residential buildings for use of outdoor cooking appliances, such as gas burning barbeques. - Require installation of low NO_x hot water heaters (beyond District Rule 246 requirements) - Prior to approval of Tentative Maps: provide notice to homebuyers through CC&Rs or other mechanisms to inform them that only gas fireplaces are permitted. - The Applicant shall ensure that builders offer only energy efficient appliances for installation in residential units, including Energy Star refrigerators, clothes washers, dishwashers, and ceiling fans. - Prior to building permit approval, the Applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.				
MM 4.4-3: Off-Site Mitigation for Operational Emissions Prior to the issuance of building permits, in order to mitigate the contribution to long-term emissions of pollutants, subject to the PCAPCD's review and approval, the Applicant shall either: - Establish mitigation on-site by incorporating design features within the project. This may include, but not be limited to: "green" building features such solar panels, energy efficient heating and cooling, exceeding Title 24 standards, bike lanes, bus shelters, etc as described in Mitigation Measure 4.4-3. The specific amounts of "credits" received shall be established and coordinated through the PCACPD; - Establish mitigation off-site within the same region (i.e., east or west Placer County) by participating in an offsite mitigation program, coordinated through the District. Examples include, but are not limited to: participation in a "Biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., buses, construction equipment, on road haulers);	The Applicant(s) shall provide evidence of compliance with this measure in building permit applications submitted to the City. The Development Services Director shall review plans for inclusion of measures prior to issuance of building permits. The City Code Enforcement Officer shall respond to complaints.	Prior to issuance of building permits.	The Development Services Director, the City Engineer and Code Enforcement Officer shall confirm that the operational emission measures are implemented.	

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or other programs that the project proponent may propose to reduce emissions; c. Participate in the District's Offsite Mitigation Program (Resolution Number 01-06) by paying fees equal to the project's contribution of pollutants (reactive organic gas [ROG] and NO_x) in excess of the threshold of 82 lbs per day. The estimated payment for the Proposed Project is \$885,870 based on a rate of \$18,260 per ton for a one year period. The actual amount to be paid shall be determined, and satisfied pursuant to current California Air Resource Board guidelines, at the time of recordation of the Final Map or issuance of Building Permits; or d. Any combination of a, b, or c, calculated to reduce or off-set the project's emissions above thresholds, and as determined feasible by the Director of the PCAPCD.				
MM 4.4-4: Screen Health Risks. a. The siting of proposed land use types, including fueling facilities and other stationary source/industrial land use types, within the project site shall meet the minimum screening buffer recommendations within the applicable CARB Air Quality and Land Use Handbook in effect at the time of building permit issuance. Within the current (April 2005) Handbook, this would require that sensitive land uses, including residential and school uses, be located greater than 50 feet from the fence line of typical gas dispensing facilities, and greater than 300 feet from large gasoline dispensing facilities, defined as a facility with a throughput of 3.6 million gallons per year or greater. b. For projects that include stationary sources of air pollutants or toxic air contaminants (TACs) e.g., gasoline dispensing facility, auto painting, dry cleaning, large heating, ventilation, and air conditioning [HVAC] units, etc.), a copy of the Authority to Construct permit from PCAPCD shall be provided to the City prior to the issuance of a Certificate of Occupancy.	The Applicant shall submit a Permit to Operate to PCAPCD during the design review process.	Prior to issuance of a certificate of occupancy.	The PCAPCD shall review proposals and notify the Planning Manager should a proposed use exceed the TAC threshold. The Planning Manager and Environmental Coordinator shall determine if additional environmental review is required prior to approval of the use and ensure that measures are implemented to reduce exposure to TACs.	
Climate Change and Greenhouse Gas Emissions				
MM 4.5-1: Measures to Reduce GHG Emissions Implementation of the Air Quality Mitigation Measures 4.4-1 and 4.4-2 would reduce operational and construction-related emissions of criteria air pollutants and precursors, and would also act to reduce GHG emissions associated with project construction and operation. The requirements of Mitigation Measure 4.4-2 are listed below and would achieve a 21 percent reduction in GHG emissions over business as usual (BAU): Refer to MM 4.4-1 and MM 4.4-2.	Refer to MM 4.4-1 and MM 4.4-2 .	Refer to MM 4.4-1 and MM 4.4-2 .	Refer to MM 4.4-1 and MM 4.4-2 .	
Noise				
MM 4.6-1: Construction Noise Reduction The following measures shall be implemented to reduce impacts of construction noise:	These measures shall be included on building	Prior to approval of building permits.	The Chief Building Inspector shall ensure	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
- Ensure construction activities comply with the requirements of the City of Roseville Noise Ordinance with respect to hours of operation. - Locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment. - Designate a disturbance coordinator and conspicuously post this person's number around the project site and in adjacent public spaces. The disturbance coordinator shall receive all public complaints about construction noise disturbances and shall be responsible for determining the cause of the complaint, and implement any feasible measures to be taken to alleviate the problem. - Well Drilling Construction Noise: - The on-site ASR well shall be drilled prior to the occupancy of residential units within 500 feet of the well site. - Noise curtains shall be utilized during drilling of the well if, at the time of well construction, homes are occupied within 1,000 feet of the well.	plans. The Chief Building Inspector shall review plans for inclusion of these measures prior to issuance of building permits. The Disturbance Coordinator shall respond to complaints.		that appropriate noise control measures are reflected in the building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.	
MM 4.6-2: Commercial Noise Controls For all commercial uses within 500 feet of residential uses, the developer shall implement the following or equally effective measures: - Where commercial land uses adjoin residential property lines, the following measures shall be included in the design of the commercial use. If the primary noise sources are parking lot noise, HVAC equipment and light truck deliveries, then 6-7 foot tall masonry walls shall be constructed to provide adequate isolation of parking lot and delivery truck activities. HVAC equipment shall be located either at ground level, or when located on roof-tops the building facades shall include parapets for shielding. - Where commercial uses adjoin common residential property lines, and loading docks or truck circulation routes face the residential areas, the following mitigation measures shall be included in the project design: - Loading docks and truck delivery areas shall be a minimum distance of 211 feet from residential property lines; - Property line barriers shall be eight feet in height. Circulation routes for trucks shall be located a minimum of 80 feet from residential property lines; - Loading dock and truck deliveries shall be limited to daytime hours; - All heating, cooling and ventilation equipment shall be located within mechanical rooms where possible;	The Planning Department shall review development proposals to ensure that the uses are compatible and that these measures have been implemented.	At the time of occupancy.	The Planning Manager shall review all commercial plans and ensure that appropriate measures are implemented.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
○ All heating, cooling and ventilation equipment shall be shielded from view with solid barriers; ○ Emergency generators shall comply with the local noise criteria at the nearest noise-sensitive receivers; and ○ In cases where loading docks or truck delivery circulation routes are located less than 211 feet from residential property lines or if nighttime deliveries are required, an acoustical evaluation shall be submitted to the City to verify compliance with the City of Roseville Noise Level Performance Standards. Uses that do not comply with the City of Roseville Noise Level Performance Standards shall not be permitted. ▪ Prior to City approval of conditionally permitted uses which include more substantial exterior noise sources such as car washes, automotive repair, and outdoor recreation, a noise study shall be prepared by an acoustical engineer that identifies the necessary measures required to achieve compliance with the City of Roseville Noise Level Performance Standards at the nearest sensitive receptors. The City shall require that the measures identified in the noise study are implemented as a condition of approval of conditional use permits.				
MM 4.6-3: Traffic Noise Control The following measures would reduce impacts to off-site sensitive receptors from traffic noise levels: ▪ Sunset Boulevard West shall be repaved from Pleasant Grove Road to Westbrook Boulevard using Open Graded Asphalt Concrete (OGAC). ▪ Pleasant Grove Road shall be repaved north of Baseline Road using OGAC.	The City will seek to incorporate this measure into the regional traffic fee program developed with Placer County. If incorporated into the regional traffic fee, the Applicant(s) within the ARSP will be required to contribute to the regional fee on a pro-rata basis. The County will be responsible for overseeing the improvements.	Prior to approval of building permits.	The City Engineer will verify the feasibility of this measure with the Placer County Public Works Director. If feasible, the County Public Works Director will ensure that the regional traffic fee program is implemented, the fees collected, and the improvements implemented.	
MM 4.6-4: Traffic Noise Attenuation within the Project Site The following measure shall be implemented to reduce traffic noise impacts: ▪ A detailed analysis of interior noise levels shall be conducted when building plans are available for the residential uses adjacent to the proposed Placer Parkway	Applicant(s) shall submit site-specific acoustical analyses to the Chief Building Inspector for review	Prior to approval of building permits.	The Chief Building Inspector shall ensure that appropriate noise control measures are reflected in the building plans. The Building	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
alignment. The analysis shall identify noise control measures that are required to achieve compliance with the City of Roseville 45 decibels (dB) L_{dn} interior noise level standard, such as installation of windows and doors with a sound transmission class (STC) rating of 30 to 35, and these noise control measures shall be implemented to achieve compliance with the City's standard. Such analysis shall be conducted by a qualified acoustical consultant recognized by the City of Roseville. Mechanical ventilation shall be installed in all residential uses adjacent to Placer Parkway to allow residents to keep doors and windows closed, as desired for acoustical isolation.			Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's Noise Ordinance regulations.	
Vegetation and Wildlife				
MM 4.8-1(a): Ensure No Net Loss of Wetlands The City shall not issue a grading permit for the ARSP unless a Clean Water Act (CWA) Section 404 permit is first obtained from the U.S. Army Corps of Engineers (USACE), or an equivalent approval for waters of the State is obtained from the Regional Water Quality Control Board (RWQCB). The CWA Section 404 permit process (including Section 7 Consultation under Federal Endangered Species Act [FESA]) is the standard method for developing mitigation for projects that affect wetlands and vernal pool species such as special-status plants, vernal pool crustaceans, and Western spadefoot. Through this process, project Applicants shall be required to obtain the necessary permits and approvals to implement their Proposed Project while remaining in compliance with CWA and FESA. If a 404 permit is not obtained, the City shall not issue a grading permit for the Proposed Project. The obligation to obtain the 404 permit shall ensure no net loss to federally protected wetlands. After obtaining such a permit, however, the Applicant shall demonstrate to the City's Planning Director that they have also achieved no net loss of wetlands. Mitigation shall consist of a combination of the preservation of on-site vernal pool and other wetland habitat and the acquisition of off-site property with existing vernal pool and other wetland habitat for preservation. Mitigation shall include off-site creation and/or restoration of vernal pool and other wetland habitat, and/or participation in a mitigation credit program from a wetlands mitigation bank approved by the USACE and U.S. Fish and Wildlife Service (USFWS). These banks charge fees in exchange for credits that are based upon the mitigation obligation of the Applicant. If the Applicant chooses to buy mitigation credits, the Applicant shall pay fees that shall be used to restore, create, enhance, and/or preserve wetlands at an established mitigation bank. The credits shall be in direct proportion to the wetland impacts resulting from the Proposed Project. The project Applicants have identified appropriate off-site mitigation in the form of preservation, as shown in Figure 4.8-3. This off-site mitigation, coupled with on-site preservation and avoidance, shall be a component of the required compensation for the	The Applicants shall obtain appropriate permits from USACE and USFWS to ensure that there is no net loss of wetlands. The Applicant(s) shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.	Prior to issuance of grading permit.	The City's Environmental Coordinator shall confirm that a Section 404 Permit has been issued and appropriate mitigation has been implemented for the proposed development areas. The Developer's biological monitor shall ensure that onsite wetlands are preserved and maintained consistent with the Section 404 Permit and applicable management plan.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
Proposed Project. All wetland restoration and creation shall be conducted in a manner consistent with applicable USACE and USFWS mitigation guidelines and policies.				
MM 4.8-1(b): Wetland Avoidance/Mitigation Plan For any wetlands to be restored or created outside of an approved mitigation bank, the Applicant shall submit a Wetland Mitigation Plan that describes the specific method(s) to be implemented to mitigate for all on-site or off-site project-related impacts. This detailed Wetland Mitigation Plan shall be prepared in accordance with applicable USACE and USFWS policies and regulations, and the City's Grading and Erosion Control Ordinance. A copy of the 404 permit, the biological opinion, and the Wetland Mitigation Plan shall be provided to the City at the time of specific entitlements (grading permit, tentative map, etc), and the Wetland Mitigation Plan shall ensure the following to the satisfaction of the City: a) Describe the location of the proposed wetland mitigation site(s), including a detailed map showing the acreage, distribution, and type of wetlands to be restored/created to ensure no net loss in wetland habitat acreage, values and functions. The compensation wetlands shall be designed, at a minimum, to meet or exceed the functions of the existing wetlands to be impacted. b) Include a monitoring plan to assess whether the compensation wetlands are functioning as intended. Specific performance standards for hydrologic, floral, and faunal parameters shall be proposed to determine success of the created wetlands. The monitoring plan shall specify the corrective measures/ modifications to be implemented in the event that monitoring indicates that the performance standards are not being met. c) Include a long-term maintenance plan for the wetland preservation/mitigation areas describing the measures implemented to assure that they are maintained as wetland habitat in perpetuity. d) Require that fencing be installed around all existing wetlands that are within 50 feet of any haul route, spoil zone, stockpile zone, creation zone, or other construction area. The fencing shall be of high visibility material. Fencing shall be placed no closer than 10 feet to the delineated, verified perimeter of wetlands. This fencing shall be maintained until all adjacent construction activities are completed. e) A qualified biological resources monitor, approved by the City, shall be on the site(s) at all times when working in the open space corridor or other sensitive areas to ensure compliance with identified mitigation for the duration of all the proposed activities. The biological resources monitor shall submit bi-annual compliance reports to City monitor for review for a period of five years after completion of construction or until all performance standards have been satisfied. f) The wetland mitigation site(s) shall be surveyed by a qualified biologist, no more than 30 days prior to the start of construction, for the presence of raptor and federal	The Applicants shall obtain necessary approvals from USACE and USFWS in accordance with Section 404 of the CWA to ensure that there is no net loss of wetlands and submit a Wetland Mitigation Plan to the City. The Applicant(s) shall coordinate with USACE and USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.	Prior to issuance of specific entitlements.	The City's Environmental Coordinator shall confirm that wetlands are preserved consistent with the agency approved wetland avoidance and mitigation plan.	

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and state listed bird nesting sites, unless it is determined that construction will occur outside of the breeding season for all species likely to occur on site or observed present. If active nesting sites are observed, all state and federal guidelines pertaining to active nesting sites shall be strictly adhered to in consultation with a qualified biologist. g) Applicant shall grant full access to the wetland mitigation site(s) to the City for the monitoring of construction activities and mitigation compliance. Access shall be granted during all construction activities and the City monitor may issue stop work orders if mitigation non-compliance is identified. h) Applicant shall specify measures for reuse or disposal of excavated material that is suitable for use in the project site. The plan should minimize the elapsed time between excavation and reuse and provide adequate stockpile coverage and protection from wind and water erosion during the entire storage period. If excavated material is unsuitable for reuse at the project site, the plan shall include specific information regarding the eventual reuse or disposal site, transportation method(s), disposal reuse management, and schedule. i) The Wetland Avoidance Mitigation Plan shall include a spill prevention and response plan to the satisfaction of the City. j) All disturbed areas shall be re-vegetated by the following methods: hydro seeding, drill seeding, or spreading of upland seed bearing soil. The method of re-vegetation shall be approved by a qualified wetland specialist and the City. k) The Applicant shall apply non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas. Non-toxic binders shall be applied to exposed areas after cut and fill operations and hydro seeded areas. The wetland mitigation site shall be watered as directed by the City of Roseville Public Works Department. The frequency shall be based on the type of operation, and soil and wind exposure. l) To reduce air emissions, idling time for all construction vehicles shall be limited to a maximum of 10 minutes. The City may curtail construction during high ambient pollutant concentrations, including but not limited to, ceasing construction during peak-hour vehicular traffic on adjacent or nearby roadways. All land clearing, grading, earth moving or excavation activities shall be suspended when winds exceed 15 mph. m) The Applicants shall ensure that all inactive storage/stock piles are adequately covered, and that all trucks hauling dirt, sand, soil, or other loose materials also are adequately covered or maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of the load and top of the trailer) in accordance with the requirements of the California Vehicle Code (CVC) section 23114.				
MM 4.8-2: Vernal Pool Fairy Shrimp Measures The project Applicant shall mitigate the 14.461 acres of vernal pool fairy shrimp habitat	The Applicant(s) shall obtain appropriate	Prior to issuance of grading permit.	The City's Environmental	

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Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
that will be directly impacted at a 2:1 ratio for preservation (28.922 acres preserved) and 1:1 ratio for creation (14.461 acres created). The 9.972 acres of vernal pool fairy shrimp that may be indirectly impacted will be mitigated at a 1:1 ratio for preservation (9.972 acres). This equates to a total of 38.894 acres of preservation and 18.640 acres of creation. The locations of the preserved and created vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) habitat shall be disclosed in the Wetland Avoidance/Mitigation Plan required in Mitigation Measure 4.8-1 (b).	approvals from the USACE and USFWS to ensure that vernal pool fairy shrimp habitat is preserved. The Applicant(s) shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success.		Coordinator shall confirm that onsite vernal pool fairy shrimp habitat is preserved and maintained consistent with the Section 404 Permit.	
MM 4.8-3: Special Status Plant Measures The following mitigation measures shall be implemented to reduce impacts to special status plant species: a) A qualified botanist or biologist shall collect source pool inoculum from the two vernal pools containing dwarf downingia and shall transfer the soil inoculum to the created and/or restored wetlands within the proposed off-site Mitigation Properties. A botanist or qualified biologist shall determine which created pools will provide the best suitable habitat. Created and/or restored wetlands will require monitoring according to Section 404 permit guidelines and therefore transferred inoculum would be covered under such efforts. b) Perform focused special-status plant surveys according to California Department of Fish and Wildlife (CDFW), California Native Plant Society (CNPS), and USFWS protocols (CDFW, 2000; CNPS, 2001; Cypher, 2002; USFWS, 1996b) for the three off-site Mitigation Properties. Surveys shall be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. c) The USFWS generally considers survey results valid for approximately three years. Therefore, follow-up surveys may be necessary within the project site to avoid take of any special status plant species. This shall be determined during consultation with USFWS. The presence or absence of special-status plant species shall be determined through rare plant surveys conducted according to CDFW, CNPS and USFWS protocols (CDFW, 2000; CNPS, 2001; Cypher, 2002; USFWS, 1996b). Surveys shall be timed according to the blooming period for target species and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. d) If no special-status plants are found, no further measures pertaining to special-status plants are necessary.	The Applicant(s) shall obtain appropriate permits from the USACE and USFWS to ensure that there is no net loss of habitat for special-status plant species. The Applicant(s) shall prepare follow-up reports on the status and success of mitigation and shall submit these responses to USFWS. The Applicant(s) shall coordinate with USFWS to modify as necessary any mitigation plans in an effort to attain mitigation success. The results of pre-construction surveys and transfer of the soil inoculum to the off-site mitigation properties shall be submitted to	Prior to issuance of grading permit.	The City's Chief Building Inspector shall confirm that requirements of MM 4.8-3 have been fulfilled consistent with the Section 404 Permit.	

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e) If special-status plant species are found within the project site, avoidance zones shall be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species and the specific avoidance zone distance will be determined in coordination with appropriate resource agencies (CDFW and USFWS). f) If special-status plant species are found within the project site and avoidance of the species is not possible, then additional measures such as seed collection and/or transplantation shall be developed in consultation with the appropriate agencies (CDFW and USFWS).	the Chief Building Inspector prior to the construction of each phase.			
MM 4.8-4: Relocate Western Spadefoot The following mitigation measures shall be implemented to reduce impacts to Western spadefoot (<i>Spea hammondi</i>): a) A qualified biologist shall perform preconstruction surveys for Western spadefoot within the construction area in the appropriate season (generally February) to detect adults, larvae, and/or egg masses, within 14 days prior to the start of construction. b) If no Western spadefoots are found, no further measures pertaining to this species are necessary. c) Pools that are found to support Western spadefoot shall be avoided if feasible. If avoidance is not feasible, then the CDFW shall be consulted for its recommendation with respect to relocation of adults, larvae, tadpoles, or egg masses. Although there is no set protocol for the relocation of Western spadefoot, the capture and relocation of reptile and amphibian species from habitat that will be impacted to similar areas of protected suitable habitat is a standard part of both USFWS and CDFW procedures and recommendations for mitigating impacts. When done in combination with habitat restoration and preservation, the procedure is known to be successful in reducing potential impacts to special-status amphibian and reptile populations.	The results of pre-construction surveys shall be submitted to the Chief Building Inspector prior to the construction of each phase.	Prior to issuance of grading permit.	The Planning Manager shall verify the results of the pre-construction survey.	
MM 4.8-5: Relocate Northwestern Pond Turtle The following mitigation measures shall be implemented to reduce impacts to northwestern pond turtle (<i>Actinemys armorata</i>): a) A qualified biologist shall perform preconstruction surveys for northwestern pond turtle within the construction area for each phase of the Proposed Project within 24 hours prior to the start of construction. b) If no northwestern pond turtles are found, no further measures pertaining to this species are necessary. c) If northwestern pond turtles are found within an area proposed for impact, a qualified biologist shall relocate the northwestern pond turtle to a suitable location away from	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to construction of each phase. Should it be required, a qualified biologist shall relocate northwestern pond turtles prior to construction.	Prior to construction of each phase.	The City's Planning Manager shall ensure that onsite northwestern pond turtle are appropriately relocated.	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
the proposed construction, in consultation with CDFW.				
MM 4.8-6: Avoid Nesting Sites for Protected Bird Species To ensure that raptor and other bird species protected under the Migratory Bird Treaty Act (MBTA) are not injured or disturbed by construction in the vicinity of nesting habitat, the project Applicant shall implement the following measures: a) Nesting Raptors: All raptors and their active nests are protected under the California Fish and Game Code and federal MBTA. To ensure that there are no impacts to protected active nests, the following mitigation measures shall be implemented: ○ A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 300 feet of the limits of construction activity. The preconstruction surveys shall occur within 3 days of the initiation of construction activity during the nesting season (February 1 through August 31). If there is a break in construction activity of more than 2 weeks then subsequent surveys should be conducted; however no additional surveys are required for ongoing construction activities. ○ If no active raptor nests are found, no further measures pertaining to raptors nests are necessary. ○ If active nests are found, the active nests shall be monitored by a qualified biologist for the first 24 hours prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in accordance with CDFW's recommendations for buffer distances relative to the species identified. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. ○ Once construction activities commence within the project site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. Should construction activities cause observed stress to nesting birds, the exclusionary buffer shall be adjusted (e.g. increased) based on findings of a qualified biologist. ○ Pre-construction nest surveys are not required for construction activity outside the nesting season.	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Applicable construction restrictions shall be reflected within building plans. The Avoidance measures shall be implemented during construction, and consultation with the CDFW shall ensure mitigation is adequate.	Prior to approval of grading and building permits.	The Chief Building Inspector shall ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations. The City Preserve Manager shall oversee City owned open space areas and the Landowner shall oversee private open space areas for compliance with the Section 404 Permit and applicable Operations and Maintenance Plan(s).	

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
b) Burrowing Owl: Burrowing owls were detected within the project site during surveys. To minimize impacts to protected burrowing owls and their burrows, the following mitigation measures shall be implemented: ○ If possible, initiate construction activities during the non-breeding season, September 1 through January 31. ○ A qualified biologist shall conduct a take avoidance (pre-construction) burrowing owl survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 150 meters (492 feet) of the limits of construction within 14 days of the initiation of construction activity, according to the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If no burrowing owls or sign are observed, construction may proceed. ○ If burrowing owls or sign are found, avoidance setbacks shall be implemented in accordance with CDFW Burrowing Owl Mitigation (CDFW, 2012). ○ If avoidance setbacks are infeasible, the qualified biologist shall coordinate with CDFW, and prepare and implement a Burrowing Owl Exclusion Plan that will include passive relocation according to protocol outlined in the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). If passive relocation methods are employed, the project impact site shall be rendered inhospitable for further burrowing owl re-occupation in accordance with the Exclusion Plan. c) Swainson's Hawk: Swainson's hawks have been found nesting on the adjacent Creekview Specific Plan (CSP) Area to the south of the project site (City of Roseville, 2011a). To minimize impacts to protected Swainson's hawks and their nests, the following mitigation measures shall be implemented: ○ If possible, initiate site construction activities during the non-breeding season, September 1 through February 28. ○ A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction of the project site and all accessible areas within 0.5 mile of the limits of construction within 14 days of the initiation of construction activity during the nesting season (March 1 through August 31). ○ If no active Swainson's hawk nests are found, no further measures pertaining to Swainson's hawk nests are necessary. ○ If active nests are found, the qualified biologist shall monitor the active nests for the first 24 hours prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in accordance with CDFW's recommendations.				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
○ Once construction activities commence on-site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction within the project site. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. ○ Pre-construction Swainson's hawk nesting surveys are not required for construction activity outside the nesting season. d) California Black Rail: There is no potential California black rail habitat with the project site. However, surveys or habitat assessments for this species have not been performed within the off-site Al Johnson Wildlife Area improvements area. To ensure that there are no impacts to California black rail, the following mitigation measures shall be implemented: ○ A qualified biologist shall conduct a habitat assessment of the off-site Al Johnson Wildlife Area improvements area to identify suitable California black rail habitat. The qualified biologist shall prepare a map identifying areas that support suitable habitat. ○ If suitable habitat is within areas proposed for construction during the breeding season (February 1 through July 31), the qualified biologist shall conduct a pre-construction survey for the California black rail. Three surveys shall be conducted at least seven days apart during peak calling times (one half hour before dawn until three hours after, and three hours before sunset until one half hour after) using playback of taped breeding calls. The last survey shall occur within 14 days of the start of construction. ○ If no California black rail is detected, no further measures pertaining to this species are necessary. ○ If a California black rail is detected, impacts shall be avoided by establishing an appropriate buffer, as determined by the qualified biologist in consultation with CDFW. No project activity shall commence within the buffer area until a qualified biologist confirms that the rail has evacuated the area. The size of the buffer shall be determined by the biologist and confirmed by CDFW; buffer size may vary, depending on the nest location, nest stage, and construction activity. e) Western Yellow-billed Cuckoo: There is no Western yellow-billed cuckoo habitat with the project site. However, surveys or habitat assessments have not been performed within the off-site Al Johnson Wildlife Area improvements area. To ensure that there are no impacts to Western yellow-billed cuckoo, the following mitigation measures shall be implemented:				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
- A qualified biologist shall conduct a habitat assessment of the off-site Al Johnson Wildlife Area improvements area and the three off-site Mitigation Properties to identify suitable Western yellow-billed cuckoo habitat. The qualified biologist shall prepare a map identifying areas that support suitable habitat. - If suitable habitat is proposed for construction during the breeding season (June 15 to August 31), prior to construction, the qualified biologist shall conduct a pre-construction survey for Western yellow-billed cuckoo. - The survey shall include three visits at least 10 days apart. Each survey shall be conducted during peak activity times (6:30 a.m. to 12:00 noon) by using playback of taped "kowlp" calls. Five taped calls (each at least 30 seconds apart) shall be played every 100 meters of linear habitat. - If a Western yellow-billed cuckoo is detected, impacts shall be avoided by establishing an appropriate buffer, as determined by the qualified biologist in consultation with CDFW. No project activity shall commence within the buffer area until a qualified biologist confirms that the cuckoo has evacuated the area. The size of the buffer shall be determined by the biologist and confirmed by CDFW; buffer size may vary, depending on the nest location, nest stage, and construction activity. - If no Western yellow-billed cuckoos are detected, no further measures pertaining to Western yellow-billed cuckoos are necessary. f) Nuttall's Woodpecker, Loggerhead Shrike, Yellow-billed Magpie, Oak Titmouse, and Grasshopper Sparrow: The project site support potential nesting habitat for one special-status woodpecker and five special status passerine bird species: Nuttall's woodpecker (USFWS conservation concern), loggerhead shrike (USFWS conservation concern and CDFW species of special interest [SSC]), yellow-billed magpie (USFWS conservation concern), oak titmouse (USFWS conservation concern), and grasshopper sparrow (CDFW SSC). To ensure that there are no impacts to protected active nests of these species, the following mitigation measures shall be implemented: - A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction within the project site and all accessible areas within 50 feet of the limits of construction within 14 days of the initiation of construction activity during the nesting season (Nuttall's woodpecker, March-July; loggerhead shrike, March-May; yellow-billed magpie, late February-mid-July; oak titmouse, March-July; grasshopper sparrow, May-July).				

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
○ If no active special-status bird nests are found, no further measures pertaining to special-status birds are necessary. ○ If active nests are found, the active nests will be monitored by a qualified biologist prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. ○ Once construction activities commence on-site, all nests shall be monitored by a qualified biologist to detect any behavioral changes as a result of construction of the Proposed Project. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. ○ Pre-construction bird nesting surveys are not required for construction activity outside the nesting season. g) Migratory Bird Treaty Act Birds: Many birds, including commonly occurring species, are protected under the California Fish and Game Code and the Federal MBTA. To ensure that there are no impacts to protected birds or their active nests, the following mitigation measures shall be implemented: ○ A qualified biologist shall conduct a pre-construction nesting bird survey of all suitable habitats within the limits of construction within the project site and all accessible areas within 50 feet of the limits of construction within 3 days of the initiation of construction activity during the nesting season (February 1 to August 31). If there is a break in construction activity of more than 2 weeks then subsequent surveys should be conducted; however no additional surveys are required for ongoing construction activities. ○ If no protected birds are found, no further measures pertaining to protected birds are necessary. ○ If active nests are found, a qualified biologist shall monitor the active nests prior to any construction-related activity to establish a behavioral baseline. A no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist. ○ Once construction activities commence on-site, all nests will be monitored by a qualified biologist to detect any behavioral changes as a result of construction of the Proposed Project. If behavioral changes are observed that may result in adverse effects to the success of breeding, the work causing that change shall				

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cease and consultation with CDFW shall be initiated to identify potential avoidance and minimization measures. Should construction activities cause observed stress to nesting birds, the exclusionary buffer shall be adjusted (e.g. increased) based on findings of a qualified biologist. Pre-construction bird nesting surveys are not required for construction activity outside the nesting season.				
MM 4.8-7: Off-Site and On-Site Preservation of Grassland Habitat CDFW recommends that projects that result in the loss of potential foraging habitat for Swainson's hawk (which includes grasslands) within 10-miles of an active nest site provide mitigation for that loss. To the extent feasible, strategies for preserving on-site grasslands as raptor and migratory bird foraging habitat shall be addressed in the Operations and Maintenance Plan prepared pursuant to the Section 404 Permit. Some of these strategies could include; but are not necessarily limited to, grazing for grassland management, monitoring for biological values, and adaptive management. Mitigation for Swainson's hawk foraging habitat would concurrently mitigate for loss of habitat for a number of other bird species in the region such as burrowing owl, red-tailed hawk, white-tailed kite, northern harrier, Ferruginous hawk, and loggerhead shrike among others. A Swainson's Hawk Grassland Habitat Mitigation Plan shall be developed to mitigate for the loss of foraging habitat. Therefore, the project Applicant shall preserve no less than 595.7 acres of grassland and agricultural foraging habitat for Swainson's hawk. Approximately 91.4 acres of Swainson's hawk foraging habitat shall be maintained and preserved onsite. The remainder of the mitigation shall be accomplished via the preservation of 499.9 acres of grassland communities within the three off-site Mitigation Properties, which will offset the loss of foraging habitat pursuant to the CDFW-established formula for Swainson's hawk foraging habitat replacement.	Applicable construction restrictions shall be reflected within building plans. The Applicant(s) shall coordinate with CDFW to modify as necessary any mitigation plans in an effort to attain mitigation success.	Prior to approval of grading and building permits.	The Chief Building Inspector shall ensure that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations. The City Preserve Manager shall oversee City owned open space areas and the Landowner shall oversee private open space areas for compliance with the Section 404 Permit and applicable Operations and Maintenance Plan(s).	
MM 4.8-8: Wildlife Movement Protection Policies To protect the long term habitat of the University Creek stream channel and associated riparian corridor as for use as wildlife movement and migration corridors, the project Applicants shall ensure that movement corridors are not obstructed. Through compliance with Section 1600 of the CDFW Code, the Applicant(s) shall enter into a Streambed Alteration Agreement prior to conducting any construction activities within the stream corridor, which sets forth mitigation measures that the Applicant must implement. These measures shall include, but not be limited to, the use of a bridge and/or culvert for the	The Applicant(s) shall enter into a Section 1600 Streambed Alteration Agreement with CDFW. The City's National Pollutant Discharge Elimination System	Prior to approval of grading permits.	The City of Roseville's NPDES Coordinator shall confirm that water quality measures are implemented and the City's Preserve Manager shall ensure that activities are	

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road crossing that is large enough that wildlife have enough space to pass without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and revegetation of stream corridor habitat that has been damaged due to the project's construction. The road crossing feature shall be constructed in a configuration as to provide wildlife with unimpeded passage. Furthermore, recreational use trails shall be lined by post and rail fence and signage shall be posted to direct trail users to stay within the designated trail corridor. The trails shall be closed to use one-half hour after sunset to one-half hour before sunrise and shall not be illuminated.	(NPDES) Coordinator shall ensure measures are included in the Proposed Project to reduce water quality impacts.		consistent with the Section 404 Permit and applicable Operation and Maintenance Plan(s).	
MM 4.8-9: Pre-Construction Surveys for Special Status Bats To ensure that there are no impacts to active bat roosts, the following mitigation measures are recommended: a) A qualified biologist shall conduct a dusk emergence survey (start one hour before sunset and last three hours), followed by a pre-dawn re-entry survey (start one hour before sunrise and last for two hours), in addition a daytime visual inspection of all potential bat roosting habitat within the limits of construction within the project site included as part of the pre-construction clearance survey. If no active bat roosts or sign are observed, construction may proceed. b) If no active special-species bat roosts are found, no further measures pertaining to special-species bats are necessary. c) If roosting special-species bats are found on-site during the surveys, avoid direct and indirect impacts to roosting sites by establishing a no-disturbance buffer of 100 feet around roost sites, in consultation with CDFW. d) Clearing and grubbing adjacent to the roost site and lighting use near the roost site where it would shine on the roost or interfere with bats entering or leaving the roost shall be prohibited. e) Operation of internal combustion equipment, such as generators, pumps, and vehicles within 100 feet of the roost site shall be prohibited.	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Avoidance measures, if required, shall be included on grading plans and implemented during construction, and consultation with the CDFW shall ensure mitigation is adequate.	Prior to issuance of grading permit and if bats are found during grading operations	The Construction Inspector shall confirm that onsite special-status bats are appropriately protected consistent with applicable grading permit conditions.	
MM 4.8-10: Pre-Construction Surveys for American Badger The annual grasslands within the project site have a low potential to support habitat for American badger. To ensure that there are no impacts to American badgers and their burrows, the following mitigation measures are required: a) In conjunction with pre-construction burrowing owl surveys (Mitigation Measure 4.8-6), a qualified biologist shall conduct pre-construction surveys for American badgers, including burrows. If no American badgers or signs are observed, construction may proceed. b) If no American badgers/active burrows are found, no further measures pertaining to this species are necessary.	Results of preconstruction surveys shall be submitted to the Chief Building Inspector prior to the issuance of a grading permit. Avoidance measures, if required, shall be included on grading plans and implemented during	Prior to issuance of grading permit	The City's Construction Inspector shall confirm that onsite American badgers are appropriately protected consistent with applicable grading permit conditions.	

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c) If American badgers are found on-site during the surveys, the qualified biologist shall avoid direct and indirect impacts to burrows by establishing a no-disturbance buffer of 100 feet around burrows, in consultation with CDFW.	construction, and consultation with the CDFW shall ensure mitigation is adequate.			
MM 4.8-11: Additional Surveys for Off-Site Improvement Areas Prior to construction of any off-site infrastructure, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by infrastructure development. If it is determined that wetland resources or sensitive species would be impacted, Mitigation Measure 4.8-1 (a) and (b), Mitigation Measure 4.8-2, or Mitigation Measure 4.8-3 shall be implemented, as appropriate to the resource. If it is determined that impacts to western spadefoot or northwestern pond turtle may occur due to off-site constructions, Mitigation Measures 4.8-4 and 4.8-5 shall be implemented, respectively. If it is determined that active nests exist within the off-site improvement location, Mitigation Measure 4.8-6 shall be implemented as appropriate to the species. If it is determined the offsite improvement is located within or adjacent to a wildlife movement corridor, Mitigation Measure 4.8-8 shall be implemented. If any bat roosts are identified, Mitigation Measure 4.8-9 shall be implemented. If any badger burrows are located, Mitigation Measure 4.8-10 shall be implemented.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	
MM 4.8-12: Conduct Biological Surveys of the Urban Reserve Parcel Prior to construction activities within the Urban Reserve parcel, a qualified biologist shall perform detailed, and if necessary, focused biological surveys of any undisturbed areas that would be affected by development. If it is determined that wetland resources or sensitive species would be impacted, Mitigation Measure 4.8-1 (a) and (b), Mitigation Measure 4.8-2, or Mitigation Measure 4.8-3 shall be implemented, as appropriate to the resource. If it is determined that impacts to western spadefoot or northwestern pond turtle may occur, Mitigation Measures 4.8-4 and 4.8-5 shall be implemented, respectively. If it is determined that active nests exist, Mitigation Measure 4.8-6 shall be implemented as appropriate to the species. If development is proposed within or adjacent to a wildlife movement corridor, Mitigation Measure 4.8-8 shall be implemented. If any bat roosts are identified, Mitigation Measure 4.8-9 shall be implemented. If any badger burrows are located, Mitigation Measure 4.8-10 shall be implemented.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	Refer to MM 4.8-1(a), MM 4.8-1(b), MM 4.8-2, MM 4.8-3, MM 4.8-4, MM 4.8-5, MM 4.8-6, MM 4.8-7, MM 4.8-8, MM 4.8-9, and MM 4.8-10.	
Cultural and Paleontological Resources				
MM 4.9-1: Conduct Archaeological Survey of Urban Reserve Parcel Development proposals for the Urban Reserve parcel shall identify known and/or potential archaeological sites, based on field surveys of the area proposed for development conducted by a qualified archaeologist. If significant resources or significant archaeological sites are present, the development proposal shall designate the area surrounding the site as open space and the site shall be completely avoided.	Cultural resource surveys shall be conducted by a qualified archaeologist and any resulting recommendations to protect resources shall be reflected in all	Prior to approval of Grading and Building Permits for the Urban Reserve Parcel.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that	

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	construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.		construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.	
MM 4.9-2: Cease Work and Consult with Qualified Archaeologist (a) Should any cultural resources, such as wells, foundations, or debris, or unusual amounts of bone, stone or shell, artifacts, burned or baked soils, charcoal, or human remains be encountered during subsurface excavation or construction activities, work shall be suspended within 100 feet of the discovery. The City shall be immediately notified. At that time, a qualified professional archaeologist shall assess the resource and provide recommendations for treatment if the resource appears to be potentially eligible for listing on the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). Possible management recommendations could include, but not be limited to, avoidance, construction monitoring, recordation, site testing, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City Staff, in consultation with a qualified archaeologist, to avoid or minimize significant effects to the cultural resources prior to resumption of ground-disturbing activities. (b) If human remains are uncovered during project construction, pursuant to Public Resources Code (PRC) Section 5097.98 and Section 7050.5 of the California Health and Safety Code, the Placer County Coroner shall be notified immediately. California law recognizes the need to protect interred human remains, particularly Native American burials and items of cultural patrimony, from vandalism and inadvertent destruction. The procedures for the treatment of discovered human remains are contained in California Health and Safety Code §7050.5 and §7052 and California PRC §5097. If human remains are uncovered during ground-disturbing activities, all such activities within a 100-foot radius of the find shall be halted immediately and the City's designated representative shall be notified. The City shall immediately notify the Placer County coroner. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). The City shall contact the Most Likely Descendent (MLD), as determined by the NAHC, regarding the remains. The MLD, in cooperation with the City and a qualified professional archaeologist shall develop a plan of action to avoid or minimize	This condition shall be reflected in all construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.	

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significant effects to the human remains prior to resumption of ground-disturbing activities.				
MM 4.9-3: Monitor for Paleontological Resources, Cease Work and Consult with Qualified Paleontologist The paleontological report prepared for the Proposed Project included identification of fossiliferous Turlock Lake and Riverbank formations within portions of the project site, beginning approximately two feet below ground surface and continuing up to eight feet below ground surface. Because fossil localities cannot be predicted without actually disturbing a rock unit, a qualified professional paleontologist (as defined by the Society of Vertebrate Paleontology, 2010) shall be retained to provide awareness training for construction personnel involved in earth-moving activities. Construction personnel to be involved with earth-moving activities shall be informed that fossils could be discovered during excavation that these fossils are protected by laws, on the appearance of common fossils, and on proper notification procedures should fossils be discovered. In addition, a qualified professional paleontologist shall monitor earth-moving during the initial project grading that impacts sediment greater than two feet (0.6 meters) in depth in areas with mapped Turlock Lake or Riverbank formation geologic units to observe the stratigraphy and any fossils exposed by excavation. This shall not be required in areas where sediments will be buried but not otherwise be disturbed. If no evidence of fossils is seen in the initial grading, a program of periodic spot checks of the deepest excavations or those judged most likely to disturb fossils shall be instituted until excavations have been completed. Should any evidence of paleontological resources (e.g., fossils) be encountered, work shall be suspended within 100 feet of the discovery, and the City shall be notified immediately. At that time, the paleontologist shall assess the resource and provide appropriate management recommendations. Recommendations shall include, but are not limited to, salvage and treatment as described by the Society of Vertebrate Paleontology (2010). This treatment shall include preparation, identification, determination of significance, and curation into a public museum.	This condition shall be reflected in all construction and building plans and permits. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.	During construction, as a condition of Grading and Building Permits.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.	
MM 4.9-4: Conduct Appropriate Off-Site Studies Prior to undertaking construction of off-site infrastructure, the City shall determine whether or not cultural resource surveys have been undertaken for any areas to be disturbed during construction. If surveys were conducted, the City shall document that any identified resources were treated as recommended in the studies. If no studies or surveys were conducted, the City shall ensure that a qualified archaeologist conducts the appropriate level of study. If significant resources or significant archaeological sites are present, they shall be avoided, as feasible. If avoidance of such resources is not feasible, recordation of the sites shall be required, along with treatment as is recommended by the archaeologist after consultation with State Historic Preservation Office (SHPO) and, if the find is prehistoric, NAHC. If unknown resources are encountered during construction, recommendations, including the possible management recommendations listed in	Cultural resource surveys shall be conducted by a qualified archaeologist or paleontologist and any resulting recommendations to protect resources shall be reflected in all construction and building plans. The Public Works Director	Prior to approval of Grading and Building Permits of off-site infrastructure.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code	

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Mitigation Measures 4.9-2 and 4.9-3 , shall be implemented to ensure that the resources are avoided, protected, and/or recorded.	shall review plans for inclusion of specifications prior to the issuance of building permits.		Enforcement Inspector shall enforce the City's regulations. The City Preserve Manager shall oversee City owned open space areas and the Landowner shall oversee private open space areas for compliance with the Section 404 Permit and applicable Operations and Maintenance Plan(s). The Parks and Recreation Director shall ensure that measures to protect and mitigate historic resources are implemented for any historic structures within parks property.	
Hazardous Materials and Public Safety				
MM 4.10-1: Identify and Remediate Soil Contamination and Existing Hazardous Materials within the ARSP As a condition of approval of the ARSP, the following recommendations from the Phase I Environmental Site Assessment (ESA) for the project site (ENGEO, 2006) shall be completed prior to issuance of grading permits: 1. Stained soil observed beneath one of the 5-gallon buckets used to store Tech 2000 Mineral Gear Oil shall be removed and properly disposed of at an appropriate disposal facility. 2. Stained soil measuring approximately 1 foot in diameter beneath one of the above-ground fuel storage tanks next to the steel silo in the northern portion of the property shall be removed and properly disposed of at an appropriate disposal facility. 3. The 21 55-gallon steel drums near the farm facility shall be removed and properly disposed of at an appropriate disposal facility.	The Applicant(s) shall be responsible for conducting soil testing and/or recommendation of the Phase I environmental site assessments.	Prior to approval of Building Permits.	The Roseville Fire Department shall oversee any activities related to hazardous materials.	

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4. A statistically significant number of soil samples shall be collected from the surface soil within the boundaries of the proposed school site and analyzed for agricultural chemicals per U.S. Environmental Policy Act (EPA) guidelines. 5. Should the results indicate the presence of a statistically significant concentration of agricultural chemicals with the potential to cause harm to sensitive receptors (such as school children), a Phase II ESA shall be conducted to determine the extent of the contamination and provide recommendation to remediate the school site. In consultation with Department of Toxic Substances Control (DTSC), the proponent of the school development shall develop a workplan based on the recommendations of the Phase II ESA to remediate the project site. 6. Debris at various locations across the project site shall be removed and properly disposed of. 7. The burn wood pile measuring approximately 500 feet long by 6 feet tall by 6 feet wide along the southern portion of the project site shall be removed prior to construction at the project site. 8. If evidence of further soil contamination, septic tanks, or other underground storage tanks are encountered in the project site, work shall cease until the area can be tested by a qualified professional meeting EPA's definition of an Environmental Professional under the All Appropriate Inquiries Rule in accordance with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The qualified professional shall provide recommendations for further remediation in compliance with federal, state, and local regulations. If necessary, contaminated materials shall be removed and properly disposed or remediated, and regulatory site closure obtained. Remediation activities could include removal of contaminated soil, and/or treatment. The City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department (RFD), Placer County Department of Environmental Health (PCDEH), and if needed, other appropriate federal, state and local agencies. Once a site is remediated to the satisfaction of the appropriate regulatory agency, construction can continue.				
MM 4.10-2: Identify and Remediate Soil Contamination and Existing Hazardous Materials within the Urban Reserve Parcel Development proposals for the Urban Reserve parcel shall include a Phase I ESA and require that recommended testing and remediation identified in the Phase I ESA be performed. City conditions of approval shall require that, if evidence of soil contamination is encountered in the area of the Urban Reserve proposed to be developed, work shall cease until the area can be tested, and, if necessary, be remediated. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the Urban Reserve parcel are coordinated with the RFD, PCDEH, and if needed, other appropriate state and/or local agencies. Once a site is remediated, construction may continue.	The Applicant(s) shall be responsible for conducting soil testing and/or recommendation of the Phase I ESAs.	Prior to approval of building permits for the Urban Reserve Parcel.	The Roseville Fire Department shall oversee any activities related to hazardous materials.	

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Public Utilities – Water				
MM 4.12.1-1: Secure Adequate Water Supply Prior to the approval of building permits, proponents of the Proposed Project will provide their proportionate share of required funding to the City for the acquisition and delivery of treated potable and recycled water supplies to the Proposed Project area. Additionally, prior to the approval of building permits, the City shall enter into agreement with Placer County Water Agency (PCWA) to acquire water supplies of sufficient quantity to serve the ARSP as described in the EIR and Water Supply Assessment (WSA). The identified source would need to be legally available and sufficient to meet the demand of the Proposed Project, consistent with the WFA and City policies and California Water Code Section 10910 et seq. and Government Code Section 66473.7 subject to a completed environmental review, approved by the agency with jurisdiction over the source, and funded.	The City shall enter into an agreement with PCWA for water supply. The Applicant(s) shall pay their proportionate share of funding costs to the City for the new water supply.	Prior to issuance of building permits.	The Environmental Utilities Director shall confirm execution of the required water supply agreement.	
Public Utilities – Wastewater				
MM 4.12.3-1: Treatment Plant Capacity Prior to issuance of building permits for development in the ARSP, the Applicant shall demonstrate to the City that the South Placer Wastewater Authority (SPWA) has approved expansion of the SPWA 2005 SAB to include the ARSP. All Applicants shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees. Applicant shall also participate on a fair share basis in other financial mechanisms for any additional environmental review required to secure approvals necessary to increase wastewater discharges from the plant, including approval by the SPWA for expansion of the service area boundary. It is recognized that the ARSP Applicant shall rely on the City (on behalf of the SPWA partners) to construct regional treatment and regional transmission facilities needed to treat and discharge wastewater produced within the service area boundary. In the event the City is unable to obtain all required permits (e.g. NPDES permit and Waste Discharge Requirements [WDRs]) or is unable to complete the required facility expansion(s), development within the service area boundary may continue until existing capacity has been exhausted, at which time any remaining development shall be curtailed until such time as sufficient wastewater treatment and discharge capacity becomes available.	The Applicant(s) shall demonstrate that the PGWWTP will or has been expanded.	Prior to issuance of building permits.	The Environmental Utilities Director shall monitor the capacity of the PGWWTP and ensure that expansion occurs in advance of the need.	
MM 4.12.3-2: Treatment Plant Expansion The City shall implement all relevant construction related mitigation measures for expansion of the PGWWTP listed in Appendix V and all water quality and aquatic resource mitigation measures applicable to this project as listed in Table 4.12.3-4 .	See applicable mitigation measures in Appendix V and Table 12.3-4 of the Final EIR.	Prior to issuance of building permits.	The Environmental Utilities Director shall monitor the capacity of the PGWWTP and ensure that expansion occurs in advance of the need.	

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Public Utilities – Solid Waste				
MM 4.12.4-1: Divert Construction Debris Developers of the ARSP shall ensure a 50 percent diversion of the construction waste stream from Western Regional Sanitary Landfill (WRSL) disposal. In developer contracts with construction contractors and their sub-contractors, the developer shall require that the amount of construction waste be diverted from WRSL disposal be no less than 50 percent. The developer shall further require that contractors and sub-contractors submit records of diversion and disposal to the City's Environmental Utilities Department in order to verify compliance with this requirement.	Development contracts shall require 50 percent diversion of construction waste from the WRSL.	At the time of construction debris will be diverted to an appropriate recycling facility.	The Environmental Utilities Director shall ensure that the Applicant(s) are complying with the construction debris diversion requirements.	
Hydrology and Water Quality				
MM 4.13-1: Implementation of Construction Activity Stormwater Standards Prior to the issuance of a City grading permit and the commencement of construction activities, the Applicant shall demonstrate to the City compliance with the State Water Resources Control Board (SWRCB) NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Permit), the City of Roseville's Construction Standards, and the City's Stormwater Best Management Practice (BMP) Guidance Manual. The SWRCB requires that all construction sites have adequate control measures to reduce the discharge of sediment and other pollutants to streams to ensure compliance with Section 303 of the CWA. To comply with the NPDES permit, the Applicant shall file a Notice of Intent with the SWRCB and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction, which includes a detailed, site-specific listing of the potential sources of stormwater pollution; pollution prevention measures (erosion and sediment control measures and measures to control non-stormwater discharges and hazardous spills) to include a description of the type and location of erosion and sediment control BMPs to be implemented at the project site, and a BMP monitoring and maintenance schedule to determine the amount of pollutants leaving the project site. A copy of the SWPPP must be current and remain on the project site. Control measures are required prior to and throughout the rainy season. Water quality BMPs identified in the SWPPP could include but are not limited to the following: - Temporary erosion control measures (such as silt fences, staked straw bales, and temporary revegetation) shall be employed for disturbed areas. No disturbed surfaces will be left without erosion control measures in place during the winter and spring months. - Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. - A spill prevention and countermeasure plan shall be developed which would identify proper storage, collection, and disposal measures for potential pollutants (such as	This condition shall be reflected in all construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.	Prior to approval of grading or building permits.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector shall enforce the City's regulations.	

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fuel, fertilizers, pesticides, etc.) used onsite. The plan would also require the proper storage, handling, use, and disposal of petroleum products. - Construction activities shall be scheduled to minimize land disturbance during peak runoff periods and to the immediate area required for construction. Soil conservation practices shall be completed during the fall or late winter to reduce erosion during spring runoff. Existing vegetation will be retained where possible. To the extent feasible, grading activities shall be limited to the immediate area required for construction. - Surface water runoff shall be controlled by directing flowing water away from critical areas and by reducing runoff velocity. Diversion structures such as terraces, dikes, and ditches shall collect and direct runoff water around vulnerable areas to prepared drainage outlets. Surface roughening, berms, check dams, hay bales, or similar devices shall be used to reduce runoff velocity and erosion. - Sediment shall be contained when conditions are too extreme for treatment by surface protection. Temporary sediment traps, filter fabric fences, inlet protectors, vegetative filters and buffers, or settling basins shall be used to detain runoff water long enough for sediment particles to settle out. Store, cover, and isolate construction materials, including topsoil and chemicals, to prevent runoff losses and contamination of groundwater. - Topsoil removed during construction shall be carefully stored and treated as an important resource. Berms shall be placed around topsoil stockpiles to prevent runoff during storm events. - Establish fuel and vehicle maintenance areas away from all drainage courses and design these areas to control runoff. - Disturbed areas shall be revegetated after completion of construction activities. - All necessary permits and approvals shall be obtained. - Provide sanitary facilities for construction workers.				
MM 4.13-2: Stormwater Management Development Standards At the tentative map or site development stage, development shall be conditioned to include source control and Low Impact Development (LID) strategies, treatment control measures, including but not limited to bio-retention treatment as required by the City's then current design standards and the City's then current General Phase II Municipal Separate Storm Sewer System (MS4) Permit issued by the State. The measures shall include, but are not limited to, the measures identified in the Amoroso Drainage Master Plan. In addition, necessary erosion and sediment control measures for University Creek at Discharge Point E and monitoring of University Creek downstream of the discharge point shall be incorporated into the project design plans and submitted to the City for review and approval prior to receiving building/grading permits.	This condition shall be reflected in all construction and building plans. The City Engineer shall review plans for inclusion of specifications prior to the issuance of building permits.	Prior to approval of grading or building permits.	The City Engineer will confirm that appropriate measures are reflected in the grading permit and/or building plans. The Building Official shall ensure that construction contractors comply with the measures. The Code Enforcement Inspector	

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			shall enforce the City's regulations.	
MM 4.13-3: Fair Share Payment to Regional Stormwater Retention The Applicant shall annex into the fee district and pay the Pleasant Grove Drainage fee to the City prior to the approval of each building permit, which would cover the cost of retention for that development's portion of the Pleasant Grove Retention Basin Project at the Al Johnson Wildlife Area.	The City shall collect the Pleasant Grove Drainage fee from Applicant(s).	Prior Building Permits issuance.	The City Engineer shall monitor and confirm that the Pleasant Grove drainage fee is collected.	
MM 4.13-4: North Retention Basin Construction All relevant construction-related mitigation measures for construction of the north retention basin within the Al Johnson Wildlife Area listed in the adopted Mitigation, Monitoring, and Reporting Program shall be implemented. The City shall monitor the discharge at the western boundary on a yearly basis, to ensure that there are no impacts and that the existing facility within the Al Johnson Wildlife Area is functioning properly.	Refer to applicable mitigation measures in the adopted MMRP for the north retention basin. The City shall monitor discharge yearly.	Refer to applicable mitigation measures in the adopted MMRP for the north retention basin.	Public Works Director	
MM 4.13-5: Erosion Monitoring Plan At the onset of any grading activities within the ARSP that increase the existing drainage area tributary to the University Creek channel within Al Johnson Wildlife Area, a geomorphologic assessment of University Creek through the Al Johnson Wildlife Area property shall be conducted. The geomorphologic assessment shall include erosion protection measures, such as stream bank stabilization and velocity reduction measures, and the location for their implementation. The construction of the erosion protection measures shall be triggered by criteria established within the geomorphologic assessment.	A geomorphic assessment of University Creek shall be completed prior to grading. Mitigation measures shall be included based on the results of the assessment.	Prior to approval of grading permits.	The City Engineer shall confirm the geomorphologic assessment is conducted and appropriate erosion protection measures are properly implemented.	
Aesthetics				
MM 4.14-1: Sight Lighting to Minimize Nuisance Light producing uses, such as ball fields, within the project site shall be located and oriented to minimize visual impacts on adjacent residential areas. Lighting shall be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use. Light poles shall be designed using either 100 watt or LED light bulbs, and shall use the best technology that maximizes glare and spillage reduction.	The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the Proposed Project.	Prior to Building Permit issuance.	The Parks and Recreation Director shall review the proposed plans and ensure that nighttime lighting is directed away from residences and open space corridors.	
MM 4.14-2: Low Glare Materials for New Development In order to reduce the effects of daytime glare from development of commercial or office uses within the project site, building developers shall utilize, when feasible, low-glare materials.	The City shall implement policies to reduce the nuisance effects of	Prior to Building Permit issuance.	The Planning Manager shall review the proposed plans and ensure that nighttime	

Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation	Timing	Reviewing Party	Initial/Date Complete
	nighttime/daytime and/or high-intensity illumination from the Proposed Project.		lighting is directed away from residences and open space corridors.	
MM 4.14-3: Avoid Light Spill Over into University Creek and Open Space Areas Outdoor lighting shall be placed, designed, and directed so as to avoid light spillover into the habitat of University Creek, Open Space Preserve Areas, and the Al Johnson Wildlife Area. These parcels include those immediately adjacent to the open space and shown on the Land Use Map as parcels, AR-3, AR-4, AR-7, AR-8, AR-11, AR-20, AR-24, AR-37, AR-56, AR-57, AR-60, AR-63, and the Urban Reserve parcel AR-110.	The City shall implement policies to reduce the nuisance effects of nighttime/daytime and/or high-intensity illumination from the Proposed Project.	Prior to Building Permit issuance.	The Parks and Recreation Director and City Preserve Manager shall review the proposed plans and ensure that nighttime lighting is directed away from residences and open space corridors.	
Energy				
MM 4.15-1: Implement Measures to Reduce Energy Consumption Implementation of the Air Quality Mitigation Measures 4.4-1(d) and (f) and Mitigation Measure 4.4-2 reduce direct and indirect operational energy consumption. The requirements of Mitigation Measures 4.4-1(d) and (f) and Mitigation Measure 4.4-2 are listed below: Refer to MM 4.4-1 and MM 4.4-2 .	Refer to MM 4.4-1 and MM 4.4-2 .	Refer to MM 4.4-1 and MM 4.4-2 .	Refer to MM 4.4-1 and MM 4.4-2 .	

RESOLUTION NO. 16-272

AMENDING THE GENERAL PLAN TO CHANGE THE TEXT AND
LAND USE DESIGNATIONS ON CERTAIN PROPERTY IN
THE CITY OF ROSEVILLE RELATED TO THE
AMORUSO RANCH SPECIFIC PLAN

WHEREAS, a proposal has been submitted to amend the General Plan of the City of Roseville by changing the permitted land uses on certain property located within the Amoruso Ranch Specific Plan Area; and

WHEREAS, the Planning Commission held public hearings on the proposed General Plan amendments on March 10, 2016 and April 14, 2016; and

WHEREAS, on June 15, 2016, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on June 15, 2016, the City Council certified that the Final Environmental Impact Report for the Amoruso Ranch Specific Plan (State Clearinghouse No. 2013102057), Volumes 1-4, consisting of the Draft EIR, Technical Appendices, Text Changes and Responses to Comments ("Final EIR"), was completed in compliance with the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*; adopted and incorporated into the Amoruso Ranch Specific Plan project all of the mitigation measures within the responsibility and jurisdiction of the City of Roseville that are identified in the Findings; and adopted the Mitigation Monitoring Program for the Amoruso Ranch Specific Plan for all of the mitigation measures within the responsibility and jurisdiction of the City of Roseville; and

WHEREAS, the City Council has independently considered the significant environmental effects of the Amoruso Ranch Specific Plan as shown in the certified Final EIR; and

WHEREAS, the Council desires to approve the proposed amendments to the Roseville General Plan as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

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

1. The City Council hereby amends the land use map of the City of Roseville General Plan by changing the General Plan text and by changing land use designations as shown in Exhibit "C-1" (hereby described as General Plan 2035), on file with the City Clerk and incorporated herein by reference;.

2. The Development Services Director is hereby directed to retain said General Plan Amendment on permanent public display in the Planning Division of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this _____, 20__, by
the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk



ARSP General Plan Redline Edits
June 15, 2016 – 7:00 p.m.

Placeholder

Hard copies of the City's General Plan with redline edits were provided to City Council in their Agenda Package. This document is also available for review at www.roseville.ca.us/amoruso/specificplandocuments.

RESOLUTION NO. 16-273

ADOPTING THE LAND USE MAP AND TEXT OF THE
AMORUSO RANCH SPECIFIC PLAN

WHEREAS, a proposal for adopting the land use map and text of the Amoruso Ranch Specific Plan of the City of Roseville was submitted to the Planning Commission of the City; and

WHEREAS, the Planning Commission held a public hearing on the proposed land use map on March 10, 2016 and April 14, 2016; and

WHEREAS, on June 15, 2016, the City Council certified the Final Environmental Impact Report for the Amoruso Ranch Specific Plan ("Project") (State Clearinghouse No. 2013102057) Volumes 1-4, consisting of the Draft EIR, Technical Appendices, Text Changes and Responses to Comments ("Final EIR"); adopted the CEQA Findings of Fact and Statement of Overriding Considerations of the City of Roseville ("Findings"); adopted and incorporated into the Project approval all of the mitigation measures within the responsibility and jurisdiction of the City of Roseville which are identified in the Findings; adopted the Mitigation Monitoring Program for the Amoruso Ranch Specific Plan ("Mitigation Monitoring Program") for all of the mitigation measures within the responsibility and jurisdiction of the City of Roseville; and considered the significant environmental effects of the Project as shown in the certified Final EIR; and

WHEREAS, on June 15, 2016, the City Council held a public hearing at which time the proposed land use map was considered; and

WHEREAS, the land use map as proposed is consistent with the adopted City of Roseville General Plan; and

WHEREAS, it is the desire of this City Council to approve said land use map and text of the Amoruso Ranch Specific Plan as conducive to public health, safety and welfare, and consistent with the land use practices of the City; and

WHEREAS, the Final EIR and the Amoruso Ranch Specific Plan are incorporated by this reference as though fully set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the land use map and text of the Specific Plan is adopted as set forth in the Amoruso Ranch Specific Plan dated June 2016 (attached as Exhibit D-1), which is on file in the City Clerk's Office.

PASSED AND ADOPTED by the Council of the City of Roseville this _____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



Amoruso Ranch Specific Plan D
June 15, 2016 – 7:00 p.m.

Placeholder

Hard copies of the Amoruso Ranch Specific Plan document were provided to City Council in their Agenda Package. This document is also available for review at www.roseville.ca.us/amoruso/specificplandocuments.

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
PREZONING CERTAIN REAL PROPERTY LOCATED WITHIN
UNINCORPORATED PLACER COUNTY
(AMORUSO RANCH SPECIFIC PLAN)

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. That certain real property within unincorporated Placer County located at or about 5101 West Sunset Boulevard (Amoruso Ranch Specific Plan) as shown and so designated in Exhibit "E-1," attached and incorporated herein by reference, is hereby prezoned as follows:

In accordance with the zoning standards designated in the Amoruso Ranch Specific Plan.

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. This zoning shall be effective at the same time that the annexation becomes effective (Gov't. Code section 65859).

SECTION 4. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

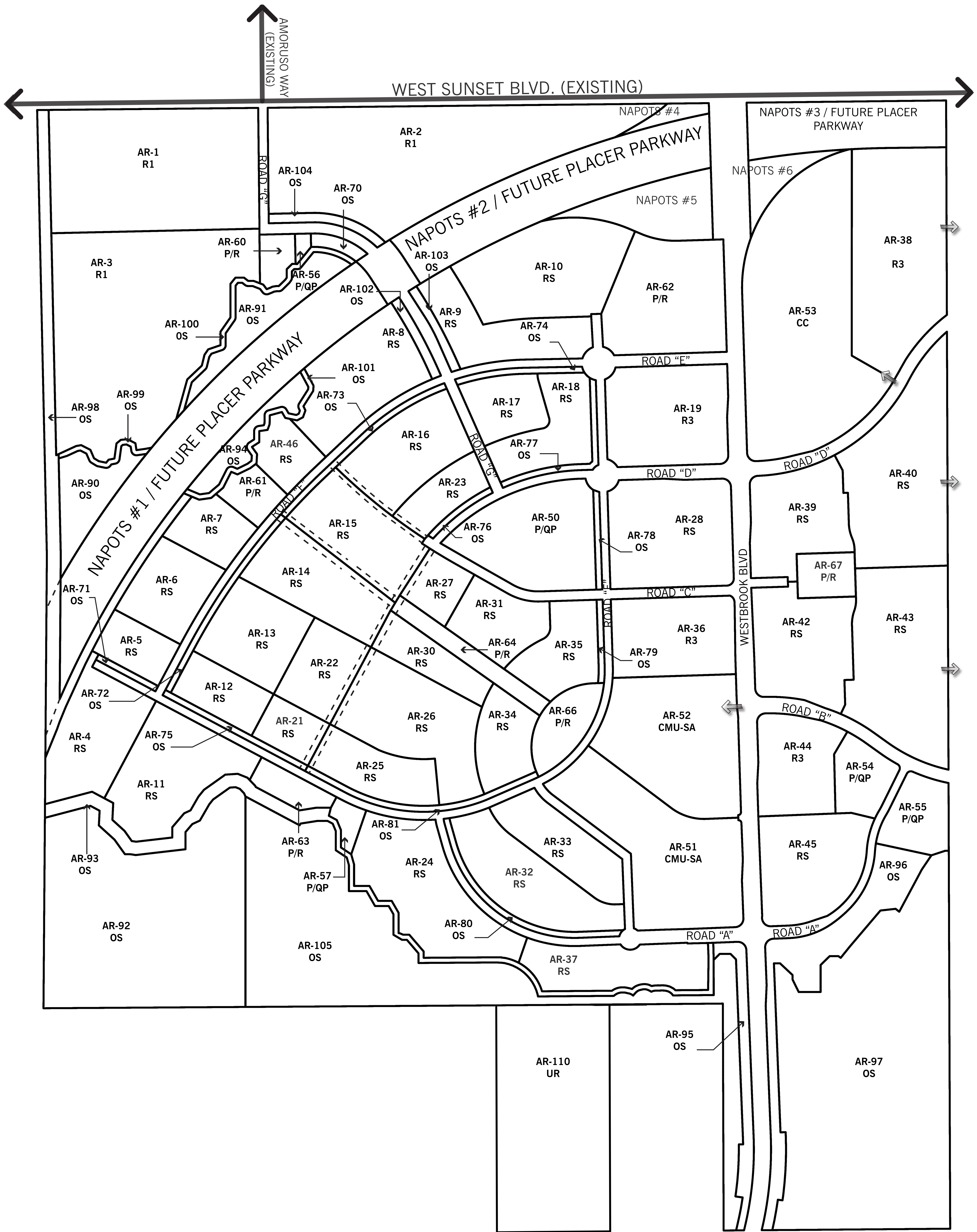
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING
A DEVELOPMENT AGREEMENT REGARDING 525.7 ACRES WITHIN THE AMORUSO
RANCH SPECIFIC PLAN (BROOKFIELD SUNSET, LLC and JENNIFER M. AMORUSO,
SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH
14, 2005) AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Development Agreement for 525.7 acres within the Amoruso Ranch Specific Plan with Brookfield Sunset, LLC and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust dated March 14, 2005 (collectively, the “Developer”).

SECTION 2. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Development Agreement, and makes the following findings:

1. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the City of Roseville General Plan and the Amoruso Ranch Specific Plan;
2. The Development Agreement is consistent with the City of Roseville Zoning Ordinance and Zoning Map;
3. The Development Agreement is in conformance with the public health, safety and welfare;
4. The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and
5. The Development Agreement will provide sufficient benefit to the City to justify entering into said Agreement;

SECTION 3. The Development Agreement by and between Developer and the City of Roseville, a copy of which is on file in the City Clerk’s Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 4. The City Clerk is directed to record the executed Development Agreement within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's office of the County of Placer.

SECTION 5. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 6. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

EXHIBIT F-1

RECORD AND WHEN RECORDED
RETURN TO:

CITY ATTORNEY
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

5/6/16

DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE,
BROOKFIELD SUNSET, LLC AND JENNIFER M. AMORUSO, SUCCESSOR
TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14,
2005
RELATIVE TO THE
AMORUSO RANCH SPECIFIC PLAN

June ____, 2016

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**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET,
LLC AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE
AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005
RELATIVE TO THE
AMORUSO RANCH SPECIFIC PLAN**

This Development Agreement (the "Agreement") is entered into this ____ day of _____, 2016, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), BROOKFIELD SUNSET, LLC, a California limited liability company ("Brookfield") and JENNIFER M. AMORUSO, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 ("Amoruso")(collectively, "Landowner"), pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of the State of California.

RECITALS

A. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City of Roseville and an applicant for a development project to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application.

B. Property. The subject of this Agreement is the development of those certain parcels of land , consisting of approximately 148.7 acres out of the 674.4± acres owned by Amoruso, as described in Exhibit "A" and shown on Exhibit "B" (hereinafter the "Property"), attached hereto, which constitutes a portion of the larger area comprising 694.4± acres commonly referred to the Amoruso Ranch Specific Plan area ("Specific Plan", " ARSP" or "Plan Area"), which Plan Area is also commonly referred to as the annexation area ("Annexation Area") that includes 20.0± acres designated as Urban Reserve. The Plan Area and Annexation Area are shown in Exhibit "C" attached hereto. The properties of all property owners in the Plan Area as of the date of this Agreement set forth above are shown in Exhibit "D" attached hereto. Amoruso owns the Property, and Brookfield is under contract to purchase the Property from Amoruso. Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by this Agreement.

C. Hearings. On April 14, 2016, the City Planning Commission, designated by Roseville Ordinance No. 3014 as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, in a duly noticed

public hearing, considered this Agreement and recommended that the City Council approve this Agreement.

D. Specific Plan Environmental Impact Report; Project Environmental Document. On _____, 2016, the City Council, in Resolution No. _____, certified as adequate and complete the Final EIR (the "EIR") (State Clearinghouse #2008032115) for the Specific Plan. EIR mitigation measures are incorporated in the Specific Plan and in the terms and conditions of this Agreement, as reflected by the findings adopted by the City Council concurrently with this Agreement.

E. Entitlements. Following consideration of and certification of the aforementioned EIR and adoption of CEQA related findings, the City Council on _____, 2016, adopted a Statement of Overriding Considerations with respect to and approved the following land use entitlements for the Property, which entitlements are the subject of this Agreement:

- 1) The EIR, as certified by Resolution No. _____, and the Mitigation Monitoring and Reporting Program ("MMRP"), adopted therewith;
- 2) Sphere of Influence Amendment to include the remaining 634.4 acres in the Plan Area in the City's sphere of influence not previously included in the City's sphere of influence;
- 3) The Roseville General Plan, as amended by Resolution No. _____;
- 4) The Amoruso Ranch Specific Plan and Design Guidelines as adopted on _____, _____, by Resolution No. _____;
- 5) The Pre-zoning of the Property pursuant to Ordinance No. _____ dated _____, 2016;
- 6) Zoning Ordinance Amendment to modify Residential Small Lot Development Standards pursuant to Ordinance No. _____ dated _____, 2016;
- 7) This Development Agreement, as adopted by Ordinance No. _____, dated _____, 2016 (the "Adopting Ordinance"); and
- 8) Annexation of 694.4 acres.

The approvals described in paragraphs 1 through 8, inclusive, are referred to herein collectively as the "Entitlements." No other action or approval by City shall be

deemed an "Entitlement," provided, however, that subsequent actions or approvals by City for development of the Property, including, but not limited to, large lot and small lot tentative subdivision maps, major project permits, conditional use permits and design review permits (the "Subsequent Entitlements"), shall be deemed included as part of the Entitlements upon City action or approval thereof. The inclusion of Subsequent Entitlements as part of the Entitlements vested hereunder shall not limit the City's discretion to impose time limits within which such Subsequent Entitlements must be implemented.

F. General and Specific Plans. Development of the Property in accordance with the Entitlements will provide orderly growth and development of the area in accordance with the policies set forth in the General Plan and the Amoruso Ranch Specific Plan. For purposes of the vesting protection granted by this Agreement, except as otherwise provided herein, or by state or federal law, the applicable law shall be as set forth in the Entitlements as of the date hereof.

G. Substantial Costs to Landowner. Landowner has incurred and will incur substantial costs in order to comply with conditions of approval of the Entitlements and to assure development of the Property in accordance with the Entitlements and the terms of this Agreement.

H. Need for Services and Facilities. Development of the Property will result in a need for municipal services and facilities, which services and facilities will be provided by City to such development subject to the performance of Landowner's obligations hereunder.

I. Contribution to Costs of Facilities and Services. Landowner agrees to contribute to the costs of such public facilities and services as required herein to mitigate impacts on the City from the development of the Property, and City agrees to provide such public facilities and services, according to the terms of this Agreement, to assure that Landowner may proceed with and complete development of the Property in accordance with the terms of this Agreement. Landowner will provide as a part of such development a diverse mix of housing meeting a wide range of housing needs for the City, public facilities such as open space, recreational amenities, commercial centers, professional offices, and other services and amenities that are of benefit to the entire City. City and Landowner recognize and agree that but for Landowner's contributions to mitigate the impacts arising as a result of development entitlements granted pursuant to this Agreement, City would not and could not approve the development of the Property as provided by this Agreement and that, but for City's covenant to provide the facilities and services necessary for development of the Property, Landowner would not and could not commit to provide the mitigation as provided by this Agreement. City's vesting of the right to develop the Property as provided herein is in reliance upon and in consideration of Landowner's agreement to make contributions toward the cost

of public improvements as herein provided to mitigate the impacts of development of the Property as such development occurs.

J. Development Agreement Ordinance. City and Landowner have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Ordinance of the City of Roseville, Article V, Chapter 19.84 of Ordinance No. 3014 of the Roseville Municipal Code.

AGREEMENT

ARTICLE 1. GENERAL PROVISIONS

1.1 Incorporation of Recitals. The Preamble, the Recitals and all defined terms set forth in both are hereby incorporated into this Agreement as if set forth herein in full.

1.2 Binding Covenants. Upon satisfaction of the conditions to recordation of the Agreement set forth in Section 1.3.1 below, the provisions of this Agreement shall constitute covenants which shall run with the Property and the benefits and burdens hereof shall bind and inure to all successors in interest to and assigns of the parties hereto. Accordingly, all references herein to "Landowner" shall mean and refer to Brookfield Sunset, LLC and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005, and each and every subsequent purchaser or transferee of the Property or any portion thereof from Landowner.

1.3 Term.

1.3.1 Commencement Expiration. The term of this Agreement shall commence upon the Placer County Local Agency Formation Commission ("LAFCO") taking final action approving the annexation of the Property to City (the "Effective Date"), and shall extend for a period of thirty (30) years after the Effective Date, unless said term is terminated, modified or extended by circumstances set forth in this Agreement or by mutual consent of the parties hereto, provided, however, that the terms and conditions of this Agreement shall not be binding on the Property, nor shall Landowner have any development rights or improvements or payment obligations, with the exception of costs incurred by City in the processing of the Entitlements, with respect to any portion of the Property, as contemplated by the Entitlements and this Agreement, until LAFCO takes final action approving the annexation of the Property. The Agreement shall be recorded against the Property within ten (10) days after City enters into the Agreement, as required by California Government Code Section 65868.5. Following expiration of the term, this Agreement shall be deemed terminated and of no further force and effect. As set forth in the Recitals above, the City's agreement to

approve development of the Property (including the zoning of the Property and the annexation of the Property to the City) is being made in consideration of Landowner's covenants under this Agreement. In the event of any such termination prior to recordation of this Agreement, Landowner acknowledges that the Entitlements shall no longer be vested by this Agreement and that the City shall not be required to approve any development of the Property, unless and until an effective development agreement is entered into with the City for the Property.

1.3.2 Automatic Termination Upon Completion and Sale of Residential Unit.

This Agreement shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot by Landowner to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that; (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Public Services CFD required by Section 3.19 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this Section 1.3.2 shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

1.3.3 Termination Upon Landowner Request. This Agreement may also be terminated, at the election of the then property owner, with respect to any legally subdivided parcel designated by the Specific Plan for residential or non-residential use (other than parcels designated for public use), when recording a final residential lot subdivision map for such parcel, or receiving a certificate of occupancy or final inspection, whichever is applicable, for a multi-family or non-residential building within such parcel, by giving written notice to City of its election to terminate the Agreement for such parcel, provided that: (i) all improvements which are required to serve the parcel, as determined by City, have been accepted by City; (ii) the parcel is included within the Public Services CFD required by Section 3.19, or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) with respect to residential parcels, an affordable purchase or rental housing agreement, if required for such parcel pursuant to Section 2.6.1.1, has been recorded on the parcel. City shall cause any written notice of termination approved pursuant to this subsection to be recorded with the County Recorder against the applicable parcel at Landowner's expense. Termination of this Agreement for any such residential or non-residential parcel as provided for in this Section 1.3.3 shall not in any way be construed to terminate or

modify any assessment district or Mello-Roos Community Facilities District lien affecting such parcel at the time of termination.

1.3.4 Tolling During Legal Challenge. In the event that this Agreement or any of the Entitlements are subjected to legal challenge by a third party, and Landowner is unable or elects not to proceed with the Project due to such litigation, the term of and timing for obligations imposed pursuant to this Agreement shall be automatically tolled during such litigation.

1.4 Amendment of Agreement. This Agreement may be amended from time to time by mutual consent of City and Landowner (and/or any successor owner of any portion of the physical area to which the benefit or burden of the amendment would apply), in accordance with the provisions of the Development Agreement Statute. If the proposed amendment affects less than the entirety of the Property, then such amendment need only be approved by the owner(s) in fee of the portion(s) of the Property that is subject to or affected by such amendment. The parties acknowledge that under the City Zoning Code and applicable rules, regulations and policies of the City, the Development Services Director has the discretion to approve minor modifications to approved land use entitlements without the requirement for a public hearing or approval by the City Council. Accordingly, the approval by the Development Services Director of any minor modifications to the Entitlements that are consistent with this Agreement shall not constitute nor require an amendment to this Agreement to be effective or to be subject to this Agreement.

For purposes of this Section, minor modifications shall mean any modification to the Project that does not relate to (i) the term of this Agreement, (ii) permitted uses of the Project, (iii) density or intensity of use, except as allowed pursuant to Section 2.3 of this Agreement, (iv) provisions for the reservation or dedication of land, (v) conditions, terms, restrictions or requirements for subsequent discretionary actions, or (vi) monetary contributions by Landowner, and may be processed under CEQA as exempt from CEQA, or with the preparation of a Negative Declaration or Mitigated Negative Declaration.

1.5 Recordation Upon Amendment or Termination. Except when this Agreement is automatically terminated due to the expiration of the Term or the provisions of Section 1.3.2 above, the City shall cause any amendment hereto and any other termination hereof to be recorded, at Landowner's expense, with the County Recorder within ten (10) days after City executes such amendment or termination. Any amendment or termination of the Agreement to be recorded that affects less than all the Property shall describe the portion thereof that is the subject of such amendment or termination.

1.6 Annexation. The ability to proceed with development of the Property

pursuant to the Entitlements shall be contingent upon the annexation of the Property into the City. Pending such annexation, Landowner, at its own risk, may process tentative parcel maps and tentative subdivision maps, design review permits, Major Project Permits (Stage 1), and improvement or construction plans for improvements and City may conditionally approve such tentative maps, design review permits, Major Project Permits (Stage 1) and/or improvement plans in accordance with the Entitlements, provided City shall not approve any final parcel map or final subdivision map for recordation nor approve the issuance of any grading permit for grading any portion of the Property or building permit for any structure within the Property prior to the annexation of the Property to the City. Prior to annexation of the Property to the City, Landowner may, subject to City's review and approval, seek a grading permit from Placer County for purposes of effectuating other agency permits or approvals on the Property or in the Specific Plan as provided in Sections 2.7.1 and 2.7.2 below, and City shall cooperate in Landowner's efforts to obtain any such grading permit.

City shall use its best efforts and due diligence to initiate such annexation process, obtain the necessary approvals and consummate the annexation of the Property into the City, including entering into any annexation agreement that may be required in relation thereto, subject to the City's review and approval of the terms thereof. Landowner shall be responsible for the costs reasonably and directly incurred by the City to initiate, process and consummate such annexation.

1.7 Pro Rata Share/Fair Share – Defined. Except as specifically provided otherwise in this Agreement, the terms pro-rata share or fair share shall mean a share of the total cost of a facility or facilities based on a dwelling unit equivalent calculation using the total units within the ARSP as the numerator and the total number of unbuilt and entitled units in the Annexation Area, as the case may be, as specified in this Agreement, as the denominator.

ARTICLE 2. DEVELOPMENT OF THE PROPERTY

2.1 Permitted Uses. The permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, and location of public improvements, and other terms and conditions of development applicable to the Property shall be those set forth in the Entitlements.

2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of the Entitlements, including, but not limited to, allocation of residential units to residentially designated parcels in the Specific Plan, minimum lot sizes, street locations and configurations in any approved tentative subdivision maps, and

allocation of building square footage to commercially designated parcels in the Specific Plan. City acknowledges that the Entitlements include the following Specific Plan land use designations and approximate acreages, net of road right of way ("Net Acre") for Low Density Residential and Medium Density Residential land uses (gross acres for all other land uses), for the Property as shown in the Specific Plan Land Plan in Exhibit "E", attached hereto and summarized below:

Low Density Residential	1,302 units on 248.8 Gross Acres;
Medium Density Residential	542 units on 50.3 Gross Acres;
High Density Residential	873 units on 38.1 Gross Acres;
Community Commercial	23.9 Gross Acres;
Community Commercial/Village District	109 units on 27.3 Gross Acres;
Park	22.1 Gross Acres;
Open Space	134.8 Gross Acres;
Open Space (Paseos)	10.7 Gross Acres;
School	9.6 Gross Acres;
Public/Quasi Public	7.6 Gross Acres;
Urban Reserve	20.0 Gross Acres;
Right of Way	52.0 Gross Acres;
NAPOTS (Placer Parkway)	49.2 Gross Acres.

Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the Effective Date of this Agreement. Landowner's vested right to proceed with the development of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses set forth in the Entitlements, and as more fully set forth in Section 2.4.1 below.

2.3 Density Transfer. The number of residential dwelling units planned for the different Parcels within the Project may be transferred to other Parcels within the Project, subject to compliance with the conditions for such transfer as set forth in the Specific Plan. All unused units must be transferred prior to approval by the City Council of the last small lot final map or design review permit for the last high-density residential parcel map for the Property. Any unused units not so approved for transfer shall revert to the City unit pool and Landowner shall have no subsequent claim to such units.

2.4 Rules, Regulations and Official Policies.

2.4.1 Inconsistency. Except as prohibited by Government Code Section 65869.5 or other applicable state or federal law, to the extent any future rules, ordinances, regulations or policies applicable to development of the Property are inconsistent with the land use designations or permitted or conditionally permitted

uses on the Property, density and intensity of use, rate or timing of construction, design requirements, maximum building height and size, or provisions for reservation and dedication of land or other conditions of approval or terms under the Entitlements as defined herein and as provided in this Agreement, the terms of the Entitlements and this Agreement shall prevail, unless the parties mutually agree to alter this Agreement. To the extent any future rules, ordinances, fees, regulations or policies applicable to development of the Property are not inconsistent with the land use designations or permitted or conditionally permitted uses on the Property, density and intensity of use, rate or timing of construction, design requirements, maximum building height and size, or provisions for reservation or dedication of land or other terms or conditions under the Entitlements or under any other terms of this Agreement, such rules, ordinances, fees, regulations or policies shall be applicable to the development of the Property, except as limited by Section 2.5.2 of this Agreement.

2.4.2 Obligation to Meet and Confer. If City attempts to apply to the Project future rules, ordinances, fees, regulations or policies which Landowner believes to conflict with the Entitlements, Landowner shall provide to City in writing a notice describing the legal and factual basis for Landowner's position. The parties shall meet and confer within thirty (30) days after the date of such written notice by Landowner to discuss the matter.

2.4.3 Application of Changes. Nothing in this section shall preclude the application to development of the Property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated or required by changes in State or Federal laws or regulations. To the extent that such changes in City laws, regulations, plans or policies prevent delay or preclude compliance with one or more provisions of this Agreement, City and Landowner shall take such action as may be required pursuant to Section 4.1 of this Agreement to comply therewith.

2.4.4 Authority of City. This section shall not be construed to limit the authority or obligation of City to hold necessary public hearings, or to limit discretion of City or any of its officers or officials with regard to rules, regulations, ordinances, laws and entitlements of use which require the exercise of discretion by City or any of its officers or officials, provided that subsequent discretionary actions shall not prevent or delay development of the Property for the uses and to the density and intensity of development as provided by the Entitlements and this Agreement, in effect as of the date that City executes this Agreement.

2.5 City Fees, Taxes and Assessments.

2.5.1 Processing Fees and Charges. Landowner shall pay those processing, inspection and plan checking fees and charges required by City under then current regulations for processing applications and requests for permits, approvals and

other actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Landowner hereunder.

2.5.2 Public Financing Limited to Specific Funding Mechanisms. This Agreement includes specific construction, funding and reimbursement obligations of Landowner and specific rights or obligations, as the case may be, to participate in a community facilities district(s) or a similar financing district to fund the acquisition and construction of specific facilities and the maintenance of certain improvements. Landowner's obligation with respect to the participation of the Property in any funding mechanisms to support the construction of any other public facilities and improvements or the provision of public services in relation to development of the Property shall be to pay City fees related to the construction and provision of such public facilities authorized by ordinance to be collected by City as of the date that City executes this Agreement as such fees may be adjusted from time to time in accordance with applicable law, or such other fees as may be duly adopted in the future by City from time to time in accordance with applicable law; provided, however, except as otherwise specifically provided in this Agreement, Landowner's obligation to pay future City fees is limited to those fees adopted on a City-Wide basis or which apply uniformly to all properties within the City of Roseville which are zoned consistent with Landowner's zoning as set forth in the Entitlements, or which apply uniformly to all properties which are similarly situated, whether by geographic location, drainage sheds or other distinguishing circumstances.

2.6 Affordable Housing. Consistent with the goals and policies contained in City's General Plan and the Specific Plan, Landowner shall develop or cause ten percent (10%) of the total residential units which are actually constructed within its Property to be developed as affordable housing. In accordance with the terms of this Section and subject to adjustment based on actual development, Landowner shall provide 283 units affordable to very low and low -income households. The breakdown of percentage of the total number of affordable units to the different income levels shall be 40% for very low and 60% for low income households. Any adjustment based on actual development shall be subject to the approval of the City Manager or his/her designee. Prior to issuance of a building permit for any affordable rental unit on a parcel within the Project, City and Landowner shall enter into an Affordable Rental Housing Agreement giving effect to the requirements and intent of this Agreement.

The term "very low income" means households earning 50% or less of median income, and "low income" means households earning 51% to 80% of median income, as published annually by the U.S. Department of Housing & Urban Development ("HUD"). Income eligibility and asset verification and calculation guidelines shall be determined in accordance with the HUD Handbook 4350.3 Chapter 5. For each of the household income ranges specified herein, household income at the upper limit of the

specified ranges shall be used in determining qualifying rents for affordable rental residential units. Unless a City subsidy is provided, as set forth in Section 2.6.1.3 below regarding any future potential subsidy, or other restrictions are placed on the Parcel due to the type of financing secured by the ultimate developer of the Parcel, qualifying rents for affordable rental residential units shall be based on the upper limit of specified income levels.

Locations of affordable housing sites are shown in the Specific Plan and Exhibit "F". Such locations may be modified pursuant to Section 2.6.1.4 of this Agreement.

2.6.1 Multi Family Affordable Rental Units.

2.6.1.1 Affordable Obligation. Landowner agrees that two hundred and eighty-three (283) affordable rental units will be reserved within the Property, including one hundred and thirteen (113) units for rental to very low income households and one hundred and seventy (170) units for rental to low income households as follows:

Parcel	Total Units In Parcel	Total Affordable Unit Allocation	Very Low Income Rental Units	Low Income Rental Units
AR-19	230	170	68	102
AR-44	150	113	45	68
Total	380	283	113	170

2.6.1.2 Transfer/Satisfaction of Obligation. At the request of Landowner, the affordable rental housing obligation (or any portion thereof), including any excess affordable rental units committed to by Landowner above its allocated affordable rental housing obligation hereunder, may be transferred, with the consent of the Economic Development Director, from one Parcel to another parcel within the Specific Plan, subject to the approval of the owner(s) of both the transferring and receiving parcels. No such transfer shall require an amendment to this Agreement, but City and Landowner and the owner(s) of the receiving parcels shall execute an instrument memorializing such transfer of obligation that shall be recorded against the affected parcels, with reference to this Agreement.

2.6.1.3 Future Potential Compensation by City. If and to the extent funding to subsidize the provision of affordable housing within the City as described herein is or becomes available to City and is not otherwise committed by City to other affordable housing projects, City at its sole discretion may compensate Landowner or its successors from such available funds. Landowner acknowledges that, as of the Effective Date hereof, City does not have and does not anticipate obtaining any such subsidies that would be available to compensate Landowner hereunder, and if City cannot provide or identify any such subsidies, Landowner shall nevertheless be

obligated hereunder to provide the affordable housing as required by this Agreement. In connection herewith, Landowner hereby waives any claims, suits, or actions against City on account of or arising from the Costa-Hawkins Rental Housing Act, California Civil Code Section 1954.50 et seq.

If and to the extent available, to compensate Landowner for providing rental housing affordable to low income households and very low income households, such compensation (hereinafter, "subsidy" or "subsidies") may be issued through a combination of density bonus, fee deferrals or financing, federal, state and/or local programs or any other form agreeable to Landowner and City. Landowner shall join City in any application prepared for federal, state, local or private funding for any potential subsidies, and Landowner shall use its best efforts to cooperate with City to obtain approval thereof, provided any additional costs or liabilities associated with Landowner's participation therein shall be subject to Landowner's reasonable approval.

To the extent that public funds or subsidies are provided to the development of affordable rental units, Landowner shall provide written notice to builder(s) of such affordable units that such construction may be subject to a requirement to pay prevailing wage.

2.6.1.4 Community Facilities Districts. The City Manager or his/her designee shall maintain a list of low and very low-income affordable rental units for each Parcel which is subject to an Affordable Rental Housing Agreement (or applicable City-approved form) and, on or about May 1 of each calendar year, shall send a copy of such Affordable Rental Housing Agreement(s) to the City Finance Director. In reliance thereon, the Finance Director shall, to the extent allowed by law, if and when a Community Facilities District is formed encompassing the Property, set the applicable special tax for such Parcel at a level described in the rate and method for said Community Facilities District.

2.6.1.5 In Lieu Fee – Affordable Housing. In the event City adopts a fee to be paid in lieu of construction rental housing affordable to low or very low income households, Landowner shall be eligible to pay such in lieu fee rather than construct affordable housing units on the Property.

2.6.2 Not a Limitation. Nothing in the foregoing Sections 2.6.1 and 2.6.2 shall be construed to limit Landowner from offering units for rental or purchase to households of very low, low or middle incomes in excess of the number of units specified.

2.7 Wetlands.

2.7.1 404 Permit. Landowner has obtained verification from the U.S. Army Corps of Engineers (the "Army Corps") of the presence of vernal pools and of wetland swales/channels on the Property. Landowner shall obtain from the Army Corps a permit (the "404 Permit") to fill specific wetland resources in conjunction with development of the Property, as well as all offsite improvements required to be constructed by Landowner. Landowner shall diligently pursue and obtain issuance of the 404 Permit and any amendment, modification or supplement thereto, or an additional 404 Permit if required, in order to implement the Project. Such 404 Permit or Permits shall be approved, with conditions satisfactory to the City if such conditions impact any public uses or improvements to be conveyed pursuant to this Agreement, prior to commencement of construction of any improvements on the Property. Landowner shall, in implementation of the 404 Permit, be required to append to the City's Open Space Preserve Overarching Management Plan. Landowner intends to mitigate the impacts of such wetland fills through a combination of on-site preservation ("Preserve Area(s)"), off-site preservation and/or on-site and off-site creation or restoration of wetland resources. Should on-site preservation require monitoring and a corresponding conservation easement recorded in favor of a third party non-profit entity, City shall have the right to approve the conservation easement and third party non-profit entity, and Landowner shall be responsible for any required endowment to fund long-term third party monitoring and reporting as may be required under the conservation easement. In addition, any off-site preservation properties that Landowner obtains to partly or wholly mitigate the impacts of such wetland fills, where such off-site preservation properties (the "Off-Site Preservation Properties") are adjacent to City's Al Johnson Wildlife Area, may be dedicated to City by Landowner, subject to approval by City. The Off-Site Preservation Properties shall be consistent with the requirements of this Section 2.7 of the Agreement, including appending to City's Open Space Preserve Overarching Management Plan, and funding of management, maintenance, monitoring and reporting obligations. Landowner shall use its reasonable best efforts, subject to approval of Federal and State resource agencies, to provide for the establishment of passive recreation opportunities (such as Class I bike trails and wildlife viewing) in such Off-Site Preservation Properties that are adjacent to City's Al Johnson Wildlife Area. Should the Off-Site Preservation Properties to be dedicated to City require monitoring and a corresponding conservation easement recorded against the Off-Site Preservation Properties in favor of a third party non-profit entity, City shall have the right to approve the conservation easement and third party non-profit entity. In addition, Landowner shall be responsible for any required endowment to fund long-term monitoring and reporting by the third party non-profit entity that may be required under the applicable conservation easement.

Landowner shall obtain any amendments to the 404 Permit(s) that are, or may be, required and any other State or Federal permits that may be required in order

to construct improvements specified in the Specific Plan, the 404 Permit and this Agreement, including improvements for the Preserve Area(s). Notwithstanding this obligation of Landowner, City and Landowner shall, to the maximum extent feasible, avoid infrastructure designs and locations that would require Landowner to amend its 404 Permit or any other permit required by State or Federal agencies.

2.7.2 Westbrook Boulevard. Among the public improvements to be constructed on the Property that will be covered by the 404 Permit is Westbrook Boulevard from the southern boundary of the Plan Area through the ARSP. Unless constructed by another third party, Landowner is also obligated to construct Westbrook Boulevard, including the utilities located within or adjacent to Westbrook Boulevard, from the point that Westbrook Boulevard reaches the southern boundary of Parcels C-51 and C-52 in the Creekview Specific Plan ("CSP") area up to the southern boundary of the ARSP. However, Landowner is not obligated by this Agreement to obtain a 404 Permit for that portion of Westbrook Boulevard between Parcels C-51 and C-52 in the CSP. Rather, Landowner and City acknowledge that property owners in the CSP area have obtained 404 permits that include the portion of Westbrook Boulevard between Parcels C-51 and C-52 in the CSP pursuant to Section 2.7 of the CSP development agreement with City.

The CSP development agreement provides for assignment by the CSP property owners of the 404 Permit or portions of the 404 Permit for the CSP that relate to the portion of Westbrook Boulevard between Parcels C-51 and C-52, along with mitigation therefor, if such mitigation has been acquired and implemented by the CSP landowners at the time that Landowner or third parties are prepared to advance construction of that segment of Westbrook Boulevard. The CSP development agreement further provides that if the property owners in the CSP have not yet acquired and/or implemented the mitigation required to build such segment of Westbrook Boulevard, then the CSP landowners shall reimburse the constructing party for the cost of acquiring and implementing the needed mitigation to construct that segment of Westbrook Boulevard, as set forth in the CSP development agreements and as set forth in this Agreement. Under no circumstances shall Landowner be required to reimburse the CSP property owners for the cost of mitigation and/or implementation of mitigation required for constructing the identified portion of Westbrook Boulevard as set forth herein, including any costs of state and federal permitting, or any mitigation costs for infrastructure in the CSP.

2.7.2.1 Compliance with 404 Permit Conditions. Any violation of the 404 Permit by Landowner arising out of construction of drainage outfalls and other drainage improvements in a Preserve Area shall be the responsibility of Landowner. Following any required establishment periods as provided in this Agreement, outside agency permit(s), and upon City acceptance of such improvements (which shall occur upon completion of such drainage improvements prior to City acceptance of the

Preserve Area(s)), City shall be responsible for the normal operation and maintenance of such outfalls and other drainage improvements within dedicated areas, the cost of which shall be funded through the CFD for Public Services as set forth in Section 3.19 below. Notwithstanding City's acceptance of the drainage improvements, the City shall not be responsible for any 404 Permit or Clean Water Act violations arising from Landowner or third party actions affecting the normal operation of the drainage system. City shall be responsible for any 404 Permit or Clean Water Act violations, and the costs thereof, arising out of actions of the City causing such violation(s). It is also acknowledged that the City's acceptance and normal operation of the public storm drain system does not alter Landowner's obligation and responsibility for compliance with the applicable 404 Permit Preserve Area Establishment Period (as defined in Section 2.7.2.3 below) success criteria.

2.7.2.2 Preserve Area Establishment and Perpetual Monitoring Phases. It is anticipated that the 404 Permit referenced in Section 2.7.1 of this Agreement and subsequent subsections will require preservation and/or creation or restoration of wetland resources within Preserve Areas to be established on the Property as well as on the Off-Site Preservation Properties. City and Landowner shall cooperate with one another in the formation of a financing mechanism as provided for in Section 2.7.4, to fund the costs of monitoring and maintaining the Preserve Area and the Off-Site Preservation Properties in accordance with the 404 Permit. The financing mechanism may be established to address the two separate phases of on-site Preserve monitoring: the Establishment Monitoring Phase and/or Perpetual Monitoring Phase, as described below.

The first phase, or the Establishment Monitoring Phase, would occur during the time that the Preserve property remains under ownership of Landowner and adjacent build-out is occurring in accordance with the Entitlements and 404 Permit(s). During the Establishment Monitoring Phase, created wetlands would be monitored for success in accordance with criteria identified in the 404 Permit, and the balance of the Preserve Areas would be monitored in accordance with City's Open Space Preserve Overarching Management Plan. Prior to City acceptance of the Preserve Areas, all other identified Preserve improvements would have been constructed, including, but not limited to, perimeter fencing, outfalls, drainage swales, and utility lines. The duration of the Establishment Monitoring Phase will be specified in the 404 Permit and will depend in part on the ability of created mitigation wetlands to meet success criteria identified in the 404 Permit. City and Landowner acknowledge and agree that City will take ownership of the Preserve in accordance with the process outlined in the City's then current Open Space Preserve Overarching Management Plan after the Establishment Monitoring Phase has demonstrated that all created habitat has met the required success criteria, any special management conditions related to the Preserve Area as may be identified in the 404 Permit have been implemented, and all required Preserve improvements and/or facilities have been completed to the

satisfaction of the City and applicable Federal permitting agencies.

The second phase, or Perpetual Monitoring Phase, would begin immediately following the Establishment Monitoring Phase. At the outset of the Perpetual Monitoring Phase, on-site Preserve areas would be dedicated to and accepted by the City and then managed by City in accordance with the City's Open Space Preserve Overarching Management Plan and any Perpetual Monitoring Phase or special management conditions identified in the 404 Permit.

2.7.3 Maintenance by Landowner During the Establishment Monitoring Phase. Landowner shall be solely responsible for satisfying all mitigation, monitoring, reporting, and maintenance required for on-site Preserve Areas and Off-Site Preservation Properties, in accordance with the City's then current Open Space Preserve Overarching Management Plan, including, but not limited to, development of any 404 Permit required supplemental Establishment Monitoring Phase Operations and Management ("O&M") Plan, or any extended Establishment Monitoring Phase, as determined by the Army Corps, for the Preserve Area.

Furthermore, during said Establishment Monitoring Phase, Landowner shall indemnify, defend and hold City harmless from any and all costs, liabilities or damages for which the City is held responsible or alleged to be responsible under the 404 Permit, which arise out of or relate to any failure of Landowner to satisfy such 404 Permit and Establishment Monitoring Phase requirements, excluding any such failure caused by the active negligence of City or any employees, agents or contractors thereof. City acknowledges and agrees that any proposed use or improvement of the Preserve Area will be subject to the provisions of the 404 Permit and the City's then current Open Space Preserve Overarching Management Plan (as defined herein and in Section 2.7.4 below). Landowner acknowledges responsibility for obtaining 404 permit coverage for all open space uses specified in the Project and this Agreement.

Funds collected by the Public Services CFD or other financing mechanism for the purpose of maintenance of Preserve Area(s) on the Property and the Off-Site Preservation Properties will be made available to Landowner for on-going Preserve Area maintenance, monitoring, and reporting up to and until such time as City assumes the obligation for Perpetual Monitoring.

2.7.4 Maintenance by City During the Perpetual Monitoring Phase. A PAR Analysis shall be prepared and approved by the City to determine the amount of funding required to manage Preserve Areas during the Perpetual Monitoring Phase. The annual funding needs would be generated via establishment of a Public Services CFD. Following successful completion of the Establishment Monitoring Phase and transfer of applicable Preserve areas to the City, the City, at the expense of the Public Services CFD, shall have sole responsibility to manage the Preserve Area(s) according to

the City's Open Space Preserve Overarching Management Plan and any Perpetual Monitoring Phase or special management conditions identified in the applicable 404 Permit(s). During said Perpetual Monitoring Phase, Landowner shall, to the extent Public Services CFD funds generated by the Property are available to correct such below-referenced failure to comply with the Overarching Management Plan and/or any special management conditions identified in the 404 Permit by Landowner or third party, indemnify, defend and hold City harmless from any and all costs, liabilities or damages for which the City is held responsible or alleged to be responsible under the 404 Permit (of the transferred Preserve), which solely arise out of or relate to any failure of Landowner to satisfy such Overarching Management Plan and/or any special management conditions identified in the 404 Permit and mitigation monitoring requirements, excluding any such failure caused by the active negligence of City or any employees, agents or contractors thereof. City acknowledges and agrees that any proposed use or improvement of the Preserve Area(s) during the Perpetual Monitoring Phase will be subject to the provisions of the 404 Permit and the City's Open Space Preserve Overarching Management Plan and/or any special management conditions identified in the 404 Permit.

2.7.5 Facilities Included in 404 Permit. Landowner shall use its best efforts to ensure that the approval of its 404 Permit includes development of the bike paths, fuel modification areas, water quality structures and drainage and flood control facilities, outfalls, culverts, and ancillary improvements that are described in the Specific Plan and this Agreement. To the extent feasible, these improvements within the Property should be located within the Preserve "transition zone", a separate approximately 30-foot wide open space parcel located between the Preserve Area and development parcels. In this regard, Landowner shall include the location of known proposed bike paths, fuel modification areas, passive recreation areas, vehicular access routes for maintenance of open space, sewer facility maintenance, water quality structures and drainage and flood control facilities on all maps and/or exhibits accompanying all 404 Permit(s) applications to ensure all proposed open space improvements are disclosed and considered by the Army Corps during 404 Permit processing and drafting of permit conditions. Such open space improvements shall include the following:

- (i) Maintenance access ramps from Westbrook Boulevard to the Preserve Area north and south of University Creek (from both the east and west sides of Westbrook Boulevard), as shown in Exhibit "Z-1";
- (ii) A maintenance access crossing of University Creek capable of accommodating a 30,000 pound vehicle (grass fire rig) as part of off-site drainage improvements located west of Parcel AR-92 on the Al Johnson Wildlife Area to access the southwest open space south of University Creek within the Property, as shown in Exhibit "Z-2".

- The bridge design shall be supported by a hydraulic analysis demonstrating no flood plain impacts from the structure;
- (iii) Subject to the results of Landowner's reasonable best efforts as set forth in Section 2.7.1 above, opportunities for passive recreation in the Off-Site Preserve Properties for wildlife viewing and a bike trail linking West Sunset Boulevard and the Al Johnson Wildlife Area.

If any significant modifications are proposed which conflict in any manner with the Entitlements related thereto and to the planned location and improvement of the bike paths as a result of approval of the applicable 404 Permit(s), the revised relocation and/or improvement of such paths or other facilities shall be resubmitted to the City for review. The City shall not unreasonably deny any request to relocate any of the paths or other facilities within or outside of the Open Space Preserves and the review of such modifications shall be made in accordance with CEQA.

2.7.6 Preserve Area Operation and Management Plan Fee. As discussed in this Section 2.7, it is anticipated that the on-site Preserve Area(s) and, if approved by City, the Off-Site Preservation Properties will append to and be managed in accordance with the City's Open Space Preserve Overarching Management Plan, which may include supplemental management requirements and success criteria identified in the 404 Permit. In recognition of efficiencies achieved by appending to City's Open Space Preserve Overarching Management Plan, Landowner shall pay to City a one-time fee of \$20,000. Payment shall be made by Landowner upon effectuation of the 404 Permit and initiation of the Establishment Monitoring Phase management as outlined in City's Open Space Preserve Overarching Management Plan. Should the applicable resource agencies approve an independent preserve area operations and management plan for the Preserve Area(s) and Off-Site Preservation Properties such that City's Open Space Preserve Overarching Management Plan will be not applicable to such preserves, Landowner shall have no obligation to pay the fee referenced in this Section 2.7.6.

2.7.7 Optional Participation in the Placer County Conservation Plan. Landowner may elect to participate in the Placer County Conservation Plan (PCCP) as a Participating Special Entity as a means of obtaining the Project's 404 Permit. Landowner and City recognize that PCCP participation may alter the currently anticipated Federal Clean Water Act and Endangered Species Act mitigation approach set forth in this Agreement, including, but not limited to, on-site and off-site Preserve Area dedication, management, monitoring, maintenance, and funding requirements. Landowner and City shall use their reasonable best efforts and work cooperatively to implement PCCP permitting requirements for the Project, provided, however, that City shall not be responsible for any added costs that may result from Landowner's decision to participate in the PCCP.

2.8 Provision of Off-Site Real Property Interests. In any instance where Landowner is required to construct any public improvement on land not owned by Landowner, Landowner shall as its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. The public improvements subject to the provisions of this Section 2.8 are as follows:

- (1) Westbrook Boulevard south of the Property, and utility easements adjacent to and/or thereunder, to the extent such real property interests have not previously been dedicated to City;
- (2) Improvements to the Al Johnson Wildlife Area not otherwise owned by City; and,
- (3) any other real property interest pertaining to public improvements which City requires Landowner to construct.

In the event Landowner is unable, after exercising commercially reasonable efforts, including, but not limited to, the rights under Sections 1001 and 1002 of the California Civil Code, to acquire the real property interests necessary for the construction of such public improvements, and if so requested by Landowner and upon Landowner's provision of adequate security as determined by City for costs City may reasonably incur, City shall negotiate for purchase of the necessary real property interest for property within the City to allow Landowner to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established and to the extent allowed by law, use its power of eminent domain to acquire such required real property interest. Landowner shall pay all costs associated with such acquisition or condemnation proceedings. This Section is not intended by the parties to impose upon the Landowner an enforceable duty to acquire land or construct any public improvements on land not owned by Landowner, except to the extent that the Landowner elects to proceed with the development of the Property, and then only in accordance with valid conditions imposed by the City upon the development of the Property under and subject to the Subdivision Map Act or other legal authority.

In those circumstances where the City owns property in fee on or over which development of the Property requires permanent and temporary construction easements, road rights-of-way and/or sites for public facilities, City shall grant such permanent easement or temporary easements, right-of-way, or sites as needed for the timely and efficient development of the Property.

ARTICLE 3. LANDOWNER OBLIGATIONS

3.1 Development, Connection and Mitigation Fees. Except as otherwise provided in Section 2.5 of this Agreement, any and all required payments of development, connection or mitigation fees by Landowner shall be made at the time and in the amount specified by then applicable City ordinances. Wherever this Agreement obligates Landowner to design, construct or install any improvements, the cost thereof may be provided by Landowner, or by traditional assessment district, CFD or other such financing mechanism, subject to and in accordance with the provisions thereof and with City approval.

3.2 Public Improvements To Be Dedicated, Constructed or Financed by Landowner. In conjunction with each phased Final Map, or as otherwise required by this Agreement, Landowner agrees to dedicate, construct or acquire the improvements or facilities and to perform the obligations set forth in this Section 3, at its expense, subject only to reimbursements or credits specified in this Agreement. Prior to dedication of sites to City, Landowner shall obtain and fulfill the terms of any state and federal permits needed for anticipated development (e.g., 404 Permit and CDFW 1600 Streambed Alteration Agreements, RWQCB General Construction Permit, and 401 Certification, as needed) and complete said development if said development is a Landowner responsibility under this Agreement. At the time of City acceptance of any land dedications, all land dedications, except for the NAPOTS Area described in Section 3.3.1 below, shall be free of environmental or other constraints or other encumbrances inconsistent with the intended use of the Property (e.g., all wetlands shall be filled in accordance with applicable 404 Permits), unless expressly waived by the City. In the event, however, that the land dedication by Landowner is triggered by the proposed construction of a third party for a public improvement identified in this Agreement, such third party shall assume the obligation to assure that, at the time of City acceptance, the land dedicated is free and clear of all Encumbrances, unless expressly waived by City. Landowner agrees to cooperate with such third parties to use their best commercially reasonable efforts to remove all Encumbrances, subject to lender or mortgagee consent, as may be required. Such cooperation by Landowner shall be at the sole cost to the third party requesting removal of Encumbrances prior to final dedicating acceptance by City. Title shall be conveyed to City in fee simple and without restriction or limitation on use(s), unless approved otherwise by the City Attorney. Signage shall be installed in accordance with Section 3.25. With respect to the wetland obligation referenced in Section 2.7.1 above, the third party shall assume the obligation to remove such wetland environmental constraint on the Property to be dedicated to City triggered by the third party's construction of the public improvements.

3.3 Project Phasing. Landowner shall develop and construct the infrastructure necessary to serve the Project in Phases 1 through 3 substantially consistent with the Phasing Plan set forth in Exhibit "G" attached hereto. Infrastructure

may be constructed in sub-phases as approved at the discretion of the City, in consultation with all affected City departments.

In the event that sub-phases are proposed within the identified Phases 1 thru 3, the following criteria will be used to establish the conditions and requirements for that portion of work:

- The progression of sub-phase development shall provide the necessary facilities to support the land uses within the proposed sub-phase of development.
- The phase size shall be as mutually agreed upon by Landowner and City, subject to the criteria set forth in this Section 3.3.
- Provide detailed information (maps, analysis, written detail of improvements, etc.), to the satisfaction of City, to support the proposed sub-phase improvements for each utility/public service within the phase.
- Prior to the approval of development of any parcel, the cumulative effect of that increment of development shall be evaluated to determine its impact on existing systems. This may require, as determined by City, that special studies be conducted to demonstrate how the sub-phase is in substantial conformance with infrastructure master plans prepared for the Project.

The sub-phase shall demonstrate to the City's satisfaction that the following performance criteria are met:

- Sanitary Sewer – One point of connection to the sewer outfall required, which may include a sanitary sewer lift station or interim lift station.
- Recycled Water – One point of connection required. A looped system is not required. Potable water may be utilized on an interim basis via a potable water charging station, until such time as the Environmental Utilities Director makes a determination that potable water service can no longer be allowed. At that point in time the system shall be switched over to recycled water by eliminating each potable water charging station and connecting to the West Roseville Specific Plan recycled system, as described in Section 3.9 herein (Recycled Water Facilities). At the time that a water charging station is abandoned, a fire hydrant shall be installed to separate the potable water and recycled water systems. Up to three temporary potable water charging station connections to the recycled water system shall be allowed among the 3 phases 1-3, with one

temporary potable water charging station connection anticipated for Phase 1. The connection of the recycled water pipe to the potable water pipe shall consist of one gate valve and one backflow prevention device between the connections. The charging stations may be relocated within a phase or to another phase and multiple sub-phases can share a single station. Recycled water pipe lines shall be constructed concurrent with roadways construction and paving within a phase or sub-phase. Additional temporary potable water charging station connections to the recycled water system may be utilized subject to the approval of the Environmental Utilities Director.

- Potable Water – Two independent points of connection required to the ARSP Backbone water system to provide system looping.
- Roadway – Two points of access required (one may be a temporary EVA) and reasonable traffic circulation.
- Electric – Any sub-phase shall be consistent with Section 3.11 below.
- Grading – A substantial earthwork effort is required by the ARSP. Sub-phasing plans will be required to demonstrate, through a detailed mass grading plan, that all sites (whether cut or fill) will be able to be constructed over time with an effort to minimize use of retaining walls. Haul roads, stock pile sites and adequate drainage facilities shall be identified on grading plans.
- Drainage – Any sub-phase shall demonstrate that adequate storm water management is provided.
- Streetscape Irrigation – Irrigation systems for streetscapes shall be separated by sub-phase and fully operational.

Landowner acknowledges that modifications to the Phasing Plan as shown in Exhibit “G” shall require additional City review. Special studies including but not limited to, water/recycled water/sewer/storm water systems, grading, traffic, fire response, electric supply, and other environmental review may be required. The Landowner will be responsible for all costs associated with the preparation of special studies, and for the associated costs of time and materials of City Staff for the review and processing of the requested deviation as deemed necessary by City.

3.3.1 Recordation of Large Lot Map(s). One Large Lot Tentative Map (“LLM”) shall be prepared for the entire Plan Area, allowing phasing of the final map (“Large Lot Final Map”). Large Lot Final Maps can record independent of the others

consistent with the LLM. Consistent with Section 3.5.4.2 below, performance security (in a form acceptable to City) shall only be required for small lot subdivision maps being recorded prior to the acceptance of improvements by City. Future public lands within the Plan Area, including the well site, sewer lift station, fire station, open space, drainage channels, and parks shall be dedicated to the City on the face of each Large Lot Final Map as an irrevocable offer to dedicate ("IOD").

With the recordation of the first Final Map, the Landowner shall grant to City separate IODs for (1) rights-of-way ("RoW") for all arterial roadways to include all landscape corridors adjacent to Low Density Residential and Medium Density Residential parcels, (2) open space parcels within the Project, (3) public utility easements ("PUEs") consisting of twenty-five (25) feet adjacent to RoW dedications adjacent to land uses other than Low Density Residential and Medium Density Residential land uses, except as otherwise shown in the Specific Plan, (4) drainage channels, (5) all P/QP parcels (except the school site), and (6) temporary construction easements ("TCEs") with rights of access and rights to construct, covering the combined width of the RoW, PUEs, IODs and open space parcels (subject to any conditions in the 404 Permit). City shall have the right to accept IOD and TCE dedications on behalf of or for use by any third party developer(s), subject to such third parties executing a right of entry agreement, including indemnification provisions, acceptable to Landowner, which acceptance shall not be unreasonably withheld.

In addition, Landowner shall with recordation of the first Final Map grant to City a separate IOD for the future Placer Parkway alignment, including an area for the portion of a potential future interchange at the Placer Parkway/Westbrook Boulevard intersection that would lie within the Project boundaries, area that are designated "not a part of this subdivision" ("NAPOTS" or "NAPOTS Area") on the Land Use Plan. Notwithstanding the provisions below for City acceptance of all RoW IOD's, City shall not be obligated to accept such IOD for the NAPOTS Area until the earlier of the recordation of the final small lot map for Phase 3 of the Project or execution of the contract for the construction of the segment of Placer Parkway including the NAPOTS Area. Landowner shall include the maintenance of the NAPOTS Area in its Community Facilities District – Public Services under Section 3.19 below, until such time as the contract for the construction of the segment of Placer Parkway including the NAPOTS Area is executed. Landowner shall maintain the NAPOTS Area prior to City acceptance, using funding from the CFD – Public Services. Upon City acceptance of the IOD for the NAPOTS Area, City shall be responsible for maintenance of the NAPOTS Area, using funding from the CFD – Public Services, until such time as indicated herein.

City shall accept all RoW and PUE IOD's subject to improvement. IOD's shall remain in force until such time as all Landowner obligations for public improvements and/or Preserve Area Establishment Monitoring Phase monitoring is

complete. Upon issuance of a Certificate of Completion ("COC") for the completed improvements within the IOD's, and following the acceptance of those improvements by the City Council, the City shall accept the dedications. The City is not obligated to accept land dedications for future P/QP, Open Space, Park, or other public improvements until the frontage improvements to such land dedications are completed. Furthermore, Open Space Preserve Area acceptance shall take place as described in Section 3.12.9.1 and the City's Open Space Preserve Overarching Management Plan. Except as provided in Section 3.12.9 below, maintenance of these properties remains a Landowner obligation until accepted by City.

3.4 Public Utilities Within Rights-of-Way. All public utilities shall be located within the rights-of-way to be granted by Landowner to City for the arterials, collectors and other local streets within the Property or within public easements granted by Landowner to City for such purposes. Accordingly, upon approval of any final large lot subdivision map (or any phase of it), or demand of the City based upon service needs, whichever occurs first, Landowner agrees to grant an IOD to City for the rights-of-way, pursuant to Section 3.3.1, for any arterials, collectors, or public easements that include the area within which such public utilities will be located. If such utilities need to be installed prior to the construction of the applicable street(s), Landowner shall grant a temporary public utility easement which shall merge with the rights-of-way upon completion of the applicable street improvements. The width of the rights-of-way, including the area for the applicable roadways, utilities and power line corridors shall be as shown in the Specific Plan.

Nothing in this Agreement shall be construed to limit or restrict the right of the City to require the dedication of an easement for utility, bus shelter, or powerline corridor purposes related to development of any parcel when such requirement would be otherwise consistent with the reasonable exercise of the police powers of the City and is reasonably related to a requirement to serve the parcel or parcels adjacent to the easement.

3.5 Road Improvements. Landowner, at its expense, shall provide the road improvements set forth in this Agreement, the Specific Plan, the Phasing Plan, as may be modified as provided in Section 3.3, the Infrastructure Phasing and Reimbursement Schedule set forth in Exhibit "BB", and as shown in Exhibit "H".

3.5.1 Landowner's Obligations. Landowner obligation for residential and collector roadway improvements shall consist of the construction of curb, gutter, sidewalk, utilities, streetlights, appropriate striping, all necessary drainage improvements including storm water management requirements, fiber optic cable conduit as set forth in Exhibit "T", and pavement section. Except as provided below in Section 3.5.2, Landowner's frontage obligation for arterial roadways shall consist of curb, gutter, sidewalk, one-half of the median landscaping and median curbing,

grading of ½ of the full road section, drainage facilities including storm water management requirements, utilities, street lights, signal interconnect conduits, fiber optic cable conduit as set forth in Exhibit "T", and eighteen feet (18') of asphalt pavement adjacent to the property, including aggregate base and sub-base, striping, and any additional pavement widening at intersections and driveways to accommodate turn lanes and bus turnouts as may be required by the City Engineer (collectively "Frontage Improvements"). Right turn auxiliary lanes, turn flares, decel lanes, tapers, transition lanes, widening at driveways and bus turnouts shall be constructed by Landowner in, and encroach into, the public utility easement/landscape easement corridors per the Specific Plan. Additional RoW dedication is required where multiple left turn lanes are required per City Standards. The area within which such Frontage Improvements are to be located shall be referred to herein as Landowner's frontage. Unless specifically identified within this Agreement, Landowner shall not be entitled to reimbursement or credit towards the City's traffic mitigation fee for any required Frontage Improvements along arterial roadways, or for any residential and/or collector roadway improvements.

Except as set forth below, installation of median landscaping and median curbing shall be constructed concurrent with roadway construction. Landscaping and sidewalks adjacent to roadways may be constructed concurrent with the development of adjacent parcels. Paseo and Bike trail connections will be constructed consistent with Sections 3.12.6 and 3.12.7, respectively, of this Agreement.

3.5.2 Arterial Roadways. Landowner shall grant easements and dedicate all IODs for all arterial roadways as set forth in Sections 3.2 and 3.3.1 above. Arterial roadways wholly within and adjacent to the Project are Westbrook Boulevard, and Roads B and D east of Westbrook Boulevard. City and Landowner acknowledge that the locations of these roadways are schematic in nature and may be revised during the design of the improvement plans based on the final design for such arterials and the final small lot subdivision for the Property. The number of lanes and width of pavement shall be as required within the Specific Plan. The phasing and improvements required for each arterial are shown on Exhibit "H" and described in the Phasing Plan, Exhibit "G". Arterial roadway improvements in excess of required Landowner's Frontage Improvements constructed by Landowner pursuant to this Section 3.5.2 shall be subject to a funding, construction and acquisition agreement (the "Funding, Construction and Acquisition Agreement") between Landowner and City. City shall establish a traffic mitigation fee set-aside fund dedicated to CIP improvements within the Project that are in excess of required Frontage Improvements by withholding 25% (the "TMF Set-Aside Fund") of City traffic mitigation fee ("TMF" or "City TMF Fund") revenues paid by Landowner, provided, however, that if Landowner constructs CIP improvements that are the obligation of the CSP, the TMF Set-Aside Fund percentage for the Project out of the City TMF Fund shall be 50 percent (50%). Payments to Landowner for CIP improvements shall be on a first completed, first paid basis and shall be distributed

from the TMF Set-Aside Fund as improvements are constructed and invoiced pursuant to the Funding, Construction and Acquisition Agreement.

Within thirty (30) days of City acceptance of improvement plans, City and Landowner shall enter into a Funding, Construction and Acquisition Agreement to provide for periodic progress payments to Landowner, based upon invoices for actual work constructed, for stages of the arterial roadway improvements described in this Section 3.5.2 that have been signed off by City inspectors.

Landowner's specific construction obligations for the above referenced arterial roadways, where applicable to Landowner, are as follows:

(a) Roads B and D. Roads B and D are planned as 4-lane arterials east of Westbrook Boulevard. Landowner shall construct the Frontage Improvements, as defined in Section 3.5.1, as well as the adjacent inside lane, i.e., the CIP Improvements, for both sides of Roads B and D east of Westbrook Boulevard to the eastern Plan Area boundary, pursuant to the Phasing Plan set forth in Exhibit "G".

City shall pay Landowner out of the TMF Set-Aside Fund for the cost of the additional inside lane pursuant to the terms of the Funding, Construction and Acquisition Agreement, but if insufficient funds are available for such payment, City shall make payment to the extent funds are available, then provide 25% credits (50% if Landowner constructs CIP improvements that are the obligation of the CSP) against the TMF applied to the building permits on Landowner's Property, for all DUEs on Landowner's Property, up to the amount of the payments due to Landowner, provided, however, that once sufficient TMF Set-Aside Fund revenues are available to pay for such improvements, City shall pay Landowner such amount, less the amount of any payments and credits previously extended to Landowner against the TMF applied to DUEs on Landowner's Property.

(b) Westbrook Boulevard. Westbrook Boulevard is planned as a 6-lane arterial roadway. Landowner shall construct both outside Frontage Improvements to form a continuous roadway from south to north and shall include the full grading of the ultimate roadway section and the construction of a 4-lane road section of the ultimate 6-lane roadway, including specified landscape median (8 feet south of Road A and 14 feet north of Road A), as defined in Section 3.5.1, which 4-lane section includes the frontage improvements as well as the adjacent inside lane, i.e., the CIP Improvements, on each side of Westbrook Boulevard.

City shall pay Landowner out of the TMF Set-Aside Fund for the cost of the additional two inside lanes pursuant to the terms of the Funding, Construction and Acquisition Agreement, but if insufficient funds are available for such payment, City shall make payment to the extent funds are available, then provide 25% credits against

the TMF (50% if Landowner constructs CIP improvements that are the obligation of the CSP) applied to building permits on Landowner's Property, for all DUEs on Landowner's Property, up to the amount of the payments due to Landowner, provided, however, that once sufficient TMF Set-Aside Fund revenues are available to pay for such improvements, City shall pay Landowner such amount, less the amount of any payments and credits previously extended to Landowner against the TMF applied to DUEs on Landowner's Property.

Westbrook Boulevard Frontage Improvements shall be constructed in phases consistent with the Phasing Plan set forth in Exhibit "G". Each phase of such Westbrook Boulevard Frontage Improvements shall be triggered upon on-site development of the specific parcels adjacent to the roadway and shall include the full grading of the ultimate roadway section and the construction of a 4-lane road section of the ultimate 6-lane roadway, including specified landscape median (8 feet south of Road A and 14 feet north of Road A), and frontage improvements on both sides. Limits of construction phases of Westbrook Boulevard shall be determined by the City Engineer at such time as Landowner submits sub-phasing plans as provided for in Section 3.3.

In the event that development of the ARSP precedes the extension of Westbrook Boulevard through the Creekview Specific Plan ("CSP") by the CSP landowners, Landowner shall assume the obligation to extend Westbrook Boulevard through the CSP and into the Plan Area. Within thirty (30) days of City acceptance of Landowner's improvement plans for Westbrook Boulevard, including the portion of Westbrook Boulevard through the CSP, City and Landowner shall enter into a Funding, Construction and Acquisition Agreement to provide for periodic progress payments to Landowner for the CIP portion of Westbrook Boulevard, based upon invoices for actual work constructed, for stages of Westbrook Boulevard that have been signed off by City inspectors. All City reimbursements to Landowner for the CIP portion of Westbrook Boulevard shall be from funds from the TMF Set-Aside Fund. All frontage improvements for that portion of Westbrook Boulevard through the CSP that Landowner constructs shall be reimbursed to Landowner by the CSP at such time when construction of the improvements would have been required had the improvement not been so advanced by Landowner. Reimbursement shall be adjusted annually by the CCI from the date the reimbursable costs were incurred by Landowner to the date of reimbursement, as provided in Section 3.26 of the CSP Development Agreement.

3.5.3 West Sunset Boulevard. Landowner shall have the obligation to construct improvements to West Sunset Boulevard in unincorporated Placer County immediately north of the Annexation Area (the "West Sunset Improvements") to a Rural Secondary Roadway standard pursuant to Placer County standards in effect as of the Effective Date of the Agreement. The West Sunset Improvements shall be constructed as initial improvements and ultimate improvements, as set forth in Exhibits

"H-3-A, -B, and -C" hereto. Initially, the West Sunset Improvements shall consist of an all weather fire access road (emergency vehicle access only) along the future alignment of Westbrook Boulevard from West Sunset Boulevard south to where initial Westbrook Boulevard improvements in the Project have been constructed, including a gate and fencing to restrict public access to the satisfaction of the City Engineer. As set forth in the Phasing Plan in Exhibit "G", the ultimate West Sunset Improvements shall be constructed by Landowner at the time of commencement of construction of Phase 3 of the Project. The West Sunset Improvements shall consist of two 12-foot travel lanes, two 4-foot shoulders, a new 8-foot wide drainage ditch on the south side of roadway, and necessary turn lanes, as shown in Exhibit "H-3-A, -B, and -C", along with a 5-foot sidewalk within a 25-foot landscape corridor along the southern edge of West Sunset Boulevard adjacent to the Property and within the new City boundary to be created by annexation. There shall be no requirement for street lighting along West Sunset Boulevard, and the only electrical facilities along West Sunset Boulevard required of the Project shall be electrical facilities to serve the traffic signal to be constructed at the intersection of Westbrook Boulevard and West Sunset Boulevard, as well as the electrical facilities to serve the landscaping to be constructed by Landowner as part of the West Sunset Improvements. In order for Landowner to construct such West Sunset Improvements, Placer County shall need to abandon a portion of its existing right-of-way on the southern portion of West Sunset Boulevard along the entire northern border of the Project (as shown in Exhibit "H-3-A"). The annexation of the ARSP shall extend north to a point south of the West Sunset Improvements, including land that the County needs to abandon as herein described, as shown in Exhibit "H-3-A". Landowner and City shall work together with Placer County to convey all existing interests in the LSE/PUE within the annexed area to City or to Landowner, who shall in turn offer the dedication of the landscaped corridor as RoW to City.

Should Placer County, or the City and Placer County jointly, develop a fee program that includes the West Sunset Improvements or any portion thereof, which fee program requires payment of traffic impact fees to fund the West Sunset Improvements at the time of issuance of building permits in the Project, Brookfield Sunset, LLC shall be entitled to reimbursement for the cost of the West Sunset Improvements that Brookfield Sunset, LLC or its assignee(s) has constructed pursuant to this Agreement, with reimbursement from such traffic fees collected in the above referenced fee program from the issuance of building permits in the Project or paid by third parties. Such reimbursement shall be personal to Brookfield Sunset, LLC, and does not run with the Property to successors and assigns, unless Brookfield Sunset, LLC provides written notice to Placer County or to City and Placer County, as the case may be, that said reimbursements have been assigned by Brookfield Sunset, LLC to a third party.

3.5.4 Timing of Dedication and Security for Road Improvements.

3.5.4.1 Rights-of-way for the arterial roadways and the NAPOTS

Area shall be dedicated as an IOD to the City as set forth in Sections 3.2 and 3.3.1, and with the recordation of the first Large Lot Map. All other dedications of roadways to the City shall be made with subsequent final small lot subdivision maps and City acceptance of completed improvements.

3.5.4.2 Prior to the recordation of a small lot residential subdivision map for the Property, Landowner shall provide adequate assurances to City, either in the form of subdivision improvement bonds, issuance and sale of bonds by the CFD or other manner acceptable to the City, that adequate funds are available to finance the completion of all improvements to arterial roadways and the single collector street in the Project to serve the portion of the Property which is the subject of the small lot residential subdivision map; provided, however, Landowner shall not be required to post security for the portion of the work associated with Road CIP improvements.

3.5.5 Road Improvement Standards. All improvements to be installed by Landowner shall comply with the City's development standards for public streets in effect as of the date of improvement plan approval unless modifications are otherwise mutually agreed to by Landowner and the City Engineer. The rights-of-way required for such road improvements shall be as set forth in the Specific Plan, or, if not shown in the Specific Plan, then as set forth in the City's Improvement Standards.

3.5.6 Landscape Setbacks. For the roadways within and/or adjacent to the Property, Landowner shall establish the applicable landscape setbacks provided therefore by the Specific Plan and/or Design Guidelines. Such setbacks shall be measured generally from back of curb, except bus turnouts, right turn auxiliary lanes, turn flares, decel lanes, and turn lane tapers may encroach into the landscape setback to the extent permitted by the Specific Plan Design Guidelines. Such landscape setbacks shall be limited to landscaping, streetlights, utilities, sidewalks, traffic control equipment (signs and traffic signals), walls and related uses, and shall be included in the road rights-of-way, adjacent to LDR and MDR parcels. Such setbacks shall not be included within rights-of-way adjacent to High Density Residential and nonresidential uses as set forth in the Specific Plan.

3.5.6.1 Separated Sidewalks. Landowner shall ensure that if a residential property is improved with separated sidewalks, the residential property shall be subject to recorded CC&R's containing a requirement that the owner of a residential unit immediately adjacent to a separated sidewalk is responsible for the maintenance of all landscaping (consistent with City's Water Efficient Landscape Ordinance) within the landscape planter, including, street trees (to be trimmed per City standards) located between the separated sidewalk and curb, except where a Homeowners Association maintains the landscaping within the landscape planter. Individual homeowners shall be notified by any such applicable Homeowners Association of a restriction against replacing landscaping with hard surface

improvements within the above referenced landscape planter.

3.5.7 Traffic Signals. Landowner shall be responsible for the costs of construction of traffic signals as shown on Exhibit "I" and described in the Phasing Plan through the payment of the TMF. Landowner shall construct the traffic signals set forth in Exhibit "I", for which City shall make progress payments to Landowner for the cost of construction of such traffic signals from the City's TMF Set-Aside Fund, as defined in Section 3.5.2 above. At a minimum, and in the case where full signal improvements are not warranted at the time of construction by Landowner, then, at the discretion of the City Engineer, Landowner shall install underground conduit, loops, and poles for those signals, subject to the progress payment and credit provisions set forth in this Section 3.5.7. For those traffic signals to be completed at a later date, City shall be responsible to install mast arms, signals and signal controllers when they are needed. If TMF Set-Aside Fund revenues are not available to fully pay Landowner for any traffic signal improvements constructed by Landowner under this Section 3.5.7, City shall provide 25% credits (50% if Landowner constructs CIP improvements that are the obligation of the CSP) to Landowner against the TMF applied to building permits on Landowner's Property, up to the amount of the reimbursement then un-reimbursed by City to Landowner, provided, however, then once sufficient City revenues are available to fully pay Landowner, City shall so pay Landowner, less the amount of any credits previously extended to Landowner against the TMF applied to DUEs on Landowner's Property. Landowner shall be entitled to reimbursements and/or credits toward the appropriate City traffic mitigation fee for the design and construction of public traffic signals and/or signals warranted by City that are constructed in their ultimate location. Landowner shall not be entitled to any reimbursements or traffic mitigation fee credits for any portion of a traffic signal that serves a private driveway, unless the driveway is the fourth leg of a warranted three legged signal that serves public rights-of-way on three legs, at which time the public legs would be available for reimbursement from the TMF Set-Aside Fund.

3.5.8 Update of City Fee. Landowner acknowledges that as a result of approval of the Project, the City will need to update the Capital Improvement Program and Traffic Mitigation Fee to include the Project. Landowner and City shall use their best efforts to cause such update to be completed within twelve (12) months of the Effective Date hereof. Until such update has been completed and approved by the City, Landowner agrees to pay the fee rate then currently charged to the Creekview Specific Plan Area. To the extent that the Traffic Mitigation Fee adopted for the Project is higher than that charged in the Creekview Specific Plan Area, Landowner shall pay the difference as a surcharge to future Traffic Mitigation Fee obligations on a per-DUE basis for the remaining DUE's within the Project. To the extent that the Traffic Mitigation Fee adopted for the Property is lower than that charged in the Creekview Specific Plan Area, Landowner shall receive a credit against future Traffic Mitigation Fee payments until such time as the amount of the overpayment is exhausted.

3.5.9 Highway 65 Joint Powers Authority. Landowner agrees that the Property shall be subject to and shall pay the Highway 65 Joint Powers Authority Fee ("Highway 65 JPA Fee"). City shall initiate and complete the actions necessary to amend the Highway 65 JPA Fee to include the Property and Landowner hereby consents to and waives any objection to such inclusion.

Landowner agrees that until such time as the Highway 65 JPA Fee is amended to include the Property, Landowner shall pay the fee applicable to the Creekview Specific Plan Area ("Interim Highway 65 JPA Fee") in the amounts and at the times specified by the Highway 65 JPA Fee program. If Landowner pays the Interim Highway 65 JPA Fee and the Interim Highway 65 JPA Fee exceeds the Highway 65 JPA Fee as amended, then the excess amount collected shall be applied as a credit towards Highway 65 JPA Fees on a per DUE basis for the remaining DUE's within the Specific Plan. If the Interim Highway 65 JPA Fee is less than the amended Highway 65 JPA Fee, the total amount of the shortfall shall be added as a surcharge to such future Highway 65 JPA Fee on a per DUE basis.

Nothing in this Section shall be construed as an agreement to an allocation of assessment or benefit to a particular parcel or parcels or to constitute a waiver of the right of Landowner to protest an allocation of a particular assessment burden or benefit associated with the updates of the foregoing fee programs.

3.5.10 South Placer Regional Traffic Fee. Landowner agrees that the Property shall be subject to and pay the South Placer Regional Traffic ("SPRTA") Fee as established by the Placer County Transportation and Planning Agency ("PCTPA") and adopted by the City. City shall initiate and complete the actions necessary to amend the SPRTA Fee to include the Property and Landowner hereby consents to such inclusion.

Landowner agrees that until such time as the SPRTA Fee is amended to include the Property, the fee applicable to the Creekview Specific Plan Area shall apply to the Property and Landowner shall pay such fees ("Interim SPRTA Fee") in the amounts and at the times specified by the SPRTA Fee program. If Landowner pays the Interim SPRTA Fee and the Interim SPRTA Fee exceeds the SPRTA Fee as amended, then the excess amount collected shall be applied as a credit towards SPRTA Fees on a per DUE basis for the remaining DUE's within the Property. If the Interim SPRTA Fee is less than the amended SPRTA Fee, the total amount of the shortfall shall be added as a surcharge to such future SPRTA Fees on a per DUE basis.

Nothing in this Section shall be construed as an agreement to an allocation of assessment or benefit to a particular parcel or parcels or to constitute a waiver of the right of Landowner to protest an allocation of a particular assessment burden or benefit associated with the updates of the foregoing fee programs.

3.5.11 Tier II Traffic Fee. The SPRTA Tier II Fees are administered by the Placer County Transportation Planning Agency ("PCTPA"). Landowner acknowledges and agrees to pay the Tier II Traffic Fee, collected to pay for construction of the Placer Parkway and improvements to the I-80/SR65 interchange. The Tier II Traffic Fee program participants include the jurisdictions of Placer County, and the Cities of Roseville, Rocklin, and Lincoln. The current Tier II Traffic Fee is \$6,332.96 per DUE and will be allocated to the various land uses using a methodology approved by the SPRTA Board. The Tier II Fees shall be adjusted for inflation annually based on the Construction Cost Index ("CCI") shown in the Engineering and News Record in May of each year and based on the average of the 20 Cities average and San Francisco average. Upon approval by the SPRTA Board, SPRTA Tier II Traffic Fees to be paid by the Project shall be subject to a credit per DUE for costs advanced by Landowner applicable to future resource agency permitting for the future alignment of the segment of Placer Parkway within the Project boundaries, as well for any land acquisition component of the SPRTA Tier II Traffic Fee that applies to that segment of Placer Parkway that lies within the Project.

3.5.12 Transit Master Plan Funding. Landowner shall pay, as its fair share on a City-Wide basis, for the update of the City's Long Range Transit Master Plan, Short Range Transit Plan Update, and Bicycle Master Plan Update, the amounts of \$4,166, \$4,998, and \$4,166, respectively, prior to the recordation of any Large Lot Final Map on the Property. Landowner's pro-rata share, based on 148.7.7 acres as the numerator and 674.4 acres as the denominator is 22.05% of \$13,330, or a total of \$2,939.

3.5.13 City-County Fee. Landowner acknowledges that City and Placer County have adopted a funding mechanism (the "City-County Traffic Mitigation Fee") for improving certain roads in the City and County, including Baseline Road and Walegra Road. Landowner agrees that the Property shall be subject to and pay the City-County Traffic Mitigation Fee. Until such time as an update of the City-County Traffic Mitigation Fee has been completed to include the Property, Landowner agrees to pay the fee rate then currently charged in the CSP.

3.5.14 Santucci Boulevard and Vista Grande Boulevard Extension and Traffic Mitigation Fee. If and when the City and County of Placer develop fee programs to mitigate regional traffic concerns, Landowner consents to and agrees that any then-undeveloped portion of the Property, for which no building permit has been issued, shall participate to the extent of its fair share in a City-Wide funding mechanism. Such regional roadway extensions and improvements shall consist only of Santucci Boulevard between the Regional University Specific Plan and the future Placer Parkway and Vista Grande Boulevard west of the Sierra Vista Specific Plan boundary to Baseline Road. At the time of the adoption, Landowner does not waive its right to protest the amount of the fee.

3.5.15 Placer County Traffic Mitigation Fee. Landowner agrees to pay to City a fee of \$215 per DUE (the "Placer County Road Impact Fee") to provide fair share funding to Placer County as full mitigation of impacts on the Placer County roadway circulation system for roadways in the adopted County Capital Improvement Program at the date of approval of this Agreement that are north of Interstate 80, west of Highway 65, and outside of County approved specific plan areas (but excluding Santucci Boulevard, the extension of Vista Grande Boulevard as provided in Section 3.5.14 above), and the West Sunset Boulevard/Fiddymont Road intersection. The Placer County Road Impact Fee shall be adjusted annually after the completion of annexation proceedings for the Specific Plan by the percentage of change in the CCI.

3.5.16 Fee Credits/Reimbursement for Construction of CIP Improvements. Landowner shall be entitled to credits against the City traffic mitigation fees for the cost of constructing roadway improvements that are included in City's roadway capital improvement program ("Roadway CIP") and identified in this Agreement, as more fully set forth in Sections 3.5.1 and 3.5.2 above and Section 4.2 below.

3.5.17 Transportation Systems Management. Landowner shall comply with the City's Transportation Systems Management Ordinance.

3.5.18 Alternative Transportation Marketing. Landowner shall provide educational and marketing materials for alternative modes of transportation (e.g. Roseville Transit Services Guide, Bikeways Map and carpool/vanpool information) to each new homeowner and the first resident of each attached housing unit.

3.5.19 Park and Ride Lot. Twenty-five (25) park and ride spaces shall be provided on Parcel AR-53, as shown in Exhibit "H". Such park and ride spaces shall be included in addition to the parking required for the applicable underlying land use by the City's Zoning Code. Landowner shall install the park and ride spaces at the time of development of the parcel on which the park and ride lot is located. The park and ride lot shall be located proximate to a bus stop location. Park and ride spaces shall allow for exclusive daily weekday parking between the hours of 5:00am and 8:00pm.

3.6 Sewer Facilities. Landowner shall construct on-site sewer facilities as described in this Section, the Phasing Plan, and as shown in Exhibits "J-1" and "J-2", attached hereto. In the event that the WRSP and/or CSP has not constructed sewer facilities necessary to serve the Property, Landowner shall construct the necessary off-site sewer facilities and obtain reimbursement from the WRSP and/or CSP in accordance with Section 4.2.2 herein. Landowner shall, subject to the provisions of Section 2.8 of this Agreement, be solely responsible for obtaining easements and rights-of-way that are required for construction of such improvements. City shall provide

Landowner with any rights-of-entry needed to connect these improvements to the City's existing sewer system. Except for the improvements expressly described herein and as shown on Exhibits "J-1" and "J-2", Landowner shall have no obligations to install or pay for the installation of any off site treatment facilities, except through the payment of sewer connection fees (local, regional and special benefit) levied and collected by the City at the time of development pursuant to City ordinances.

3.6.1 Lift Station Sites. Landowner shall, at its expense, design and construct two sewer lift stations (Parcels AR-56 and AR-57). Landowner shall be responsible for installation of all frontage improvements to Parcels AR-56 and AR-57, including storm drainage, water, wastewater, electric and communication fiber conduit per City standards. Construction of such sewer lift stations shall be consistent with Exhibits "J-1" and "J-2" attached hereto and Figures 9 and 10 of the Sanitary Sewer Master Plan. As disclosure to subsequent purchasers, Landowner shall install signage at both future lift station sites describing the facilities to be constructed on the particular lift station site. Signs shall be provided pursuant to City specifications. The Environmental Utilities Director shall review and approve the signs prior to their installation.

3.6.2 Master Wastewater Plan. Landowner shall construct wastewater conveyance facilities to connect the Project to the Pleasant Grove Wastewater Treatment Plant ("Treatment Plant"). Construction of such facilities shall be consistent with Exhibits "J-1" and "J-2".

Where wastewater conveyance facilities are to be located within roadways, such facilities shall be installed concurrent with the construction of the corresponding road improvements, if not earlier. All weather maintenance access roads shall be provided to provide a single point of access to all manholes that are not located within roadways, to be determined by the Environmental Utilities Director.

3.6.3 Improvement Standards. All sanitary sewer facilities shall be designed and constructed pursuant to City's then current Improvement Standards and shall be subject to City plan review, construction inspection and final approval. Landowner shall pay then current plan check, mapping and inspection costs as incurred by City for review, mapping and inspection of such improvements.

3.6.4 Access to Manholes. Manholes shall be located so that they are accessible by City sewer maintenance vehicles unless otherwise approved by the Environmental Utilities Director. All manholes shall be made watertight during construction. Landowner shall maintain access for City sewer maintenance vehicles to access all selected manholes in the Project, as determined by the Environmental Utilities Director. Where feasible, maintenance roads shall be combined with bikeways.

3.6.5 Public Utility Easements. Where wastewater improvements to be constructed by Landowner are not located within road rights-of-way, as and when Landowner installs such wastewater improvements, Landowner shall grant and City shall accept a non-exclusive public utility easement for the ownership and maintenance of such lines, together with access thereto for maintenance purposes. Easement widths shall be granted in accordance with the City's Improvement Standards.

3.6.6 Wastewater Facilities for Reimbursement. Subject to the provisions of Section 4.2 of this Agreement, Landowner shall be entitled to reimbursement from third parties whose property is benefited by Landowner's construction of wastewater facilities required by City in which there exists capacity in excess of that required to serve the development of the Property (excluding any operational adjustments by City). Such reimbursement shall be pro rata, based on the respective capacity requirements (i.e., flow in the pipes) of the Property and other property benefited by such construction. Specific wastewater facilities subject to reimbursement pursuant to this Section 3.6.6 and Section 4.2 of this Agreement are shown in Exhibits "K-1" and "K-2" and listed in Exhibit "BB". For properties outside of the Plan Area, Landowner shall submit documentation to the City to justify the requested reimbursement.

The timing for the payment of any such reimbursement by such third party/benefiting landowner to Landowner shall be upon the earlier the formation of a CFD and issuance of bonds for such CFD serving development by such third parties or, recordation of the first large lot subdivision map serving the development by such third party.

3.6.7 Wastewater Service Area Boundary. Landowner shall be responsible for its pro rata share, based on acreage (148.7 acres out of 674.4 acres in the ARSP), of all costs associated with obtaining approval from the South Placer Wastewater Authority (SPWA) for expansion of the existing wastewater service area boundary to include the Plan Area.

3.7 Water Supply.

3.7.1 Placer County Water Agency Supply. City is negotiating with the Placer County Water Agency (PCWA) to acquire an additional treated surface water supply from PCWA via a wholesale water agreement, inclusive of 1,067 acre feet per year ("AFY") to serve the Project. Water obtained from PCWA by City through the wholesale agreement would be delivered to the City through PCWA's Tinker Road Pump Station and Reservoir located in the Sunset Industrial Area of unincorporated Placer County (the "Tinker Road Facility"), and then transported through the City's water infrastructure to the Project site. In the interim period before the PCWA infrastructure is in place to provide water to the Project, the Project will be supplied using existing City supplies and water treatment capacity. Additional infrastructure,

including the Ophir Water Treatment Plant and improvements at the Tinker Road Facility, as described below, are needed to provide the PCWA treated surface water to the Project. As set forth in the EIR, prior to the approval of any building permits in the Project, Landowner shall pay its proportionate share of required funding to City for the acquisition and delivery of treated potable water supplies to serve the Project. No building permits shall be issued for the Project until City has entered into the herein described wholesale water agreement with PCWA to acquire sufficient water supplies to serve the Project's water demands.

3.7.2 Financing of Water Supply. To provide the needed surface water supply to serve the Project, and subject to the direction of and at the time City so directs, Landowner is required to participate in the funding of certain PCWA off-site water facilities. Such facilities consist of the future PCWA Ophir Water Treatment Plant ("Ophir WTP"), associated PCWA transmission facilities necessary to wheel treated water to the Tinker Road Facility, and improvements to the PCWA Tinker Road Facility. Landowner is obligated to fund the construction of the off-site water facilities at the Tinker Road Facility such that capacity is increased by 2.7 MGD. Such off-site water facilities include but may not be limited to the following: (i) approximately 800 feet of 24 inch diameter pipe; (ii) a new 2.7 MGD firm capacity booster pump station; and (iii) either a new pipeline connection into the existing fluoride feeder station, or a new fluoride feeder station inside a new pump building. To the extent that the improvements to the Tinker Road Facility constructed by Landowner provide capacity or enhance water supply reliability benefitting third parties, Landowner shall be entitled to reimbursement from such third parties to the extent that they benefit from Landowner's constructed improvements to the Tinker Road Facility. In addition to the improvements required at the PCWA Tinker Road Facility as set forth herein, Landowner agrees that no building permits shall be issued for the Project until such time as City and Landowner agree to a funding source for the PCWA water supply. The funding source for the PCWA water supply may consist of one, or any combination, of the following, without the need to amend this Agreement: (i) a water connection fee representing the required PCWA infrastructure; (ii) CFD proceeds that have been allocated for the Project's water supply; or (iii) any other funding source or strategy mutually agreed to in writing by City and Landowner. If CFD proceeds are used to fund the PCWA water supply, such CFD proceeds shall be provided at such time and amount as jointly agreed to by City and Landowner. In addition to the PCWA water facilities described herein, Landowner shall pay for the installation of any off-site water storage, treatment, and transmission facilities benefitting the Project through the payment of water connection fees levied and collected by City, in accordance with any applicable City ordinances as may be established by City.

3.7.3 Groundwater Well. Landowner shall dedicate to City Parcel AR-55 for one (1) groundwater well at the approximate location shown on Exhibit "L". Landowner shall construct frontage improvements for Parcel AR-55, including water,

recycled water, wastewater, storm drainage, electric and communication fiber conduit. As shown in Exhibit "L", the well site shall be constructed adjacent to the 24" water line to be constructed in Road B, and be connected to that 24" water line with a 16" water line. Landowner shall install a test well in a location mutually agreed upon by Landowner and City to determine if the well location utilized meets desired capacity and water quality. If the desired capacity and water quality are confirmed in the test well, Landowner shall be responsible for drilling and completing the production well (but not above ground well improvements such as pumping and treatment facilities) as further described below. City shall be responsible for the construction and costs of above ground production well (topside) improvements such as pumping and treatment facilities.

It is the intent of this section (and the Parties) that the groundwater well location identified within the Project shall be capable of achieving a yield of approximately 1,800 gallons per minute, be designed for Aquifer Storage and Recovery, and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowners shall, at its own cost, work with the City to relocate the well site within the Project to an alternative site mutually agreed to by City and Landowner until these objectives are satisfied.

Landowner shall contact the City Environmental Utilities Department prior to design and construction of the production well. The production well shall be in operation at the time of occupancy of the 250th residential unit in the Project. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. In addition, notwithstanding the foregoing, the well shall be drilled prior to the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for the well if at the time of construction of the well homes are occupied between 500 feet and 1,000 feet of the well.

If City determines that the production well is required prior to the occupancy of the 250th residential unit in the Project, City has the right to construct the test well and the production well. Landowner shall reimburse City for the actual cost of the below ground improvements for the test well and production well, as set forth above, including annual CCI adjustments of such costs, upon occupancy of the 250th residential unit in the Project. If City constructs the test well and production well prior to the occupancy of the 250th residential unit in the Project, Landowner agrees to construct an all weather access roadway within either the Road A or Road B RoW and all associated infrastructure to serve Parcel AR-55 as specified in this Section 3.7.3 within one (1) year of notification from City if Road B has not otherwise already been constructed by Landowner.

Landowner shall, prior to the issuance of the first building permit in the Project phase where an existing well is located, destroy the well or wells in that particular Project phase from among the two existing agriculture irrigation wells and one domestic well in the Project Area. Landowner shall obtain from City a Well Permit and follow the California Well Standards for the destruction of the wells on the Property. All construction plans shall be designed pursuant to City's then current Standards and mutually agreed to by Landowner and the Environmental Utilities Director, and subject to City plan review, construction inspection and final approval. Landowner shall pay the then current plan check, mapping and inspection costs as incurred by City for review, mapping, and inspection of the destruction of the wells.

3.7.4 Water Conservation Measures. Landowner and its successors shall implement a Water Conservation Plan included as Exhibit "M" to this Agreement. The Water Conservation Plan shall include compliance with the City's then current Water Efficient Landscape Ordinance and outline all water conservation measures being implemented within the Project and measures to ensure water conservation objectives are achieved in perpetuity and shall be approved, at the discretion of, the Environmental Utilities Director prior to issuance of the first building permit. Such water conservation measures shall include, but are not limited to, Smart Timers, re-circulating hot water systems, and turf limitations, and shall be disclosed to each purchaser of real property within the Property. Modifications to the Water Conservation Plan as approved by the Environmental Utilities Director shall not require an amendment to this Agreement.

3.7.5 Periodic Confirmation of Water Conservation Goal. The City has determined, and the Landowner agrees, that the available water supply, as documented in the Water Supply Assessment for the Project, is sufficient to serve all phases of the Project. This determination was the conclusion of a review of the various technical studies completed in connection with the environmental review of the Project. The demand for water at build-out of the Project was determined by reference to the City's current information on water usage by the various land uses included and permitted within the City and the proposed land uses within the Project and by reference to the Landowner's Water Conservation Plan which includes a reduction in water use by approximately 15% over current (i.e., Effective Date of this Agreement) use characteristics.

The sources for water evaluated for the Project includes the addition of a new treated water supply from PCWA which adds to the water source currently used throughout the City; namely, surface water contracts with federal and local agencies and in drought or emergency situations the use of groundwater. City and Landowner are satisfied, based upon detailed technical analysis, that the demand and source assumptions relied upon to assure water from the Project are valid. However, the Parties have agreed to the following procedure to assure the continued validity of the underlying

assumptions and the continued availability of sufficient water to service all phases of the Project.

Upon construction of the dwelling units in the Project that cumulatively utilize 50% of the projected potable water usage at buildout of the Project, and then every three years thereafter during the term of this Agreement, at the same time as the annual review provided for in Section 5.2 of this Agreement, the Parties shall review the underlying assumptions regarding water demands, the achievement of project water conservation goals and sources of water for the Project, all as set forth in the EIR. Water conserved by Landowner pursuant to measures implemented under Section 3.7.4 of this Agreement shall be factored into the review provided hereunder to the benefit of Landowner. If the City determines that the actual demand and sources differ materially from the assumptions in the EIR and that the difference(s) will negatively affect the City's ability to provide water for the Project, then the Parties shall meet and in good faith attempt to implement whatever measures are needed to assure the water supply will meet the Project's demands, provided, however, that should City adopt City-Wide a requirement for a reduction in water use by more than the approximately 15% over current potable water usage as set forth herein, and the then built portion of the Project has met its approximately 15% objective set forth in this Section 3.7.5, the residential units for which building permits have not yet been issued shall be required to implement such measures necessary to achieve such City-Wide requirement, above the approximately 15% objective set forth in this Section 3.7.5. Development and implementation of such measures shall be at Landowner's cost. The foregoing notwithstanding, should City achieve its adopted City-Wide water conservation goals, the Project shall not under any circumstances be deemed out of compliance with its Water Conservation Plan water conservation objective as set forth herein.

3.8 Water System Improvements.

3.8.1 Water Study. Landowner has prepared a Water Study for its on-site water facilities and prepared a general design of the water system as shown on Exhibit "N" that identifies the size and location of waterlines, storage facilities, and pump stations. The timing of construction of such facilities is set forth in the Infrastructure Phasing "Exhibit "BB".

3.8.2 Water Facilities. Landowner shall construct on-site water system facilities as shown on Exhibit "N". In the event that the CSP has not constructed water lines necessary to serve the Project, and it can be demonstrated through the City hydraulic model that the water lines within the CSP are needed to supply water to the Project consistent with City standards, Landowner shall construct the necessary water lines and obtain reimbursement from the CSP in accordance with Section 4.2.2 herein. All such facilities to be constructed by Landowner, including mains, shall be designed and constructed pursuant to City's then current Improvement Standards, unless

modifications are otherwise mutually agreed to by Landowner and the Environmental Utilities Director, and subject to City plan review, construction inspection and final approval. Landowner shall pay then current plan check, mapping and inspection costs as incurred by City for review, mapping and inspection of such improvements. Other than those facilities set forth in Section 3.7.2 above, Landowner will not be responsible for the construction of potable water reservoirs, water storage tanks, topside well improvements, water treatment facilities and pump stations except through the payment of City water connection fees and special benefit fees as may be applicable or otherwise described herein.

3.8.3 Water Facilities for Reimbursement. There are water facilities to be constructed in the CSP for which Landowner has a construction obligation only if City determines the facilities are required to serve the Project, and if Landowner is not obligated to construct, or CSP landowners or other third parties have constructed the facilities, Landowner is obligated to pay its pro-rata share of the costs of such water facilities, as provided in this Section 3.8.3. There are other water facilities which either Landowner or other third party landowners may construct, the costs of which construction are subject to reimbursement to the constructing party, as set forth in Section 3.26 below (where reimbursement is by Landowner to constructing third parties), or in Section 4.2 below (where reimbursement is from third parties to Landowner). Finally, there are water facilities to be constructed by Landowner which the City may in the future determine are eligible for reimbursement from third parties currently outside the City (but excluding the Urban Reserve, which will not be served by water facilities constructed as part of ARSP infrastructure). Reimbursement for water facilities under this Agreement shall be pro-rata, based on the respective capacity requirements of the Property and other property benefited by the construction. Specific water facilities subject to reimbursement pursuant to this Section 3.8.3 and Section 3.26 and Section 4.2 of this Agreement are shown in Exhibits "O-1", "O-2", and "O-3" and listed in Exhibit "BB". Exhibit "O-2" sets forth reimbursements for infrastructure between Landowner and parties within the CSP assuming no other third parties benefit. Exhibit "O-3" sets forth reimbursement for certain water lines between Landowner, the CSP, and other third parties (namely, the Placer Ranch Specific Plan ("PRSP"), should such other third parties connect to or construct identified infrastructure.

With respect to the 24 inch waterline to be installed in Westbrook Boulevard from the southern boundary of the Property and the 24 inch waterlines to be installed in Roads B and D east of Westbrook Boulevard (the "Westbrook Boulevard 24" Water Line"), the Property, and the PRSP will all benefit from the Westbrook Boulevard 24" Water Line.

If the PRSP proceeds with a City development project prior to Landowner, and City determines that the PRSP must construct water facilities in the ARSP to serve the PRSP, then the City shall require in the PRSP development agreement the obligation

to construct such water facilities needed to serve the PRSP that are located in the ARSP, with reimbursement due to the PRSP from Landowner for its pro-rata share of the costs of construction of ARSP water facilities that are constructed by the PRSP, as set forth in this Section 3.8.3.

The timing for the payment of any such reimbursement shall be upon the earlier of the formation of a CFD and issuance of bonds for such CFD serving development by such third parties or recordation of the first large lot subdivision map serving the development by such third party, as set forth in Section 3.26 or Section 4.2, depending on the reimbursing party or parties (i.e., Landowner or PRSP landowners).

3.8.4 Water System Sequencing. Water system facilities shall be constructed as provided in the Phasing Plan concurrently with the construction of the road improvements described in Section 3.5 of this Agreement, and as generally shown on Exhibit "N". Extensions into the neighborhoods will be completed with development of each neighborhood. Water line extensions shall be sequenced to assure looped systems in all developing areas, except as otherwise approved by the Environmental Utilities Director.

3.8.5 Public Utility Easements. Where the water improvements to be constructed by Landowner are not located within road rights-of-way, as and when Landowner installs such water facilities, Landowner shall grant and City shall accept a non-exclusive public utility easement the width of which shall be in accordance with City's then current Improvement Standards, for the ownership and maintenance of such lines, together with access thereto for maintenance purposes only.

3.8.6 Water Softeners. As part of its development of the Project, Landowner and its successors shall not provide water stubouts for the installation of water softeners.

3.8.7 Disclosure to Buyers. Landowner shall disclose to all residential and nonresidential buyers that the Property will be served by both surface water and groundwater supplies and that variations in the appearance, taste and color of water may be noticed from time to time and include such disclosure in the CC&Rs for the Property. The disclosure shall describe the location of groundwater wells and water storage facilities.

As further disclosure Landowner shall install signage at future water facility sites describing the facilities to be constructed on the subject site. Signs shall be provided per City specifications. The Environmental Utilities Director must review and approve sign layouts prior to installation. (See Section 3.24).

3.8.8 Water Service Area Boundary Modification. Landowner shall

reimburse City for all costs associated with modifying City's service area boundary to include the Project with the U.S. Bureau of Reclamation.

3.9 Recycled Water Facilities. Landowner shall construct recycled water system facilities as provided in this Section, the Phasing Plan, and as shown in Exhibit "P", attached hereto and made a part hereof. Recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos adjacent to collector streets and other landscape areas including all multi-family and non-residential landscaping uses. Landowner shall construct and dedicate upon completion thereof, a recycled water line system as generally shown in Exhibit "P". In the event that the CSP has not constructed recycled water facilities necessary to serve the Project, Landowner shall construct the necessary off-site recycled facilities and obtain reimbursement from the CSP in accordance with Section 4.2.2 herein.

All recycled water system facilities including transmission, distribution and public and private irrigation systems shall be designed and constructed pursuant to City's then current Improvement Standards, unless modifications are otherwise mutually agreed to by Landowner and the Environmental Utilities Director, and shall be subject to City plan review, construction, inspection and final approval and payment of all applicable fees for plan review, mapping and inspection of such improvements.

3.9.1 Non-Exclusive Public Utility Easement. Where the recycled water facilities are not located within road rights-of-way, as and when such facilities are installed, Landowner shall grant and City shall accept a non-exclusive public utility easement for the ownership and maintenance of such facilities, together with access thereto for maintenance purposes only. Easement widths shall be granted in accordance with the City's then current Improvement Standards.

3.9.2 Recycled Water Facilities for Reimbursement. Subject to the provisions of Section 4.2 of this Agreement, Landowner shall be entitled to reimbursement from third parties outside the Project whose property is benefited by Landowner's construction of recycled water facilities required by City in which there exists capacity in excess of that required to serve the development of the Property (excluding any operational adjustments by the City). Such reimbursement shall be pro rata, based on the respective capacity requirements of the Property and other property benefited by the construction. Specific recycled water facilities subject to reimbursement pursuant to this Section 3.9.2 and Section 4.2 of this Agreement are shown in Exhibits "Q-1" and "Q-2" and listed in Exhibit "BB". For properties outside of the Specific Plan, Landowner shall submit documentation to the City to justify the requested reimbursement.

The timing for the payment of any such reimbursement shall be upon the earlier of the formation of a CFD and issuance of bonds for such CFD serving

development by such third parties or recordation of the first large lot subdivision map serving the development by such third party.

Landowner shall likewise be required to contribute its pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station located north of the Pleasant Grove Wastewater Treatment Plant that is required to serve the WRSP, as set forth in Sections 3.27 and 3.28 of this Agreement, and as set forth in Exhibits "Q-1" and "Q-2". Landowner's pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station referenced herein, estimated at \$2.287 million, shall be paid though the CFD for the Project, with payment from the CFD not required until after the 1,000th building permit is issued in the Project.

If City institutes a recycled water connection fee, or such fee is embedded into City's water connection fee, prior to the issuance of any building permits in the Project, Landowner shall not responsible for the payment of the estimated \$2.287 million pro-rata share of the cost of the expansion of the WRSP recycled water tank and pump station except through the payment of the City recycled water connection fee, or City's water connection fee if a recycled water connection fee is embedded into City's water connection fee, or any special benefit fees as may be applicable to the Project to fund the expansion of the WRSP recycled water tank and pump station.

3.9.3 Recycled Water Engineering Report. Landowner shall prepare a Title 22 Recycled Water Engineering Report for submittal to and review by the State Regional Water Quality Control Board and State Department of Public Health documenting the use of recycled water in the Project. Prior to submittal to the State Water Quality Control Board, Landowner shall obtain approval of the City's Environmental Utilities Director. Recycled water shall not be provided for use within the Project until the Title 22 Recycled Water Engineering Report has received all required State approvals.

3.9.4 Recycled Water Use Disclosure to Buyers. Landowner shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape corridors, medians, paseos adjacent to collector streets and other landscape areas, including all multifamily and non-residential landscaping uses. Such disclosure shall be included in the CC&Rs for all residential buyers and other recorded notice instrument for all non-residential buyers.

3.9.5 Terms and Conditions for Recycled Water Operations, Use, and Service. All private commercial recycled water customers within the Project shall sign a Terms and Conditions for Recycled Water Operations, Use and Service prior to service meter installation and recycled water being introduced to the site per requirements of the City's Municipal Code at the time of connection.

3.10 Drainage Facilities. Landowner shall be responsible for the design and construction of all storm drain facilities required to serve the Property in conformance with the Project Drainage Master Plan (including open space transition areas), the then approved City Improvement Standards, City Storm Water Management Program, the MS4 Permit as issued and modified by the State and Regional Water Quality Control Board, the approved Placer County Storm Water Management Manual, the 404 Permit issued by the Army Corps, and any agency required Establishment Phase Operation and Management Plan and/or City's Preserve Area Overarching Management Plan (whichever Management Plan is in force at the time). Appropriate aspects of the Low Impact Development design, hydromodification, and the Flood Control Plan as specified in the Drainage Master Plan and in the Specific Plan will be the responsibility of each increment of development at the time of development. In general, drainage facilities shall be constructed concurrent with roadway improvements, and shall include permanent outfall structures and open space storm water treatment devices. With any phase that requires the final outfall into University Creek, such outfall shall be designed and constructed with that phase to accommodate ultimate flows from the Project. Prior to approval of any improvement plans for the construction of storm drain facilities within a drainage shed, a master drainage plan shall be prepared and approved by the City Engineer for the entire shed area or sub-area approved by the City Engineer and shall include a rough grading plan of that shed. The Master Drainage Plan for individual sheds shall include pipe sizes, grades, flows, depths of pipe, and cover over and on top of the pipe. Landowner shall provide drainage improvements as provided in this Section, the Phasing Plan and as shown in Exhibit "R", attached hereto and made a part hereof. Except for the improvements expressly described herein and as shown in Exhibit "R," Landowner shall have no obligation to install or pay for the installation of offsite drainage facilities, except through the payment of drainage fees levied and collected by the City at the time of development pursuant to City ordinances.

3.10.1 Other Agency Approval. Prior to issuance of any building permit or grading permit, Landowner shall obtain, at its expense, all permits and agreements as required by other agencies having jurisdiction over drainage, water quality or wetlands issues including, but not limited to, the Regional Water Quality Control Board ("RWQCB"), the Army Corps and the California Department of Fish and Game.

Landowner shall prepare and implement a Storm Water Pollution and Prevention Plan (SWP3), and shall construct and maintain Best Management Practices (BMPs) as required by law, the SWP3 and as approved by the City, concurrently with construction of any improvements. Landowner shall obtain a permit from the RWQCB for the General Construction Storm Water Permit Compliance Program, as required by law, prior to the start of any construction, including grading on the Property.

3.10.2 Storm Drains. Landowner shall construct storm drain mains and

laterals in accordance with the Drainage Master Plan and Phasing Plan and with the City's then current Improvement Standards and shall provide laterals to serve all parcels on the Property, including, but not limited to, park sites. Storm drain laterals shall be constructed to the property line concurrently with the construction of connecting open channels or storm drain mains. Storm drainage system designs shall include applicable Best Management Practices with the goal of preventing or reducing pollutants from entering receiving waters in accordance with the City's Storm Water Management Program and the then current MS4 permit requirements. Should grading alter the natural drainage patterns and it becomes necessary to redirect drainages across lands dedicated to the City, the Landowner shall be responsible for the installation of above ground constructed swales. Where constructed swales cross open space, the constructed swales shall be designed and installed in accordance with City's Open Space Preserve Overarching Management Plan to control and direct runoff to receiving waters as appropriate. Landowner shall be responsible for annual (or more frequent if needed) maintenance of said constructed swales until such time that the City develops the property, or City accepts the open space dedication.

3.10.3 Grant of Floodplain. Prior to or concurrent with approval of any final map containing areas within the 100-year floodplain as shown in Exhibit "S", Landowner shall grant an IOD to the City, or to a conservancy or other non-profit entity acceptable to the City, such areas within the Open Space Preserve Areas as shown in Exhibit "Y" and the land use plan for Property, set forth in Exhibit "E".

3.10.4 Drainage Easements. Where permanent drainage facilities to be owned and maintained by City are to be constructed by Landowner and are not located within road rights-of-way, as and when Landowner installs such drainage improvements, Landowner shall grant and City shall accept a non-exclusive public utility easement or temporary easement for the ownership and maintenance of such lines, together with access thereto for maintenance purposes only. The City shall not be required to accept or maintain any temporary drainage improvements. Easement widths for completed permanent drainage facilities shall be granted in accordance with the City's then current Improvement Standards. When those permanent drainage facilities not located within road rights-of-way and are to be placed on property owned by someone other than the Landowner of those facilities, the Landowner shall secure all necessary rights of entry and third party easements. All drainage outfall structures for storm drain flows leaving the Project shall be built as either temporary or permanent structures wholly on properties in the Project. The City will offer no power of eminent domain for such drainage outfall structures.

3.10.5. Drainage Improvements and Work Upon City Owned Property. The drainage channels shall be generally designed as earthen structures with side slope stabilization and longitudinal slopes that will provide positive storm water flow and minimize standing water. Maintenance vehicle access across the channel in the adjacent

open space will generally be located as shown in the Open Space Transition Plan. Access roads, access ramps, fencing and landscaping shall be constructed per City standards. Where access roads cross the channel, such access roads shall be constructed to allow small tractor loader (such as a Bobcat) to pass under the access road. The channel bottom shall support the wheel loading of maintenance equipment without compromising the integrity and/or flow line of the channel. The channels and storm water pumps for Road "G" shall be maintained by City with funds from the CFD for Public Services. City may program the use of maintenance access roads for pedestrian use.

All drainage improvement work on City property shall be at the expense of Landowner, and there shall be no reimbursements or credits for any off-site channel improvements. Prior to entry upon City property, Landowner shall secure an encroachment permit from City. All outside agency fees, permits, and mitigation for work on City property shall be the responsibility of Landowner. Material excavated from the construction of improvements within City property shall remain on City property.

Where end of pipe storm water management treatment is designed within the open channels as part of the overall storm water management plan, the design of such features shall meet the design objectives and parameters of the generally accepted storm water management design.

3.10.6. Off-Site Monitoring. City acknowledges that the existing drainage channel on City's Al Johnson Wildlife Area property is currently subject to overtopping and erosion during storm events. Landowner acknowledges and takes responsibility for erosion impacts to such City owned property that are attributable to an increase in flow onto the Al Johnson Wildlife Area property. With the design of the channel, Landowner shall produce a report and initial investigation to determine the stability of University Creek across City property. Landowner and City shall work cooperatively to develop a mutually agreed upon monitoring program to assess any future stability degradation of the channel that may result from Landowner's drainage plan and design. Remedial work that is required to maintain or restore the channel to a stable condition resulting from an increase in flows from the Project shall be the responsibility of Landowner. Landowner shall be responsible to secure any necessary permits and shall bear all costs associated with testing, monitoring, and stabilization with funds from the CFD for Public Services.

3.10.7. Annexation Into Regional Flood Control Program. City administers a Regional Flood Control Program within the Pleasant Grove/Curry Creek watershed and collects drainage fees for the future mitigation of volumetric impacts to downstream properties. Landowner acknowledges that as a result of approval of the Project, City shall need to update the Regional Flood Control Program and the Drainage

Mitigation Fee in order to annex the Plan Area into the Regional Flood Control Program benefit area. Landowner and City shall use their best efforts to cause such update to be completed within twelve (12) months of the Effective Date of the Agreement. Until such update has been completed and approved by City, Landowner agrees to pay the then current Drainage Mitigation Fee. When a new Drainage Mitigation Fee is adopted, Landowner shall pay the new Drainage Mitigation Fee for all DUEs for which building permits have not yet been issued.

3.11 Electric. Landowner shall provide electric utility improvements as provided in this Section, the Phasing Plan and as shown in Appendix "B" of the Dry Utility Plan for the Project.

3.11.1 On-Site Electric Facilities. For purposes of this section, "on-site" means within the Property. Concurrently with the construction of the adjacent roadways and as specified in Section 3.3, Landowner agrees to construct, or finance the construction of, on-site 12kV electric distribution facilities as directed by the Electric Utility Director. Landowner shall construct or finance construction of on-site 12kV electric distribution facilities in accordance with final on-site electric distribution designs for the Project as directed by the Electric Utility Director in accordance with applicable City Electric Utility Department Specifications. Design of any final electric utility improvements (off-site, on-site, in-tract), including streetlights, shall commence prior to receipt of approval of improvement plans for the applicable Project roadways. Any costs of re-design of electric improvements due to adopted improvement plans shall be borne by Landowner.

3.11.2 Off-Site Electric Facilities. For purposes of this section, "off-site" means outside of the Project. Concurrently with the construction of any phase of the Project, Landowner agrees to construct, or finance the construction of off-site 12kV electric distribution facilities as directed by the Electric Utility Director. Landowner shall construct or finance construction of off-site 12kV electric distribution facilities in accordance with final off-site electric distribution designs for the Project as directed by the Electric Utility Director in accordance with applicable City Electric Utility Department Specifications. Design of any final electric utility improvements (off-site, on-site, in-tract), including streetlights, shall commence prior to receipt of approval of improvement plans for the applicable Project roadways. Any costs of re-design of electric improvements due to adopted improvement plans shall be borne by Landowner. The City acknowledges that pending construction of final roadways the first developments may be fed by temporary facilities, if there is available electric capacity to serve the Project, subject to the approval of the design by the Electric Utility Director in accordance with applicable City Electric Utility Department Specifications. All costs associated with the design, installation, and removal of the temporary facilities will be borne by the Landowner.

3.11.3 CSP Electric Substation. Pursuant to the development agreement in the CSP, CSP landowners are required to dedicate to City, grade and provide access to a parcel in the CSP (designated Parcel C-81 in the Specific Plan) for an electric substation to serve the CSP (the "Substation Site"). Under the development agreement between CSP landowners and City, such Substation Site must be provided to City prior to issuance of the 500th residential building permit, or combination of building permits, in the CSP. Should the Substation Site not have been dedicated to City, graded with access provided at the time that Landowner wishes to proceed with development of the Project, Landowner shall have the right to cause such dedication, grading and provision of access to the Substation Site for City to construct the electric substation that will serve both the CSP and the Project. Landowner acknowledges that, in the absence of any available capacity utilizing temporary lines that could serve the Project on an interim basis, the CSP electric substation must be in operation and 12kV circuits extended to the Project for electric service to be provided to the Plan Area. In addition to the Substation Site, Landowner shall install an all-weather access road along the south side of Pleasant Grove Creek from the southeast corner of the CSP to the Westbrook Boulevard bridge crossing over Pleasant Grove Creek sufficient to allow the construction and maintenance of the 60kV overhead power line required to feed the CSP electric substation.

3.11.4 60kV Disclosure. Landowner shall include a notice in the project CC&R's and its sales documentation advising property owners adjacent to the existing 60 kV easement areas shown on Exhibit "U" and the future 60kV easement line on the east side of Westbrook Boulevard and the southern Project boundary along Road A that the City may utilize the public utility easements to construct 60kV overhead electric lines.

3.11.5 Streetlights. Concurrent with the construction of the adjacent roadways, Landowner agrees to construct, or finance construction of, streetlights within the Property, as directed by the Electric Utility Director. Except as may otherwise be permitted by the Electric Utility Director, no street shall be accepted by the City unless and until streetlights have been installed in accordance with the Specific Plan and applicable requirements of the Electric Department. Streetlights shall meet Roseville Electric's specifications for residential and/or commercial construction in effect at the time the construction improvement plans are approved and issued by the City.

3.11.6 Electric Efficiency and Demand Reduction. In order to mitigate demand for energy supplies and comply with state mandated energy efficiency goals, the following energy efficiency and load management requirements are hereby established:

1. All residential dwelling units will install residential air conditioning units with the following sets of parameters, as a minimum standard:
 - a. A Seasonal Energy Efficiency Rating (“SEER”) of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California Regulations, up to a total maximum of 18 points including the 2 point premium, an Energy Efficiency Ratio (“EER”) of 12.5 or greater. The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 18 points, and an EER rating of 12.5 or greater will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department’s Retail Energy Services Department.
2. All commercial air conditioning units 5 tons or less (<65,000 btu/h) shall meet the current Consortium for Energy Efficiency (“CEE”) Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by Roseville Electric Utility.
3. Every garage of each Low Density Residential and Medium Density Residential unit must be considered “electric vehicle ready”, which includes, but is not limited to, a ¾” conduit raceway to a spare electric box in the garage that is sized for a future 40-amp, 220-volt outlet. A 40-amp, 220-volt breaker space shall be made available at the residential unit’s electrical panel.

3.12 Parks, Open Space, and Bike Trails. Landowner shall dedicate to City a total of 22.1 acres of active park land and 134.8 acres of open space lands, and 10.7 acres

of paseos, pay fees for construction of park improvements, trail improvements, construct park frontage improvements as set forth in this Section and the Phasing Plan and as shown in Exhibit "V", and install communication conduit to each park site per City standards.

Landowner shall not construct any private single access gates or private access from single homeowner's property onto public spaces, such as parks, preserves, and paseos. Additionally, Landowner shall place the foregoing restriction as applicable to homeowners in the CC&R's for any single family residential subdivision.

3.12.1 Park and Open Space Dedications. Landowner shall dedicate to City a total of 22.14 acres of active neighborhood parkland, and 134.8 acres of open space. The following seven park parcels, and twenty-eight open space parcels shall be dedicated to City as described below and shown in Exhibit "V":

1. A 1.28-acre, more or less, portion of the Property for the purposes of a public park, shown as Parcel AR-60;
2. A 1.87-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-61;
3. A 10.11-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-62;
4. A 1.72 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-63;
5. A 2.12 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-64;
6. A 3.04 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-66;
7. A 2.00 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-67;
8. A 0.58 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-70;
9. A 0.32 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-71;
10. A 0.98 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-72;

11. A 0.98 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-73;
12. A 0.60 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-74;
13. A 0.76 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-75;
14. A 0.36 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-76;
15. A 0.85 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-77;
16. A 0.46 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-78;
17. A 0.39 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-79;
18. A 1.10 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-80;
19. A 1.15 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-81;
20. A 3.81 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-90;
21. A 4.15 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-91;
22. A 28.67 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-92;
23. A 5.99 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-93;
24. A 2.30 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-94;

25. A 2.73 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-95;
26. A 7.72 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-96;
27. A 40.08 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-97;
28. A 7.88 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-98;
29. A 0.49 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-99;
30. A 1.22 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-100;
31. A 0.95 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-101;
32. A 0.65 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-102;
33. A 0.65 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-103;
34. A 0.88 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-104; and
35. A 28.82 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-105.

Landowner shall dedicate any park lands and Open Space Parcels as an IOD on the Large Lot Final Map. The Large Lot Final Map (which can be recorded in phases under Section 3.3.1 above) shall create separate parcels for those park and Open Space lands in the portion of the Property covered by the particular Large Lot Final Map. City shall accept such dedication of any park land Parcels in a particular phase of the Project at the time when all infrastructure improvements (e.g., curb and gutter, roadway, utilities, utility stubs, bike trail grading, parcel grading, etc.) adjacent to the parcels being dedicated, i.e., frontage along the parcel, are substantially complete, and the Public Services CFD formed under Section 3.19.1 below is generating a minimum of

\$1,000 for each acre of park land being accepted by City.

Dedication of Open Space and Preserve parcels shall be in accordance with Section 3.12.9.1 and the City's Open Space Preserve Overarching Management Plan and any 404 Permit conditions.

In the event the Landowner uses any of the above mentioned parcels for temporary construction activity or staging (e.g., detention basins, rock crushing operations, dirt/debris stockpiling, etc.), Landowner shall, prior to acceptance by City, restore the site to a rough graded condition in accordance with an approved grading and drainage plan such that the restored condition is like what existed prior to such temporary construction or staging activity.

3.12.2 Financing for Parks. The construction of improvements to parks within the Property shall be financed from the payment by Landowner of the City-Wide and neighborhood park fees and in lieu park fees established for the Property in the Project's Parks, Bike Trails and Paseos Financing Plan ("Parks Financing Plan," Exhibit "W").

3.12.2.1 Financing for Neighborhood Parks. The construction of the neighborhood park sites within the Property shall be financed from payment by Landowner of the park fees.

The City agrees that the total amount to be financed by Landowner pursuant to this Section 3.12.2.1 for the design, construction and inspection of such neighborhood park improvements shall not exceed the amounts as set forth in the Parks Financing Plan, with amounts distributed among the park sites on the Property, and which amount is adjusted by the percentage change, annually on July 1, utilizing the Engineering News Record, Construction Cost Index for the United States 20-city average.

3.12.2.2 Maintenance District Financing. Pursuant to Section 3.19 below, Landowner shall support the formation of the Community Facilities District - Public Services ("Services CFD") District defined therein. Among other things, the Services CFD shall be authorized to levy special taxes or assessments on the Property and to provide maintenance of the neighborhood parks, streetscapes, and paseos.

3.12.3 Neighborhood Park Fee. In accordance with the park financing plan for the Property, Landowner shall pay a neighborhood park fee (the "Neighborhood Park Fee"), upon the issuance of each residential building permit within the Project, to fund neighborhood park construction. Such Neighborhood Park Fee shall be \$2,900 per Low Density Residential unit, \$2,478 per Medium Density Residential unit, and \$2,055 per High Density Residential unit (but excluding carriage

units, which shall not pay neighborhood park fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI (Construction Cost Index). All such Neighborhood Park Fees shall be deposited into the applicable neighborhood park fee fund.

The Neighborhood Park Fee, as calculated herein, is figured on 100% of the total dwelling units proposed to be entitled in the Property for construction of Neighborhood Parks within the Property. City may conduct an annual re-assessment of Park fees for the Property subject to this Agreement and adjust the fee upward if underutilization of entitled dwelling units for the Property subject to this Agreement exceeds 10%, provided, however, that in the case of any shift of LDR units to MDR parcels in the Property, the annual fee adjustment threshold shall be where the shift of such LDR units to MDR parcels exceeds 5% of the LDR units in the Plan Area. In the event of a rezoning of any parcel(s) in the Property that creates a park funding shortfall, City shall require supplemental neighborhood and City-Wide park fees to fund such shortfall from the rezoned parcel(s).

At the end of the development phase, City shall review development progress of Neighborhood Parks to determine if development is on target as it relates to collection of park fees by phase or sub-phase. City shall review the development phase with overall neighborhood park development and any impacts, particularly if subsequent phases will need to utilize funding previously collected for development. At the completion of all residential and neighborhood park development, according to the park financing plan for the Project, if there are any remainder fees, City shall, within thirty (30) days of filing a notice of completion of the last neighborhood park for the Project, refund to Landowner a pro-rata share of any remainder fees.

3.12.3.1 Neighborhood Park Frontage Improvements. When installing road improvements adjacent to neighborhood park sites, Landowner shall construct the frontage improvements (excluding landscaping), which include curb, gutter, and stub utilities for the park site, subject to direction from City on the location of such utility stubs. At the time Landowner installs infrastructure frontage improvements for the neighborhood parks, Landowner may construct the sidewalks, as specified in the Specific Plan and upon mutual consent of the City and Landowner.

3.12.4 City-Wide Park Fee. Upon issuance of each residential building permit within the Project, Landowner shall pay a City-Wide park fee (the "City-Wide Park Fee") to fund the construction of City-Wide park facilities in the City. The City-Wide Park Fee, as described in Section 3.12.5 below, shall be \$1,670 per Low Density Residential unit, \$1,426 per Medium Density Residential unit, and \$1,183 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park Fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI.

3.12.5 City-Wide Park In-Lieu Fee. In accordance with the park financing plan for the Property, Landowner shall pay a city-wide park in-lieu fee for the land dedication component of the Project's City-Wide Park obligation (the "City-Wide Park In-Lieu Fee"), upon the issuance of each residential building permit within the Project, to fund improvements to the City-wide park in the WRSP or other city-wide parks within the City. Such City-Wide Park In-Lieu Fee shall be \$1,215 per Low Density Residential unit, \$1,038 per Medium Density Residential unit, and \$861 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park In-Lieu fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI.

3.12.6 Paseo Facilities. Paseo facilities within the Project are located on modified primary residential streets with streetside paseos in the ARSP, consistent with the Specific Plan and Design Guidelines, and include a 10-foot wide Class 1A bikeway within a 35 foot landscaped/paseo corridor. The development of the paseos and streetscapes in the Project shall be in compliance with the then current WELO requirements. At the time of adjacent development, Landowner shall construct the entire landscape/paseo corridor and 10-foot wide Class 1A bikeway. Depending on the phased development requirements, once the elementary school in the Project is built and open, safe routes to the school shall be identified and implemented by Landowner at the small lot subdivision map stage. The costs of paseos shall be paid by Landowner.

3.12.7 Bike Trail Construction. The ARSP's Class 1 bike trails are only located either adjacent to drainage ways, an open space-fronting roadway, or along a P/QP parcel in the Specific Plan. Landowner shall design, secure necessary permits, and construct certain Class 1 bike trail improvements within the Property as shown on Exhibit "X" (the "Bikeway Master Plan") and as further described below. As more fully set forth in Exhibit "BB" hereto, the ARSP's Class I bike trails shall be constructed in the following segments, unless otherwise jointly agreed to by City and Landowner:

- (i) Segment 1 is located along the southern development portion of the ARSP from AR-63 to the connection point with the Al Johnson Wildlife Area, and shall be constructed by Landowner as part of the drainage structure maintenance road;
- (ii) Segment 2 is a Class 1 bike trail located along the east side of Westbrook Boulevard south of Road A and shall be constructed by Landowner when that portion of Westbrook Boulevard is constructed;
- (iii) Segment 3 is a Class 1 bike trail located along Road A east of Westbrook Boulevard, and shall be constructed by Landowner when that portion of Road A is constructed;
- (iv) Segment 4 is a Class 1 bike trail located along Road A adjacent to the P/QP parcel (AR-55) and shall be constructed when the City constructs

- the improvements on Parcel AR-55; and
- (v) Segment 5 is located along the western property line within or adjacent to Parcel AR-98 with an off-site connection extending southward to a connection with the drainage structure maintenance road in AR-93 as shown in the Specific Plan Design Guidelines. Segment 5 shall be constructed by Landowner as part of the drainage structure maintenance road and could be used as a Class 1 bike trail.

If a bike trail is completed prior to City's acceptance of open space within which the bike trail is located, City shall be responsible for bike trail maintenance. City shall enter into an agreement with Landowner memorializing such obligations and indemnifying Landowner for the public's use of the bike trail prior to City's acceptance of the open space, which shall include the recordation of a temporary maintenance and pedestrian access easement on and across the bike trail. Preparation of easement documents shall be the responsibility of Landowner. Upon completion of the bike trail and City's acceptance of open space within which the bike trail is located, City shall continue to be responsible for bike trail maintenance.

3.12.8 Entire Park Land Obligation. The City agrees that the provisions of the Specific Plan and the commitments contained herein satisfy Landowner's General Plan park obligations for the dedication and improvement of neighborhood and City-Wide parks and open space related to development of the Property.

3.12.9 Open Space Preserve Areas. Landowner shall obtain from the Army Corps a 404 Permit to fill wetland resources in conjunction with development of the Property. It is anticipated that the 404 Permit will include a condition that requires the preservation of certain environmental habitat. The areas in which such habitat will be preserved are known as Open Space Preserve Areas, as shown on Exhibit "Y" and consist of the following three parcels:

1. A 28.67-acre, more or less, portion of the Property for the purposes of drainage, flood control, fuel modification (not fire breaks), and preservation of wetland habitat and open space, shown as Parcel AR-92;
2. A 40.08 acre, more or less, portion of the Property for the purposes of drainage, flood control, fuel modification (not fire breaks), and preservation of wetland habitat and open space, shown as Parcel AR-97; and
3. A 28.82 acre, more or less, portion of the Property for the purposes of drainage, flood control, fuel modification (not fuel breaks), and preservation of wetland habitat and open space, shown as Parcel AR-105.

3.12.9.1 Conveyance of Open Space Preserve Area. Upon the satisfaction by Landowner of all conditions of the 404 Permit, and completion of any corresponding monitoring and reporting that may be required by the 404 Permit during the Establishment Monitoring phase and subject to the formation of the Perpetual Monitoring Phase Public Services CFD as described in Sections 2.7.3, 2.7.4 and 3.19 of this Agreement, and following completion of all Preserve improvements, including, but not limited to, utility crossings, outfalls, bike trail grading, flood control facilities, open space perimeter fencing as may be required by the 404 Permit, maintenance access ramps, and water quality features, Landowner shall convey to the City, in accordance with the City's Open Space Preserve Overarching Management Plan, and City shall accept, in fee, the property comprising the Open Space Preserve Area shown in Exhibit "Y". Landowner shall use its commercially reasonable best efforts, including, but not limited to, retention of consultants that specialize in Army Corps consultations, to obtain written verification from the Army Corps that success criteria for the on-site Preserve Area Establishment Monitoring Phase have been met. In lieu of obtaining written approval from the Army Corps, the Establishment Monitoring Phase can be deemed complete upon receipt of a letter from Landowner to the Army Corps with a copy provided to City on the same date notifying the Army Corps that the Establishment Monitoring Phase of the particular Preserve is complete. Any such letter shall indicate that the Army Corps' concurrence with the Landowner's determination will be assumed unless the Army Corps responds to the contrary within thirty (30) days. If the Army Corps does not respond within thirty (30) days, the Establishment Monitoring Phase will be considered complete. Upon completion of the Preserve improvements set forth above, Preserve ownership and perpetual management responsibilities can then be transferred to the City in accordance with the process identified in the City of Roseville Open Space Preserve Overarching Management Plan.

3.12.9.2 Open Space Frontage Improvements. When installing road improvements adjacent to the open space, Landowner shall construct the frontage improvements. Frontage improvements shall include sidewalks, split rail fencing and landscaping/irrigation.

3.13 School Fee Agreements. Landowner has entered or will enter into separate written agreements with the Roseville City School District and the Roseville Joint Union High School District (collectively "the Districts"), to mitigate the impacts of development of the Property on said Districts. Such agreements outline the timing and delivery of school sites and the timing and obligation for school construction. With the execution thereof, City agrees that City shall process and approve any subdivision maps or other such entitlements for the Property and issue any building permits for development thereof consistent with the Entitlements.

3.14 Miscellaneous Public Facilities and Services.

3.14.1 Fire Tax Equivalent Fee. The Fire Service Construction Tax set forth in Chapter 4.46 of the Roseville Municipal Code is no longer in effect. Landowner or its respective successors shall pay a fee equal in amount to the discontinued Fire Service Construction Tax at issuance of building permit. Landowner hereby consents to and waives any objection to the imposition of such substitute fee.

3.14.2 Placer County Capital Facilities Fee. In consideration of the annexation of the Property to City, Landowner shall pay the Placer County Capital Facilities Fee adopted by the City, in the amount then being assessed by the City; provided, however, if such impact fee is not effective or is for any reason suspended by the City, then Landowner shall pay such fee in the amount previously and most recently assessed by the City. Such fee shall be paid upon the issuance of each building permit within the Property.

3.14.2.1 City Public Facilities Fee. Upon the issuance of each residential building permit within the Project, Landowner shall pay the City Public Facilities Fee (Roseville Municipal Code Chapter 4.52) .

3.14.3 Public Benefit Fee. As partial consideration for this Agreement, to offset a portion of the impact of the Project and the associated tax sharing agreement with Placer County, and to ensure that the Project will benefit current and future residents of Roseville, Landowner, upon the issuance of each residential building permit within the Project, shall pay a Public Benefit Fee for each residential unit in the Project. The Public Benefit Fee for each low density and medium density residential unit shall be \$1,280. The Public Benefit Fee for each high density residential unit shall be \$845.

3.14.4 Liens, Encumbrances, Covenants, Conditions and Restrictions. Except as approved by City or provided for by this Agreement, all property to be conveyed in fee to City pursuant to this Agreement shall be free of any liens, financial encumbrances, special taxes, hazardous materials or assessments. Landowner shall, for each such conveyance, provide to City, at Landowner's expense, a current preliminary title report and preliminary site assessment for hazardous waste in a form approved by the City Attorney. Any policy of title insurance required by City shall be at City's expense.

3.14.5 Signage for Future Public Facilities. Landowner shall provide and install signage at the following public facility sites to alert residents of future facilities: fire station site (AR-54), well site (AR-55), two sewer lift station sites (AR-56 and AR-57), park sites (AR-60, AR-61, AR-62, AR-63, AR-64, AR-66, AR-67), solid waste recycling site (AR-55), bike trails where they will abut residential property, the NAPOTS Area

(where it abuts residential land uses), and the school site (AR-50), per City specifications and applicable sign permits.

3.14.6 Library Facilities. Landowner agrees to participate and pay its fair share of the capital cost of library services in the event that the City should amend its current City-Wide Public Facilities fee to include library facilities or adopts any other equitable financing mechanism for the provision of library facilities.

3.14.7 Construction Waste. Landowner shall require construction contractors and subcontractors to reduce construction waste by recycling a minimum of 50% of construction materials or that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed. Landowner shall require that contractors and subcontractors submit to the City Environmental Utilities Department annual records of waste diversion and disposal in order to verify compliance with this requirement.

3.14.8 Weed Abatement on P/QP Parcels. Prior to dedication of any P/QP parcel to City, Landowner shall maintain such P/QP parcel to meet City's weed abatement standards and to keep such parcel free from property transformation, either whole or in part, into a wetland or other legally protected area.

3.14.9 Orthophotography of Plan Area and GIS Support. Landowner agrees to pay its fair share of the cost of orthophotography of the Plan Area. The total cost for the Plan Area is \$351.54. The above payment shall be due within ten (10) days after the first Large Lot Final Map approval for the Property.

3.14.10. Solid Waste Recycling Site (AR-55). Landowner shall be responsible to grade Parcel AR-55, and provide Parcel AR-55 to City without environmental or other constraints as provided in this Agreement. At Landowner's expense, all site grading shall be completed prior to the dedication of the solid waste recycling site to City consistent with City's Grading Ordinance. Where retaining walls are required, the retaining wall shall be a split-faced keystone style wall or comparable quality and design, to be installed by Landowner. This work shall be completed with the construction of the roadway fronting Parcel AR-55.

3.15 EIR Mitigation Measures. Notwithstanding any other provision in this Agreement to the contrary, as and when Landowner elects to develop the Property, Landowner shall be bound by, and shall perform, all mitigation measures contained in the EIR related to such development which are adopted by City and are identified in the mitigation monitoring plan or the EIR as being a responsibility of Landowner, and shall be subject to any fees which may be enacted by City to implement any mitigation measures contained in the EIR.

3.16 Waiver. In consideration of the benefits received pursuant to this Agreement, Landowner, on behalf of itself and its respective heirs, successors in interests and assigns, waives any and all causes of action which it might have under the ordinances of the City of Roseville or the laws of the State of California or the United States with regard to any otherwise uncompensated or under-compensated conveyance or dedication of land or easements over the Property or improvements that are specifically provided for in this Agreement that are required in conjunction with changes to this Agreement or the Specific Plan that are requested by Landowner, or that are logically implied by this Agreement. This waiver shall not apply to any conveyances or dedications of land or easements that are not specifically contained in this Agreement and are subsequently desired by the City.

3.17 Community Facilities District – Public Facilities (Project Infrastructure).

3.17.1 Formation. Landowner and City may form a Community Facilities District or Districts for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the Property ("Project CFD(s)"). If requested by Landowner, City and Landowner, shall use their best efforts to cause to be formed the Project CFD(s) for the purpose of financing the acquisition or construction of some or all of the improvements and facilities eligible for CFD financing (the "CFD Eligible Improvements") within and associated with the Project, including those improvements which will mitigate impacts of the Project upon areas inside and outside of the Project, and will be owned, operated and maintained by the City or another public agency.

More specifically, the CFD Eligible Improvements are those improvements including, but not limited to arterials, collectors, roadways serving bus transfer facilities, and unloaded primary residential roads; traffic signals; right of way acquisitions; bridges/culverts, water, sewer, recycled water, and drainage improvements and appurtenances; landscape and landscape irrigation and drainage facilities; environmental mitigation and remediation; bicycle and pedestrian facilities; parks, paseos, schools, park and ride facilities, bus facilities, police protection, fire protection, modification to and or undergrounding of existing improvements; wetlands; electrical and dry utility improvements; transit improvements; masonry walls; development impact fees; design, engineering, surveying, construction management, and security for CFD Eligible Improvements; and other improvements as which are defined as authorized improvements under the Project CFD(s) selected by the City or any ordinance under the City.

Formation of the Project CFD(s) shall be pursuant to and consistent with the requirements of this Agreement and Government Code Section 53311, *et seq.* Landowner shall be allocated a share of infrastructure costs and assessed special taxes as specified in a tax formula agreed to by City and Landowner, in accordance with the financing plan for the Project, provided, however, that City agrees that, to the extent

permitted by law, City shall allow for separate improvement areas in the Project CFD boundary and/or separate CFDs such that default by one portion of the Project that may no longer be owned by Landowner of its CFD obligations does not place Landowner in default. The rights and obligations under this Section 3.17 shall survive the termination or expiration of this Agreement.

3.17.1.1 Nothing in this section shall be construed to require Landowner to form a CFD nor, if formed, to preclude the payment by an owner of any of the Parcels to be included within the CFD a cash amount equivalent to its proportionate share of costs for the CFD Improvements, or any portion thereof, prior to the issuance of bonds.

3.17.1.2 If Landowner desires to pursue a Community Facilities District, City and Landowner agree that, with the consent of Landowner and to the extent permitted by law, City and Landowner shall use their best efforts to cause bonds to be issued and in amounts sufficient to affect the purposes of this section. City and Landowner further agree that, with the consent of Landowner or their successor(s) in interest, and to the extent permitted by law, the City agrees to the following:

- (a) Maximum Annual Taxes for residential units, when aggregated with all other existing or expected taxes and assessments (excluding homeowners association assessments), shall not exceed 2.00% of the assessed valuation, net of the homeowner's exemption (2% Test).
- (b) The Special Tax shall be levied for as long as needed to service the principal and interest on bond debt, and to pay for any additional authorized facilities not reimbursed with bond proceeds as defined in the Funding, Construction, and Acquisition Agreement. However, the Special Tax shall be levied for a period that allows for at least two non-overlapping bond sales to cover deferred fees as set forth in (i) below. The Special Tax levied may exceed 50 years.
- (c) City shall not unreasonably deny the Maximum Annual Tax escalating at 2% per year.
- (d) Authorized facilities shall include, among other items, development impact fees for public improvements.
- (e) Annual Costs shall provide that special taxes not used for debt service and City administration be paid to Landowner, for any authorized facilities not reimbursed with bond

proceeds (pay-as-you-go). City shall reasonably consider a reasonable interest component for any authorized facilities reimbursed with pay-as-you-go provided for in the Funding, Construction and Acquisition Agreement defined below.

- (f) Landowner may utilize the Statewide Community Infrastructure Program ("SCIP") program for any eligible impact fees.
- (g) Landowner may utilize a phased bond sale or sales.
- (h) Landowner may utilize private placement of bonds.

Bonds proceeds from bond sales commencing in the year 31 timeframe shall, subject to SPRTA agreeing to the deferral of the SPRTA Tier II Traffic Fee, include an amount no greater than fifty percent (50%) of the SPRTA Tier II Traffic Fee, currently set at \$6,332.96 per residential unit, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted, that would normally be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units.

Notwithstanding any provision in this Agreement to the contrary, any amount exceeding fifty percent of \$6,332.96, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted (or exceeding such actual lesser amount for MDR or HDR units determined by City), per residential unit shall be due and payable to City upon issuance of a building permit commencing with the first applicable building permit for the Project. Notwithstanding any other provision in this Agreement to the contrary, the SPRTA Tier II Traffic Fee required by City for non-residential development shall be collected upon issuance of building permit commencing with the first applicable building permit.

- (j) If a Project CFD(s) is formed, then, where adjustments (increases or reductions) in the number of allocated residential units or non-residential acreage involve transfer of residential units or non-residential acreage from one Large Lot parcel to another Large Lot parcel in the Plan Area, City may, in its sole discretion, allow for the transfer of

the assigned special tax from one Large Lot parcel to another, but only if (i) all such proposed special tax adjustments are agreed to in writing by the affected Large Lot parcel owners and City's Finance Director, and (ii) there is no reduction in the CFD maximum special tax revenue as a result of the transfer between Large Lot parcels. Should such a transfer of special taxes from Large Lot parcel to another Large Lot parcel result in an amendment to attachments 1 or 2 of the notice of special tax lien for the CFD(s), the Large Lot parcel owner requesting the transfer of special taxes shall bear the cost to affect the transfer in the CFD documents, and that property owner shall prepare the required amendments to the notice of special tax lien, including amendments to attachments 1 and 2 thereto.

Should the Project CFD(s) including the Property not be formed at the time that any particular building permit is issued within a large lot map parcel on the Property, or any property owner in the Project desires to pay all of the SPRTA Tier II Traffic Fee rather than defer payment to such future CFD bond proceeds, then all of the SPRTA Tier II Traffic Fee shall be paid at the time of issuance of such building permit(s). Upon formation of the Project CFD(s) including the Property, fifty percent of the SPRTA Tier II Traffic Fee for unbuilt residential units shall be paid from bond proceeds in such bond sales commencing in the year 31 timeframe, unless a Project property owner desires to pay such fee at the time of issuance of building permit(s).

3.17.1.3 Concurrent with any formation of a CFD, Landowner and City shall enter into a shortfall agreement as defined in the Funding, Construction, and Acquisition Agreement, in form and substance acceptable to City, whereby Landowner shall covenant to finance its fair share of the costs of the CFD Eligible Improvements, to the extent that the bonds issued by the CFD do not provide sufficient funding for the completion of such Improvements, subject to reimbursement/acquisition by pay-as-you-go proceeds, to the extent available.

3.17.1.4 Nothing herein shall be construed to limit Landowner's option to install the public improvements through the use of traditional assessment districts or private financing.

3.17.2 Effect of CFD Financing on Credits and Reimbursements.

Wherever the terms of this Agreement provide for (a) credits or (b) reimbursements to Landowner for construction of certain improvements, and such improvements are financed by the CFD, development fees otherwise applicable to such improvements shall be adjusted as necessary to reflect construction with CFD funds. Credits or reimbursements owed to Landowner shall not be affected or reduced because

improvements for which credits or reimbursements are due were financed with CFD special taxes or bond proceeds.

3.18 Completion of Improvements. City generally requires that all improvements necessary to service new development be completed prior to issuance of building permits (except model home permits as may be provided by the City's Subdivision Ordinance). However, the parties hereto acknowledge that some of the CFD Eligible Improvements associated with the development of the Property may not need to be completed to adequately service portions of the Property as such development occurs. Therefore, as and when portions of the Property are developed, all CFD Eligible Improvements required to service such portion of the Property in accordance with the Entitlements (e.g., pursuant to specific tentative map conditions or other land use approvals) shall be completed prior to issuance of any building permits within such portion of the Property (except permits for model homes, which may be issued sooner in accordance with the City's Subdivision Ordinance). Provided, however, the Public Works Director may approve the issuance of building permits prior to completion of all such CFD Eligible Improvements if the improvements necessary to provide adequate service to the portion of the Property being developed are substantially complete to the satisfaction of the Public Works Director.

All wet utilities to be installed by Landowner will be subject to the review and approval of the City Environmental Utilities Department. In connection therewith, Landowner shall be responsible for coordinating the alignment of all such planned and future utilities within the applicable rights-of-way to the satisfaction of the City Environmental Utilities Director.

3.19 Community Facilities District – Public Services (Services CFD).

3.19.1 Formation.

3.19.1.1 Consent, Waiver and Special Benefit. No residential building permit, excluding permits for model homes, or certificate of occupancy for non-residential uses, shall be issued until a Community Services District - Public Services has been formed to include the Property ("Public Services CFD"). Landowner consents to and shall cooperate in such formation or other such financing mechanism for maintenance purposes and consent herewith to the levy of such special taxes as are necessary to fund the maintenance obligations described in Section 3.19.2. Formation of the Public Services CFD shall be pursuant to and consistent with the requirements of this Agreement and Government Code Section 53111, *et seq.* The Public Services CFD will fund maintenance of street frontage and median landscaping, open space and neighborhood parks. The assessment amounts shall be defined in the Parks Financing Plan for street and median landscaping and neighborhood parks in the Project. The open space management and maintenance costs shall be determined prior to formation

of the Public Services CFD based on the final 404 permit, for the Project and other federal and state permits and approvals, the amount of Open Space Preserve, vehicle access into the Open Space parcels for maintenance, the quality and quantity of sensitive resources, the amount of residential interface along the open space edges, the final drainage channel design, and consistency with the City's Open Space Preserve Overarching Management Plan. The rate and method for the Public Services CFD shall reflect differential tax rates between low density residential, medium density residential, high density residential, and non-residential land uses.

3.19.1.2 Zones of Benefit. The Services CFD may be divided as necessary into zones of benefit and between which the amount of assessment may vary.

3.19.2 Public Services. The Public Services CFD shall provide the funds required for the performance of maintenance, monitoring and reporting obligations and may include, but not limited to, the following:

3.19.2.1 Autumn leaf cleanup for collector and local streets;

3.19.2.2 Maintain neighborhood parks;

3.19.2.3 Maintain paseos and sidewalks along collector streets and modified primary residential streets, medians and landscape corridors and all masonry walls along roadways within the Project, the masonry wall on the Project's eastern boundary and northern boundary, and the non-private property owner side of masonry walls and property between those walls and the NAPOTS Area;

3.19.2.4 Maintain bikeways and their appurtenances (drainage [limited to culverts or outfall pipes from adjacent subdivisions or roads], signs, benches, and striping);

3.19.2.5 Maintain City and neighborhood entry features within the Property, public rights-of-way and ancillary landscaping;

3.19.2.6 Conduct the environmental mitigation monitoring, and the annual review thereof, as required by the Mitigation Monitoring Plan related to the EIR;

3.19.2.7 Conduct all monitoring, reporting and adaptive management for Open Space Preserve areas, including the Off-Site Preservation Areas if accepted by City, described in Section 2.7.1 above. These tasks shall include any special management and monitoring actions identified in the 404 Permit (for created habitat success criteria) and as determined by a PAR analysis described in Section 2.7.4 (including any tasks required by any required Establishment Monitoring phase O&M Plan and during Perpetual Monitoring per the City's Open Space Preserve Overarching

Management Plan);

3.19.2.8 Maintain all water quality structural controls, storm management facilities (and programs) within RoW's and Open Space, including open channels and drainage swales constructed between storm drain outfalls and receiving waters, and conduct all monitoring, reporting and compliance measures as required by City's MS4 Permit;

3.19.2.9 Maintain flood control and drainage facilities including storm water channels, storm water pump stations, detention basins and created wetlands;

3.19.2.10 Maintain open space areas including general maintenance, signage and City-owned fence maintenance, and trash and debris collection;

3.19.2.11 Maintain fire breaks within open space areas, including during any required Establishment Monitoring Phase;

3.19.2.12 Maintain a Replacement Reserve Fund for repair and replacement of entry features, signage, lighting, and other special features including park features, structures, etc. included in the areas to be maintained through the Public Services CFD, as indicated in the Design Guidelines;

3.19.2.13 Maintain the bus shelters, bus stops, the park and ride lot, and bus signs; and

3.19.2.14 Maintain the NAPOTS Area referenced in Section 3.3.1 above until such time as the contract for the construction of the segment of Placer Parkway including the NAPOTS Area is executed.

3.19.3 Public Parcel Exclusion. Landowner expressly agrees that Parcels conveyed or to be conveyed to the City, Roseville City School District or Roseville Joint Union High School District shall be excluded from any assessment imposed by the Public Services CFD.

3.20 Community Facilities District – Municipal Services.

3.20.1 Formation.

3.20.1.1 Consent, Waiver and Special Benefit. No residential building permit, excluding permits for model homes, shall be issued until a Community Facilities District – Municipal Services (Municipal Services CFD) has been formed or

annexed to the City's existing Municipal Services CFD. Landowner consents to and shall cooperate in such formation or other such financing mechanism for services purposes and consent herewith to the levy of such special taxes as are necessary to fund the maintenance obligations described in Section 3.20.2. Formation of the Municipal Services CFD shall be pursuant to and consistent with the requirements of this Agreement and Government Code Section 53311, *et seq.* The initial amount of the maximum special tax shall be in accordance with the Municipal Services District Rate, Method, and Apportionment ("RMA"), and adjusted annually for inflation. The initial amount of the maximum special tax (for the 2015/16 City fiscal year, and as subsequently adjusted annually) shall be \$289.68 for LDR units, \$289.68 for MDR units, \$179.60 for HDR units, \$871 per acre for business professional land uses, and \$960 per acre for commercial land uses. City shall initiate the necessary steps to revise the RMA in the City's existing Municipal Services CFD to conform to the above-referenced initial amounts of maximum special taxes.

3.20.2 Municipal Services. The Municipal Services CFD shall provide the funds required to offset the Project's impact on City general fund resources available to pay for municipal services citywide, including the Project. The funds shall be utilized for general fund purposes.

3.20.3 Public Parcel Exclusion. Landowner expressly agrees that Parcels conveyed or to be conveyed to the City, Roseville City School District or Roseville Joint Union High School District shall be excluded from any assessment, imposed by the Services CFD.

3.21 Encroachment Permits, Landscape Maintenance Easements. Landowner and City agree to grant encroachment permit(s) or maintenance easements for all Services CFD's to Landowner or City or their agents, employees, successors, assigns, agents and employees, for the purpose of entry into the landscape easement and setback areas or City property (including streets and rights-of-way) to perform the maintenance obligations described herein.

3.22 Grading Permit. Prior to the onset of any construction activities, the Landowner shall apply for and obtain a grading permit from the City. All plans shall meet or exceed the intent of the then approved City Standards, the State Water Quality Control Board SWP3 requirements, and the State General Construction Permit. It is the Landowners responsibility to meet all criteria of any outside agency for grading adjacent to or within the Open Spaces.

Mass grading and the bulk movement of earthen material is encouraged. Where practical, and at the Direction of the City Engineer, a balanced mass grading plan shall be prepared for all that land within a disturbed water shed. Bulk material shall be moved on the onset of construction to ensure that future development sites balance, and

reduce the amount of future on-street transportation of bulk material on newly paved and existing City roads. The fee referenced below shall not apply to hauling of earthen material crossing in a perpendicular manner, or parallel, to newly paved or existing City roads. In the event that bulk material is transported on or over newly paved and/or existing City roads (but not across in a perpendicular manner or parallel to such City roads), a premium of \$0.10 fee per yard of material shall be assessed at the issuance of the grading permit to compensate the City for deterioration of the road caused by the excessive loads, provided, however, that the City Engineer shall have the discretion to waive such fee in recognition of particular circumstances, including environmental constraints, faced when hauling bulk movement of earthen material.

With regard to any and all P/QP parcel dedications to City and at Landowner's expense, all site grading shall be completed prior to the dedication of the site consistent with City's Grading Ordinance, and where retaining walls are required, the retaining wall shall be a split faced key stone style wall or comparable quality/design to be installed by the Landowner.

3.22.1 Contour Grading Plan. Landowner shall submit a contour grading plan (the "Preliminary Contour Grading Plan") for City review and acceptance for the overall Project concurrently with the application for the first residential small lot tentative subdivision map in the Project. The Preliminary Contour Grading Plan shall serve as an informational tool to demonstrate how the overall earth work for the Project will balance and coincide with future improvements.

The Preliminary Contour Grading Plan shall consider underground utilities and facilities outlined in the Drainage and Sewer Master Plans. Edge conditions along the proposed developed areas and overland release points shall be delineated per City standards. The Preliminary Contour Grading Plan shall also identify cut and fill quantities for each phase and shall include a mass diagram for earthwork movement between phases and an identification of any import required to complete the Preliminary Contour Grading Plan. The Preliminary Contour Grading Plan Exhibit shall include existing topography and proposed finished grade contours in one foot (1') intervals along with depths of cut and fill in a grid pattern throughout the Project Area.

3.23 Fire Station Site. City and Landowner acknowledge that City is responsible for funding, construction, and operation of fire facilities necessary to serve the ARSP. Landowner shall dedicate to City a 3.02 acre site (AR-54) for use as a fire station (the "Fire Station Site") at the location shown in the ARSP and as shown in Exhibit "E" attached hereto. The net buildable area (i.e., an area of land which may be fully and completely utilized for structures and other improvements) shall be no less than 3.0 acres. Except as stated below, the timing of such dedication shall be subsequent to acceptance by City of all necessary infrastructure and utility

improvements to serve the Fire Station Site and completion of the grading requirements stated below or at such later time as determined by City.

By the time of issuance of the 1200th building permit in the Project, City may request that Landowner construct all infrastructure and utility improvements, including communication conduit per City SIC standards, to the Fire Station Site to accommodate construction of the fire station and that Landowner dedicate the Fire Station Site to City. At Landowner's expense, site grading shall be completed prior to dedication of the Fire Station Site and consistent with City's Grading Ordinance, and where retaining walls are required, the retaining walls shall be split faced key stone style or comparable quality/design, to be installed by Landowner. Upon dedication of the Fire Station Site to City as provided in this Section 3.23., there shall be no further restrictions on or requirements of City approvals or permits anywhere in the Plan Area related to the provision of fire facilities in the Plan Area.

3.24 Disclosures to Subsequent Purchasers. This Agreement shall constitute notice to all successors to Landowner hereunder, and to all subsequent purchasers of any lots and/or residential units within the Property, of the following matters:

1. Designation of Westbrook Boulevard as a truck route.
2. The existence of a Development Agreement on the Property. However, this notice shall not extend to the purchaser of a completed individual single family residential unit
3. The Project will be served by surface water supplies, with groundwater serving as the backup supply.
4. Recycled water will be used to irrigate parks and landscape setbacks, medians, paseos and other landscape areas including all multi-family and non-residential landscaping uses.
5. Requirement to implement water conservation measures per the project Water Conservation Plan (Exhibit "R"), which may include such measures as Smart Timers.
6. 60kV overhead power line easement on Parcels AR-96 and AR-55.
7. Aircraft overflights and associated noise.
8. Requirement for fifty percent (50%) reduction in construction waste stream.

9. Location of schools and parks within one mile.
10. Parcels adjacent to Open Space and storm water channels may have a public bike trail and appurtenances adjacent to said parcels.
11. Location of the well site.
12. Location of wastewater treatment plant and sewer lift stations, and proximity to the Western Regional Sanitary Landfill and Materials Recovery Facility, whose operations create the potential for occasional odors associated with operations of these facilities.
13. Owners of residential units adjacent to separated sidewalks shall be responsible to maintain area between curb and sidewalks.
14. Masonry walls adjacent to landscape corridors on arterial roadways abutting Low and Medium Density Residential land uses and other public facilities are owned by the City, which is responsible for their maintenance, repair and replacement. The private property side of masonry walls adjacent to Low and Medium Density Residential lands abutting the NAPOTS Area shall be located within private property and is to be maintained by private property owners. The outside of such walls adjacent to the NAPOTS Area and any property between the masonry walls and the NAPOTS Area may be maintained by the CFD for Public Services.
15. Solar envelope impact: Landowner shall disclose to all residential and nonresidential buyers that certain properties, specifically those adjacent to major arterials and collector streets where City-maintained landscaping is installed, may impact the buyer's opportunity to install solar panels or structures or the efficiency or effectiveness of such solar panels or structures and that this is primarily due to the trees within the street landscapes as being generally medium to large shade trees, which may cast shade, leaf litter, or other natural affects onto the adjacent property.
16. Demand cycle control units operated by Roseville Electric on residential air conditioner units.
17. To the west of the northwestern portion of the Property is a parcel of land commonly known as the Gleason Ranch, APN 017-020-029-000, which is in commercial agricultural production. Should CC&Rs not be recorded against the Property as provided for

herein, a separate notice of the presence of the Gleason Ranch and its commercial agricultural production next to the northwestern portion of the Property will be recorded against the Property by Landowner, including a separate recorded notice to the purchaser of all completed individual single family residential units located within the Property, notifying all such subsequent purchasers that their properties are located in the vicinity of the Gleason Ranch commercial agricultural production, which includes, or may include from time to time, operation of farm machinery, irrigation, noises, odor and dust generation, electrical and barbwire fencing, and aerial and ground application of pesticides, herbicides and fertilizers, as well as occasional hunting activities, all of which may occur at various times of the day or night. The notice will also notify future residents of the Property of the possibility of commercial and/or residential development on the Gleason Ranch property in the future.

18. Parcels adjacent to the NAPOTS Area shall be notified of the future Placer Parkway project and the potential for air quality and noise impacts.
19. Parcels adjacent to the Project's eastern boundary shall be notified of the potential for a future Placer Ranch Specific Plan.

If Landowner records any Property CC&Rs, such CC&Rs shall include the foregoing disclosures and the foregoing disclosures shall not be omitted or deleted from the CC&Rs without the City Attorney's prior written approval, with the exception of disclosure 17, which may not be omitted or deleted from CC&Rs.

3.25 General Signage.

A) Utility Sites (see Section 3.14.5): Landowner shall install signage at all future utility sites (including, but not limited to, the well, sewer lift stations, pumping stations, aquifer storage and recovery facilities, and public facility sites describing the facilities to be constructed on the subject site. Signs shall be provided per City specifications. The Environmental Utilities Director, City Engineer, and Electric Director, as appropriate, must review and approve sign layouts prior to installation/construction of any utility sites. The City Manager or his/her designee must review and approve sign layouts prior to installation/construction of any public facilities.

B) Affordable Housing: Landowner shall install signage at future affordable rental housing sites (excluding carriage units) describing the facilities to be constructed on the subject site. Signs shall be provided per City specifications. The City

Manager or his/her designee must review and approve sign layouts prior to installation by Landowner.

3.26 Masonry Walls. Landowner agrees to construct masonry walls, a minimum of 6-feet high, between the future Placer Parkway right-of-way (the NAPOTS Area) where Low Density Residential and Medium Density Residential land uses abut the future Placer Parkway right-of-way, prior to the occupancy of such residential land uses. The masonry walls shall be located on private property and, for the private lot owner side of the masonry wall, shall be maintained by the private property owners. CC&Rs for those subdivisions shall inform the private property owners of their maintenance responsibilities and shall require such walls to remain in place and maintained at all times.

3.27 Reimbursement to West Roseville Specific Plan.

A. In the event the ARSP constructs improvements in the CSP Area, Landowner acknowledges that the West Roseville Specific Plan ("WRSP") developer(s) have constructed and/or will construct improvements as set forth in Exhibits "II" and "OO" to the WRSP development agreements, which have been and/or will be oversized for the benefit of third parties such as the CSP. Landowner further acknowledges that City is obligated to use its best efforts in requiring reimbursement to WRSP from benefiting third parties. Such oversized improvements as specified in such Exhibits "II" and "OO" to the WRSP development agreements may include sewer, water, and recycled water. The reimbursements due the WRSP from the Project are also set forth in Exhibit "BB" to this Agreement. As set forth in this Section 3.27, Landowner shall pay its pro-rata share based on the number of DUEs allocated at the date of Project approval, as set forth in Exhibit "AA", to Landowner's Property in a large lot parcel. Landowner's pro-rata share for a large lot parcel shall be based on the following

LDR/MDR residential units allocated to a large lot
parcel at the date of Project approval (or DUEs for HDR
projects/non-residential projects)

Such payment for the DUEs in a large lot parcel in which a final small lot residential subdivision map or building permit (for high density residential or non-residential uses), is approved, as the case may be, shall be due and payable on the earlier of the formation of a CFD and issuance of bonds for such CFD serving that large lot parcel in Landowner's Property, or recordation of the first final small lot residential subdivision map, in the case of low density and medium density residential projects, or issuance of the first building permit for high density residential or non-residential projects, in such large lot parcel, subject to the following considerations:

- Landowner's pro-rata reimbursement to WRSP (as defined in this

Section 3.27) shall be required until such time Landowner's pro-rata reimbursement owed to WRSP has been fully satisfied or Landowner's Property has been fully built out.

- Once Landowner has made payments for reimbursement to the WRSP as set forth in this Section 3.27 for infrastructure and environmental and planning costs, respectively, for a large lot parcel, Landowner shall have no further reimbursement obligation to the WRSP for that large lot parcel.
- Reimbursements for WRSP improvements that have been constructed shall be paid as set forth in Section 3.27.D, subject to confirmation and approval by City of costs for work completed by the WRSP, according to the following hierarchy in determining costs for WRSP improvements for which the WRSP seeks reimbursement:
 - (1) Invoices for construction of WRSP improvements submitted by the WRSP to City; or
 - (2) if such invoices are not available, documentation of payment from the WRSP CFD for WRSP improvements; or,
 - (3) if such documentation of payment from the WRSP CFD is not available, the cost estimates for WRSP improvements as set forth in Exhibits "II" and "OO" to the WRSP development agreements and Exhibit "BB" to this Agreement.

Prior to City approval, Landowner shall have the right to review such requests for reimbursement from the WRSP, including all such documentation.

B. So as to not delay implementation of the Project, no final small lot residential subdivision map, any building permit for high density residential or non-residential uses, nor any certificates or occupancy regardless of use type, shall be withheld or delayed by City in the Project due to any delay in submission of requests for reimbursement, and documentation justifying such reimbursement, by the WRSP to City.

C. At the time that Landowner seeks recordation of a final small lot residential subdivision map, or issuance of a building permit for high density residential or non-residential uses, on any portion of a large lot parcel on Landowner's Property, WRSP developers may not yet have submitted invoices for the costs of WRSP

improvements completed and accepted by City (hereinafter, "completed WRSP Improvements") for which reimbursement from the Project is sought by the WRSP, or provided documentation supporting payment for such by the WRSP CFD, as set forth in Section 3.27.A, and, as set forth in Section 3.27.E, certain WRSP improvements for which reimbursement is sought may not have been constructed. Landowner shall, at the time of recordation of a final small lot residential subdivision map or issuance of a building permit for a high density residential or non-residential use, pay to City Landowner's pro-rata share of costs of such completed WRSP improvements (both invoiced or documented as set forth in Section 3.27.A and yet to be invoiced or documented as set forth in this Section 3.27.C.) and the yet to be constructed WRSP improvements for the DUEs allocated to such large lot parcel, as defined in Section 3.27.A (and as set forth in Exhibit "AA"), based on the actual costs or cost estimates of such infrastructure, as the case may be, set forth in Exhibits "II" and "OO" to the WRSP development agreements and Exhibit "BB" to this Agreement, and as described in this Section 3.27.C. City shall pay to the WRSP developers 100% of such reimbursements from the amounts paid by Landowner, until such time as the actual costs of completed WRSP improvements, as provided for in Section 3.27.A, have been paid in full, with reimbursed funds paid by Landowner, over and above the cost of completed WRSP Improvements, placed into an escrow account, as set forth (or as may be modified, as the case may be) in Section 3.27.D.

D. At the time that Landowner seeks recordation of a final small lot residential subdivision map, or issuance of a building permit for high density residential or non-residential uses, on any portion of a large lot parcel on Landowner's Property, some WRSP improvements for which reimbursement is provided for in Exhibits "II" and "OO" to the WRSP development agreements and Exhibit "BB" to this Agreement may not have been completed and accepted by City. In such case, Landowner shall have the option of making payment to City for such yet-to-be built WRSP improvements as set forth in Section 3.27.C., or posting security acceptable to City, which could include a security bond. Such reimbursement funds shall be paid either to (1) the WRSP developer constructing such improvements, based on actual costs, as set forth in Section 3.27A, or (2) to Landowner or any other landowner(s) should such landowner(s) construct such improvements.

E. All P/QP parcels to be dedicated to City or to another public agency, e.g., school districts, shall not be subject to reimbursement to the WRSP. All reimbursements for improvements to the WRSP shall be subject to annual adjustment for CCI from the date that the WRSP Developer incurred the reimbursable cost to the date of reimbursement.

3.28 Reimbursement to Creekview Specific Plan.

A. Landowner acknowledges that the Creekview Specific Plan developer(s) have an obligation to construct improvements as set forth in Exhibits "Q", "V", "Y" and "KK" to the CSP development agreement, which will be oversized for the benefit of third parties such as Landowner. Landowner further acknowledges that City is obligated to use its best efforts in requiring reimbursement to the CSP from benefiting third parties. Such oversized improvements as specified in Exhibits "Q", "V", "Y" and "KK" to the CSP development agreement are for sewer, water and recycled water. The reimbursements due the CSP from the Project are set forth in Exhibit "BB" to this Agreement, and Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", and "Q-2" to this Agreement.

The Project's share of costs based on "flow in the pipe" shall be reimbursable to the constructing CSP developer(s) pursuant to this Section 3.28. That share of costs shall be fixed as a percentage based on the number of DUEs ("EDUs" in Exhibit "AA") allocated to Landowner's large lot parcel at the time of ARSP approval and set forth in Exhibit "AA" to this Agreement. The percentage shall be calculated using the allocated DUEs for each large lot parcel as provided in Exhibit "AA" as the numerator, and the total number of DUEs in the ARSP, including the Urban Reserve parcel, as the denominator.

Any reimbursement payment required to this Section 3.28 shall be due and payable to the constructing CSP developer(s), unless otherwise stated herein, upon the earlier of the formation of a CFD and issuance of bonds for such CFD serving that large lot parcel, or recordation of the first final small lot residential subdivision map, in the case of low density or medium density residential projects, or issuance of the first building permit for high density residential or non-residential projects, in such large lot parcel. Once Landowner has made its reimbursement payment(s) in full pursuant to this Section 3.28 for a large lot parcel in the Project, Landowner shall have no further reimbursement obligation to the constructing CSP developer(s) for that large lot parcel.

Reimbursements shall be paid directly to the constructing CSP developer(s) and not the City, unless (1) the reimbursement is owed to a CFD, in which case the reimbursements would pass through the City to the applicable CFD, or (2) the improvements have not yet been constructed, or constructed but not yet accepted by the City. If the improvements are not yet constructed, and Landowner must construct the improvements to serve the Project, then no reimbursement is owed by Landowner to the CSP, but rather the CSP developer(s) owe reimbursement to Landowner according to the same terms applicable to Landowner in this Section 3.28. For such reimbursable improvements that are constructed by the CSP, reimbursements shall be paid as set forth in this Section 3.28, subject to confirmation and approval by City of costs for work completed by the CSP, based only on invoices for construction of CSP improvements

submitted by the CSP to the City. Prior to City approval of such requests for reimbursements from the CSP, Landowner shall have the right to review such requests for reimbursements, including all required documentation. Actual costs of construction include those items set forth in Section 4.2.3.

B. So as to not delay implementation of the Project, no final small lot residential subdivision map, any building permit for high density residential or non-residential uses, nor any certificates of occupancy regardless of use type, shall be withheld or delayed by City in the Project due to any delay in submission of requests for reimbursement and/or documentation justifying such reimbursement by the CSP to City.

C. At the time that Landowner seeks recordation of a final small lot residential subdivision map, or issuance of a building permit for high density residential or for non-residential uses, on any portion of the Property, CSP developer(s) may not yet have submitted invoices for the costs of CSP improvements completed and accepted by the City (hereinafter, "Completed CSP Improvements") for which reimbursement from the Project is sought by the CSP, or provided documentation supporting payment for such reimbursement, as set forth in Section 3.28.A. In addition, certain CSP improvements for which reimbursement is sought may not have been constructed at the time that Landowner seeks recordation of a final small lot residential subdivision map or issuance of a building permit for high density residential or for non-residential uses on the Property. In the instances described in this Section 3.28.C., Landowner shall, at the time of recordation of a final small lot residential subdivision map or issuance of a building permit for a high density residential use or non-residential use, pay to City Landowner's pro-rata share of costs of such Completed CSP Improvements (both invoiced or documented as set forth in Section 3.28.A., or yet to be invoiced or documented as set forth in this Section 3.28.C.) and the yet to be constructed CSP improvements for the DUEs allocated to the particular large lot parcel in the Project, as defined in Section 3.28.A. (and as set forth in Exhibit "BB"), based on the actual costs or costs estimates of such infrastructure, as the case may be, set forth in Exhibits "Q", "V", "Y" and "KK" to the CSP development agreement and Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", "Q-2", and "BB" to this Agreement, and as described in this Section 3.28.C. City shall pay to the CSP developer(s) 100% of such reimbursements from the amounts paid by Landowner, until such time as the actual costs of Completed CSP Improvements, as provided for in Section 3.28.A., have been paid in full, with reimbursed funds paid by Landowner or other parties, over and above the cost of Completed CSP Improvements, placed in an escrow account controlled by City, as set forth or as may be modified, as the case may be, in Section 3.28.D.

D. At the time Landowner seeks recordation of a final small lot residential subdivision map, or issuance of a building permit for high density

residential uses or non-residential uses, on any portion of a large lot parcel on the Property, some CSP improvements for which reimbursement is provided for in Exhibits "Q", "V", "Y" and "KK" to the CSP development agreement and Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", "Q-2", and "BB" to this Agreement may not have been completed and accepted by City. In such case, Landowner shall have the option of making to City for such yet-to-be-built CSP improvements as set forth in Section 3.28.C., or posting security acceptable to City, which could include a security bond.

E. All P/QP parcels to be dedicated to City or to another public agency, e.g., school districts, shall not be subject to reimbursement to the CSP. All reimbursements for improvements to the CSP shall be subject to annual adjustment for CCI from the date that the CSP developer(s) incurred the reimbursable cost to the date of reimbursement.

3.29 Reimbursements to Third Parties. In the event that third parties construct sewer, water and/or recycled facilities in Westbrook Boulevard through the Property, and/or the ARSP fire station site, that are either required of or by Landowner or for which Landowner has responsibility for a pro-rata share, Landowner shall provide reimbursement to third parties for Landowner's share of the costs of such improvements as set forth in this Section 3.29. To effectuate reimbursement to such constructing third parties, Landowner shall pay to City a per DUE fee, to be paid large lot by large lot based on the ratio set forth below and the percentages set forth in Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1" and "Q-2", comprised of the following components, all as set forth in Exhibit "BB" to this Agreement: (i) Landowner's share of wet utilities in Westbrook Boulevard; (ii) Landowner's share of the ARSP fire station site. References herein to payments on a "large lot by large lot basis" shall mean payments based on the number of DUEs planned for such large lot, as more fully described in the ratio set forth below, which payments shall be due upon the recordation of the first final small-lot map for LDR/MDR residential units or issuance of the first building permit for HDR projects or non-residential projects within such large lot.

Payments by Landowner based on estimates set forth in Exhibit "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", and "Q-2" to this Agreement for the wet utilities in Westbrook Boulevard shall be annually adjusted by the CCI from the Effective Date of this Agreement to the date of payment. Payments by Landowner based on estimates set forth in Exhibit "CC" to this Agreement for the ARSP fire station site (excluding land value), shall be adjusted annually by the CCI from the Effective Date of the ARSP development agreements, to the date of payments.

Reimbursable costs shall include costs associated with design, engineering, construction management, staking, plan check and inspection fees, habitat mitigation (excluding any costs of state and federal permitting), and construction. Reimbursement

for costs for design, engineering, construction management and staking shall equal twenty percent (20%) of identifiable costs of construction, as set forth in Section 4.2.3.

(i) In the case of the on-site sewer, water and recycled water facilities in Westbrook Boulevard in the ARSP, if third parties are required by City to construct such facilities, City shall pay to such third parties, as such construction costs are incurred by such third parties and approved by City, the fees described herein that have been paid, large lot by large lot, by Landowner, which Landowner shall continue to pay, large lot by large lot, until such time as City determines that such wet utilities would have otherwise have been required to support development of the Property, at which time Landowner shall pay, in one single payment, the unpaid balance of Landowner's share of the actual costs of construction of such facilities, adjusted annually as set forth in Section 4.2.5 of this Agreement, after the fees previously paid by Landowner to City as described in this Section 3.29 have been paid to the constructing third parties. All reimbursements to and from third parties for wet utilities shall be based on the percentages as set forth in Exhibit "AA".

(ii) For Landowner's pro-rata share of the ARSP fire station site Landowner, via the fee described in this Section 3.29, shall pay to City, to be paid to the constructing third parties at the time of construction as construction costs are incurred by such other constructing third parties and approved by City, its pro-rata share, as set forth in Exhibit "CC", of the estimated costs for grading, any required access road, any frontage improvements as defined in Exhibit "CC", and any other improvements specified in Exhibit "CC", adjusted annually by the CCI (but excluding the land value of the fire station site, whose costs shall not be adjusted annually by the CCI) from the Effective Date of the ARSP development agreements, to the date of payment, according to the pro-rata shares therefore set forth in Exhibit "CC". After the ARSP fire station site has been constructed by such other third parties (or, in the case of the CSP electric substation site, by Landowner, as set forth in Section 4.2.2.1 below), Landowner's payment, large lot by large lot, of its pro-rata share of the fire station site to such other constructing third parties shall be based on actual costs of construction, adjusted annually as provided for in Section 4.2.5.

Payment by Landowner for reimbursements due for the facilities set forth in Exhibit "BB" shall satisfy in full Landowner's obligation for payment of its pro-rata share of the costs of improvements due from Landowner to CSP developer(s). For all reimbursement payments by Landowner to third parties or to City to be paid to third parties provided for in this Section 3.28, once such payment by Landowner has been made for residential units or DUEs, as the case may be, for a large lot based on estimated costs of improvements, Landowner shall have no further obligation for those residential units or DUEs, as the case may be, should actual costs of construction for the improvements exceed the estimated costs. Likewise, if actual costs of construction are less than the estimated costs of improvements for which reimbursement has been made

by Landowner for residential units or DUEs, as the case may be, for a large lot, there shall be no repayment of the overpayment from the reimbursed party or parties to Landowner for those residential units or DUEs for which reimbursement payments were previously made based on estimated costs.

In all cases of payment by Landowner for its pro-rata share of costs for improvements as provided in this Section 3.29, Landowner shall pay its pro-rata share of costs based on estimates set forth in Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", and "Q-2" and "CC" to this Agreement until such time as actual costs of construction have been reviewed and confirmed by City.

ARTICLE 4. CITY OBLIGATIONS

4.1 City Cooperation. City agrees to cooperate with Landowner in securing all permits that may be required by City and, to the extent applicable, state and federal agencies. In the event State or Federal laws or regulations enacted after this Agreement has been executed, or action of any governmental jurisdiction, prevent, delay or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended or suspended as may be necessary to comply with such State and Federal laws or regulations or the regulations of other governmental jurisdictions. Each party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans.

4.2 Credits and Reimbursements. Landowner may, pursuant to this Agreement, finance construction of certain improvements, including but not limited to roadways, sewer, water, recycled water, solid waste, park, bike trails, drainage and/or electrical facilities which would otherwise be paid for by the City or other parties and which serve and benefit other properties or which would be financed by existing or future City fees.

City and Landowner agree that, in consideration of Landowner financing of such improvements that may be part of a City project for which the City is collecting development impact fees, Landowner, upon entering into an improvement agreement with City and posting security for improvements, shall be entitled to credits and/or reimbursements (reimbursements are applicable when improvements are completed, or as otherwise provided in Sections 3.5.2, and 3.5.7), as set forth below, which credits and reimbursements are owned personally by Landowner and do not run with the Property to successors and assigns, unless Landowner provides written notice to City that said credits and reimbursements have been assigned by Landowner to a third party.

City shall make best efforts to collect reimbursements from third parties outside the ARSP that have been financed by the Landowner, for infrastructure improvements

benefiting those third parties, as set forth in Sections 4.2.2 – 4.2.7.

Such personal ownership of credits and reimbursements by Landowner apply to all credits and reimbursements set forth in this Section 4.2 and all subsections thereto, and all other credits and reimbursements provided under this Agreement. City shall use its reasonable best efforts to establish a program to track credits owned by Landowner as provided in this Section 4.2, provided that Landowner hereby agrees to hold the City harmless for any credits that are misapplied by City.

4.2.1 City Extension of Credits. To the extent Landowner advances the cost for the construction of infrastructure included within existing, or to be included in future, City fee programs, City shall provide, if funds are available, reimbursement to Landowner, and if funds are not available for reimbursement, then City shall grant to Landowner a credit for such costs applied against their respective fee obligations for the Project, subject to the provisions of Sections 3.5.2, 3.5.7, 3.12.8 and 3.12.9 above, and provided that in no case shall the amount of credits exceed Landowner's costs of construction of such infrastructure, as defined in Section 4.2.3 below.

4.2.2 Reimbursement by Third Parties. In the case of public road, sewer, water, recycled water, drainage or electric improvements which abut property or traverse through property owned by third persons and other public improvements which are oversized or are constructed by Landowner, even if not oversized, to benefit property owned by third persons outside of the Project, including property designated Urban Reserve, Landowner shall be entitled to receive a reimbursement from the benefited property owner(s) (and not the City) for the pro rata cost of the improvements, and, in the case of any over sizing, the pro rata cost of the improvements which exceed Landowner's obligation.

Reimbursement may be provided directly from the owner abutting such improvements or from a community facilities district or any such other infrastructure financing district if such a district is formed by or includes such properties and includes monies for the construction of said improvements. Exhibit "BB" contains a listing of improvements subject to reimbursement to Landowner from benefited property owners for improvements, including improvements that exceed Landowner's obligations.

City shall use its best efforts, to the extent City has the authority to do so, to impose the foregoing obligation to pay said reimbursement, as a condition of development of such benefited property owned by third parties, at the time such property owner requests a discretionary approval or other such entitlement from City for development of the benefited property whereby such condition can be imposed. Such reimbursement shall be due and payable on the earlier of the formation of a CFD and issuance of bonds for such CFD serving development by such third parties or recordation of the first large lot subdivision map serving the development by such third

party.

4.2.3 Reimbursable Hard Costs. The "hard costs" of construction to be credited to Landowner by the City, and to be reimbursed to Landowner by a third party, shall consist of the identifiable costs of construction, plus 20% assumed for the "soft costs" of design, engineering, construction, construction management, permitting, environmental mitigation requirements, staking, and plan check and inspection fees as set forth in Exhibit "BB," and, as to the "hard costs" of construction, confirmed by City for the reimbursable or credited work.

4.2.4 [Reserved].

4.2.5 Increased Amount of Reimbursements. Reimbursements from third parties for improvements shall be annually increased by the CCI from the date that Landowner incurred the reimbursable cost to the date of reimbursement.

4.2.6 Term for Credits and Reimbursements. City's obligation to provide any credits or to pay or assist in obtaining any reimbursements to Landowner that accrues hereunder shall terminate thirty (30) years after the Effective Date of this Agreement.

4.2.7 Not a Limitation. Nothing in the foregoing Section 4.2 shall be construed to limit Landowner from receiving, in consideration of the improvements to be constructed by Landowner hereunder, any other credits or reimbursements from City otherwise provided under then existing City policy, rule, regulation or ordinance.

4.3 Applications for Permits and Entitlements.

4.3.1 Action by City. City agrees that it will accept, in good faith, for processing review and action, all applications for development permits or other entitlements for use of the Property in accordance with the Entitlements and this Agreement, and shall exercise its best efforts to act upon such applications in an expeditious manner.

4.3.2 Maps and Permits. Provided that the Public Facilities CFD, if applicable, has been formed and is duly authorized to levy the special tax therefore in accordance with Section 3.17 hereof, and further provided that the Public Services CFD and Municipal Services CFD have been or will at the time of the requested final approval be formed and authorized to levy the special taxes against the applicable portion of the Property in accordance with this Agreement, and further provided that Landowner is not in default of this Agreement, City shall not refrain from approving final residential lot subdivision maps nor shall it cease to issue building permits, certificates of occupancy or final inspections for development of the Property that is

consistent with the Entitlements. The acceptance, review and approval of any application for a final residential lot subdivision map, final non-residential subdivision map or building permit may be conditioned upon the formation of the Public Facilities CFD, if applicable, and the submission of petitions to form the Public Services CFD and Municipal Services CFD or annex the Property into the Public Services CFD and/or Municipal Services CFD, as applicable. Prior to such formation and/or annexation, City shall accept, for review, processing and approval, consistent with the Entitlements, applications for tentative residential lot and non-residential subdivision maps and for tentative and final large lot subdivision or parcel maps consistent with the Parcels described by the Specific Plan for the Property.

City acknowledges that under Government Code Section 66452.6, the term of a tentative subdivision map will be automatically extended for a period of time where a sub-divider is obligated to install certain improvements located outside the boundaries of the subdivision. In determining the term of any tentative subdivision map approved by the City for the Property, or any portion thereof, and without limiting the effect of any other provisions of the Government Code dealing with map extensions, the City agrees that the CFD Improvements described hereunder shall be treated as such off-site improvements for purposes of applying Section 66452.6 of the Government Code.

A subdivision, as defined in Government Code Section 66473.7, shall not be approved unless any tentative map prepared for the subdivision complies with the provisions of said Section 66473.7; this provision is included in this Agreement to comply with Government Code Section 65867.5.

4.3.3 Personnel. Nothing in this Agreement shall be construed to require City to hire or retain personnel for the purposes of evaluating, processing or reviewing applications for permits, maps or other entitlements or for the design, engineering or construction of public facilities in excess of those for which provision is made in the normal and customary budgeting process or fee schedules of City.

4.4 Subdivision Map Act Waiver. Notwithstanding any other provisions of this Agreement, or of Sections 66452.1, 66452.2, 66456.2 and 66458, of the Government Code (or any successor or replacement statute), Landowner expressly waives the time limits for review and approval by City of tentative subdivision maps to the extent that each such period does not exceed one hundred fifty (150) days beyond the time otherwise provided by law, unless Landowner and City mutually agree to another time limit.

4.5 Limited Waiver of Protest Rights. In conjunction with any proceedings creating an assessment district or other applicable financing mechanism for which provision is made in this Agreement, Landowner waives herewith any right to protest

which it may have under Section 2825 of the Streets and Highways Code to the extent that such protest would arise under Section 2825(a) through 2825(f) and Section 2825(h); but expressly retains the right of protest with respect to Section 2825(g).

4.6 Moratorium, Quotas, Restrictions or Other Growth Limitations. Subject to applicable law relating to the vesting provisions of development agreements, Landowner and City intend that except as otherwise provided herein, this Agreement shall vest the Entitlements against subsequent City resolutions, ordinances, growth control measures and initiatives or referenda, other than a referendum that specifically overturns City's approval of the Entitlements, that would directly or indirectly limit the rate, timing or sequencing of development, or would prevent or conflict with the land use designations, permitted or conditionally permitted uses on the Property, design requirements, density and intensity of uses as set forth in the Entitlements, and as further set forth in Section 2.4.1 above, and that any such resolution, ordinance, initiative or referendum shall not apply to the Entitlements and the Project. Notwithstanding any other provision of this Agreement, Landowner shall, to the extent allowed by the laws pertaining to development agreements, be subject to any growth limitation ordinance, resolution, rule, regulation or policy which is adopted and applied on a uniform, City-Wide basis and directly concerns an imminent public health or safety issue. In such case, City shall apply such ordinance, resolution, rule, regulation or policy uniformly, equitably and proportionately to Landowner and the Property and to all other public or private owners and properties directly affected thereby. By way of example only, an ordinance which would preclude the issuance of a building permit due to a City-Wide lack of adequate sewage treatment capacity to meet additional demand would directly concern an imminent public health issue under the terms of this paragraph and would support a denial of a building permit within the Property or anywhere else in the City if approval would require additional sewage treatment capacity. However, an effort to limit the issuance of building permits because of a general increase in traffic congestion levels in the City would not be deemed to directly concern an imminent public health or safety issue under the terms of this paragraph.

4.7 Subsequent Proposed Development. City and Landowner acknowledge that the terms of this Agreement provide for substantial financial commitments by Landowner to ensure that the Project results in a net positive fiscal effect on the City and its residents. City agrees to use its best efforts to assure that the development agreements in connection with any subsequent annexation and associated specific plan shall be subject to financial commitments of the same or greater magnitude as those made by Landowner under this Agreement, to the extent allowed by law. This provision shall not apply to development of infill areas within the City.

4.8 Essence of Agreement. Sections 2, 3, 4, 5 and 6 are the essence of this Agreement.

ARTICLE 5. DEFAULT, REMEDIES, TERMINATION

5.1 General Provisions. Subject to extensions of time by mutual consent in writing, failure or unreasonable delay by either party to perform any term or provisions of this Agreement shall constitute a default. In the event of alleged default or breach of any term or condition of this Agreement, the party alleging such default or breach shall give the other party not less than thirty (30) days notice in writing specifying the nature of the alleged default and the manner in which said default may be satisfactorily cured. During any such thirty (30) day period, the party charged shall not be considered in default for purposes of termination or institution of legal proceedings.

After notice and expiration of the thirty-day period, the other party to this Agreement at its option may institute legal proceedings pursuant to this Agreement or give notice of intent to terminate the Agreement pursuant to California Government Code Section 65868 and regulations of City implementing said Government Code Section. Following notice of intent to terminate, the matter shall be scheduled for consideration and review by the City Council within thirty (30) calendar days in the manner set forth in Government Code Sections 65865, 65867 and 65868 and City regulations implementing such Sections.

Following consideration of the evidence presented in said review before the City Council, either party alleging the default by the other party may give written notice of termination of this Agreement to the other party.

Evidence of default may also arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code Section 65865.1. If either party determines that the other party is in default following the completion of the normally scheduled periodic review, said party may give written notice of default of this Agreement as set forth in this section, specifying in said notice the alleged nature of the default, and potential actions to cure said default and shall specify a reasonable period of time in which such default is to be cured. If the alleged default is not cured within thirty (30) days or within such longer period specified in the notice, or if the defaulting party waives its right to cure such alleged default, the other party may terminate this Agreement.

No building permit shall be issued or building permit application accepted for any structure on the Property if the permit applicant owns and controls any property subject to this Agreement, and if such applicant or entity or person controlling such applicant is in default of the terms of this Agreement.

5.2 Annual Review. City shall, at least every twelve (12) months, per Roseville Municipal Code Chapter 19.84, as such period may be amended, during the term of this Agreement, review the extent of good faith substantial compliance by Landowner with

the terms of this Agreement. Such periodic review shall be limited in scope to compliance with the terms of this Agreement pursuant to Section 65865.1 of the Government Code and the monitoring of mitigation in accordance with Section 210816 of the Public Resources Code of the State of California. Notice of such review shall include the statement that any review of obligations of Landowner as set forth in this Agreement may result in termination of this Agreement. A finding by City of good faith compliance by Landowner with the terms of the Agreement shall be conclusive with respect to the performance of Landowner during the period preceding the review. Landowner shall be responsible for the cost reasonably and directly incurred by the City to conduct such review, the payment of which shall be due within thirty (30) days after conclusion of the review and receipt from the City of the bill for such costs.

Upon not less than thirty (30) days written notice by the City, Landowner shall provide such information as may be reasonably requested and deemed to be required by the City in order to ascertain compliance with this Agreement.

In the same manner prescribed in Section 10, the City shall deposit in the mail to Landowner a copy of all staff reports and related exhibits concerning contract performance and, to the extent practical, at least ten (10) calendar days prior to any such periodic review. Landowner shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before the City Council or, if the matter is referred to the Planning Commission, before the Planning Commission.

If City takes no action within thirty (30) days following the hearing required under Roseville Municipal Code Section 19.94.080, or any successor thereof or amendment thereto, Landowner shall be deemed to have complied in good faith with the provisions of the Agreement.

5.3 Enforced Delay, Extension of Times of Performance. In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in default where delays or default are due to war, insurrection, strikes, walkouts, riots, floods, drought, earthquakes, fires, casualties, acts of God, acts of terrorism, governmental restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulation, litigation, or similar bases for excused performance. If written notice of such delay is given to City within thirty (30) days of the commencement of such delay, an extension of time for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

5.4 Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation.

Provided, however, that the Landowner, its successors and assigns hereby waive any and all claims for monetary damages against City arising out of this Agreement at any time. All legal actions shall be initiated in the Superior Court of the County of Placer, State of California, or in the Federal District Court in the Eastern District of California.

5.5 Effect of Termination. If this Agreement is terminated following any event of default of Landowner or for any other reason, such termination shall not affect the validity of any building or improvement within the Property which is completed as of the date of termination, provided that such building or improvement has been constructed pursuant to a building permit issued by the City. Furthermore, no termination of this Agreement shall prevent Landowner from completing and occupying any building or other improvement authorized pursuant to a valid building permit previously issued by the City that is under construction at the time of termination, provided that any such building or improvement is completed in accordance with said building permit in effect at the time of such termination.

5.6 Applicable Law and Attorneys' Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Should any legal action be brought by either party for breach of this Agreement, or to enforce any provisions herein, the prevailing party to such action shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court.

ARTICLE 6. HOLD HARMLESS AGREEMENT

Landowner and its successors-in-interest and assigns, hereby agrees to, and shall defend and hold City, its elective and appointive boards, commissions, officers, agents, and employees harmless from any liability for damage or claims for damage for personal injury, or bodily injury including death, as well as from claims for property damage which may arise from the operations of Landowner, or of Landowner's contractors, subcontractors, agents, or employees under this Agreement, whether such operations be by Landowner, or by any of Landowner's contractors or subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, Landowner or Landowner's contractors or subcontractors, unless such damage or claim arises from the negligence or willful misconduct of City. The foregoing indemnity obligation of Landowner shall not apply to any liability for damage or claims for damage with respect to any damage to or use of any public improvements after the completion and acceptance thereof by City. In addition to the foregoing indemnity obligation, Landowner agrees to and shall defend, indemnify and hold City, its elective and appointive boards, commissions, officers, agents and employees harmless from any suits or actions at law or in equity arising out of the execution, adoption or implementation of this Agreement, exclusive of any such actions brought by Landowner, its successors-in-interests or assigns. City acknowledges hereby that the foregoing liability of Landowner shall be limited to its interest in the Property and that

neither Landowner nor any of its partners, officers, shareholders, employees or agents shall have any personal liability therefore.

ARTICLE 7. PROJECT AS A PRIVATE UNDERTAKING

It is specifically understood and agreed by and between the parties hereto that the subject project is a private development. No partnership, joint venture or other association of any kind is formed by this Agreement.

ARTICLE 8. COOPERATION IN THE EVENT OF LEGAL CHALLENGE

In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending said action.

ARTICLE 9. GENERAL

9.1 Enforceability. The City agrees that unless this Agreement is amended or canceled pursuant to the provisions of this Agreement and the Adopting Ordinance, this Agreement shall be enforceable by any party hereto notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance or building regulation adopted by City, or by initiative, which changes, alters or amends the rules, regulations and policies applicable to the development of the Property at the time of approval of this Agreement, as provided by Government Code Section 65866.

9.2 City Finding. The City hereby finds and determines that execution of this Agreement is in the best interest of the public health, safety and general welfare and is consistent with the General Plan.

9.3 Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of Landowner and City and their successors and assigns, no other person shall have any right of action based upon any provision in this Agreement.

9.4 Severability. Except as set forth herein, if any term, covenant or condition of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons, entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to be invalid or unenforceable and the effect

thereof is to deprive a party hereto of an essential benefit of its bargain hereunder, then such party so deprived shall have the option to terminate this entire Agreement from and after such determination.

9.5 Construction. This Agreement shall be subject to and construed in accordance and harmony with the Roseville Municipal Code, as it may be amended, provided that such amendments do not impair the rights granted to the parties by this Agreement.

9.6 Other Necessary Acts. Each party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out this Agreement in order to provide and secure to the other party the full and complete enjoyment of its rights and privileges hereunder.

9.7 Estoppel Certificate. Either party may, at any time, and from time to time, deliver written notice to the other party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) this Agreement is in full force and effect and a binding obligation of the parties, (ii) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments, and (iii) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature of such default. The party receiving a request hereunder shall execute and return such certificate within thirty (30) days following the receipt thereof. City acknowledges that a certificate hereunder may be relied upon by transferees and mortgagees of Landowner.

9.8 Mortgagee Protection. The parties hereto agree that this Agreement shall not prevent or limit Landowner, in any manner, at Landowner's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property, except as limited by the provisions of this section. City acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with Landowner and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

- a. Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

- b. The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee has submitted a request in writing to City in the manner specified herein for giving notices, shall be entitled to receive written notification from City of any default by Landowner in the performance of Landowner's obligations under this Agreement.
- c. If City receives a timely request from a Mortgagee requesting a copy of any notice of default given to Landowner under the terms of this Agreement, City shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to Landowner. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed to Landowner under this Agreement.
- d. Any Mortgagee who comes into possession of the Property, or any part thereof, by any means, whether pursuant to foreclosure of the mortgage deed of trust, or deed in lieu of such foreclosure or otherwise, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of Landowner's obligations or other affirmative covenants of Landowner hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by Landowner is a condition precedent to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Article 11 of this Agreement.

ARTICLE 10. NOTICES

All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to the City shall be addressed as follows:

Development Services Director
City of Roseville
311 Vernon Street
Roseville, California 95678

Notice required to be given to the Landowner shall be addressed as follows:

Brookfield Sunset, LLC
2271 Lava Ridge Court, Suite 220
Roseville, CA 95661
Attention: John Norman

Jennifer M. Amoruso, Successor Trustee of the
Amoruso Family Living Trust Dated March 14, 2005
P.O. Box 640
Plymouth, CA 95669

With a copy to:

Marcus J. Lo Duca, Esq.
Law Office Of Marcus J. Lo Duca, P.C.
3200 Douglas Boulevard, Suite 300
Roseville, CA 95661

Steve Crosbie
Crosbie Real Estate
2545 E. Bidwell Street
Folsom, CA 95630-6440

Any of the parties may change the address stated herein by giving notice in writing to the other parties, and, thereafter, notices shall be addressed and delivered to the new address.

ARTICLE 11. ASSIGNMENT

From and after recordation of this Agreement against the Property, Landowner shall have the full right to assign this Agreement as to the Property, or any portion thereof, in connection with any sale, transfer or conveyance thereof, and upon the express written assignment by Landowner and assumption by the assignee of such assignment in the form attached hereto as Exhibit "DD" and the conveyance of Landowner's interest in the Property related thereto, Landowner shall be released from any further liability or obligation hereunder related to the portion of the Property so conveyed and the assignee shall be deemed to be the "Landowner", with all rights and obligations related thereto, with respect to such conveyed property.

ARTICLE 12. FORM OF AGREEMENT, EXHIBITS

This Agreement is executed in two duplicate originals, each of which is deemed

to be an original. This Agreement, inclusive of its Recitals and Exhibits, constitutes the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No.____, adopted by the Council of the City of Roseville on the ____day of _____, 2016.

CITY OF ROSEVILLE,
A municipal corporation

By: _____
Rob Jensen
City Manager

LANDOWNER:

BROOKFIELD SUNSET, LLC,
a California limited liability company

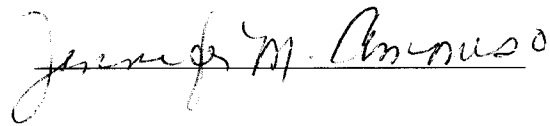
By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ATTEST:

By: _____
Sonia Orozco
City Clerk

JENNIFER M. AMORUSO, Successor
Trustee of the Amoruso Family Living
Trust Dated March 14, 2005



APPROVED AS TO FORM:

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Kevin Payne
Development Services Manager

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

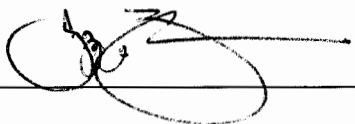
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)ss.
County of Amador)

On May 9, 2016 before me Sarah Zulim, Notary Public,
personally appeared Jennifer M. Amoroso

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature  (Seal)



to be an original. This Agreement, inclusive of its Recitals and Exhibits, constitutes the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No.____, adopted by the Council of the City of Roseville on the ____ day of _____, 2016.

CITY OF ROSEVILLE,
A municipal corporation

By: _____
Rob Jensen
City Manager

LANDOWNER:

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ATTEST:

By: _____
Sonia Orozco
City Clerk

JENNIFER M. AMORUSO, Successor
Trustee of the Amoruso Family Living
Trust Dated March 14, 2005

APPROVED AS TO FORM:

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Kevin Payne
Development Services Manager

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)ss.
County of PLACER)

On May 12, 2016 before me Helen Maria Taylor, Notary Public,
personally appeared JOHN W. NORMAN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature Helen Maria Taylor (Seal)



LIST OF EXHIBITS

Exhibit A	Property Legal Description
Exhibit B	Property Map
Exhibit C	Annexation Area and Plan Area
Exhibit D	Specific Plan Property Ownership
Exhibit E	Land Use Plan
Exhibit F	Affordable Housing Sites
Exhibit G	Phasing Plan
Exhibit H	Road Improvements
Exhibit H-1	Offsite Road Facilities for Reimbursement
Exhibit H-2	Offsite Roadway Reimbursement Schedule
Exhibit H-3-A	Sunset Boulevard West Improvements – Typical Section
Exhibit H-3-B	Sunset Boulevard West Improvements – Road G Intersection
Exhibit H-3-C	Sunset Boulevard West Improvements – Westbrook Blvd. Intersection
Exhibit I	Traffic Signals
Exhibit J-1	Wastewater Facilities
Exhibit J-2	Wastewater Facilities
Exhibit K-1	Offsite Wastewater Facilities for Reimbursement
Exhibit K-2	Offsite Wastewater Reimbursement Schedule
Exhibit L	Groundwater Well
Exhibit M	Water Conservation Plan
Exhibit N	Water Facilities

Exhibit O-1	Water Facilities for Reimbursement
Exhibit O-2	Offsite Water Facilities for Reimbursement
Exhibit O-3	Water Reimbursement Schedule
Exhibit P	Recycled Water Facilities
Exhibit Q-1	Offsite Recycled Water Facilities for Reimbursement
Exhibit Q-2	Offsite Recycled Water Reimbursement Schedule
Exhibit R	Drainage Facilities
Exhibit S	Post Development 100 Year Floodplain
Exhibit T	Fiber Optic Improvements
Exhibit U	60kV Easement Areas
Exhibit V	Parks and Open Space
Exhibit W	Parks Financing Plan
Exhibit X	Bikeway Master Plan
Exhibit Y	Open Space Areas
Exhibit Z-1	Westbrook Boulevard Maintenance Access
Exhibit Z-2	University Creek Crossing
Exhibit AA	DUE Allocation to Specific Plan Parcels for CSP Reimbursements
Exhibit BB	Infrastructure Phasing and Reimbursement Schedule
Exhibit CC	Fire Station Site Reimbursements
Exhibit DD	Sample Assignment and Assumption Agreement

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M. AND BEING A PORTION OF THAT REAL PROPERTY DESCRIBED IN THAT GRANT DEED TO PETER AMORUSO & JENNIFER M. AMORUSO, TRUSTEES OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005, RECORDED AS INSTRUMENT NO. 2005-0105020, OFFICIAL RECORDS OF PLACER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF, NORTH 00°12'11" WEST, 880.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE ALONG THE FOLLOWING 12 COURSES:

1. THENCE SOUTH 76°07'24" WEST, 104.21 FEET;
2. THENCE NORTH 77°38'46" WEST, 331.04 FEET;
3. THENCE TO THE LEFT, ALONG THE ARC OF A 476.00 FOOT RADIUS, NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIAL BEARING OF NORTH 80°31'50" WEST, A CENTRAL ANGLE OF 06°47'22", AND AN ARC LENGTH OF 56.40 FEET;
4. THENCE TO THE RIGHT ALONG THE ARC OF A 524.00 FOOT RADIUS, REVERSE CURVE, HAVING A CENTRAL ANGLE OF 85°05'31", AND AN ARC LENGTH OF 778.21 FEET;
5. THENCE SOUTH 87°46'19" WEST, 204.70 FEET;
6. THENCE NORTH 01°46'01" WEST, 1,554.79 FEET;
7. THENCE SOUTH 88°13'59" WEST, 773.11 FEET;
8. THENCE TO THE LEFT, ALONG THE ARC OF A 743.51 FOOT RADIUS, NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIAL BEARING OF SOUTH 86°54'36" EAST, A CENTRAL ANGLE OF 04°51'25", AND AN ARC LENGTH OF 63.03 FEET;
9. THENCE NORTH 01°46'01" WEST, 1,018.17 FEET;
10. THENCE TO LEFT, ALONG THE ARC OF A 93.88 FOOT RADIUS, NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF SOUTH 14°45'43" EAST, A CENTRAL ANGLE OF 56°11'20", AND AN ARC LENGTH OF 92.07 FEET;
11. THENCE NORTH 88°13'59" EAST, 703.80 FEET;
12. THENCE NORTH 01°46'01" WEST, 2,183.68 FEET TO THE SOUTH LINE OF SUNSET BOULEVARD WEST, COUNTY ROAD NO. (A3042) AS CONVEYED TO THE COUNTY OF PLACER BY DEED RECORDED AUGUST 18, 1966 IN BOOK 1123, AT PAGE 612, OFFICIAL RECORDS OF PLACER COUNTY; THENCE ALONG SAID SOUTH LINE, NORTH 89°21'05" EAST, 1,273.09 FEET TO A POINT ON SAID EAST LINE OF SECTION 11; THENCE ALONG SAID EAST LINE, SOUTH 00°12' 11" EAST, 4,372.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 148.710 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED ALONG THE BOUNDARY OF THE PROPERTY DESCRIBED IN DOC. NO. 2005- 0105020 ARE NOT BASED UPON A FIELD SURVEY AS DESCRIBED IN L.S. ACT SECTION 8762. THEY DO NOT ESTABLISH THE BOUNDARY OF SAID PROPERTY AND ARE INCLUDED TO ASSIST IN LOCATING THE NEW BOUNDARY APPROVED BY MINOR BOUNDARY LINE ADJUSTMENT NO. PLN15-00351 ONLY.

Exhibit B
Property Map

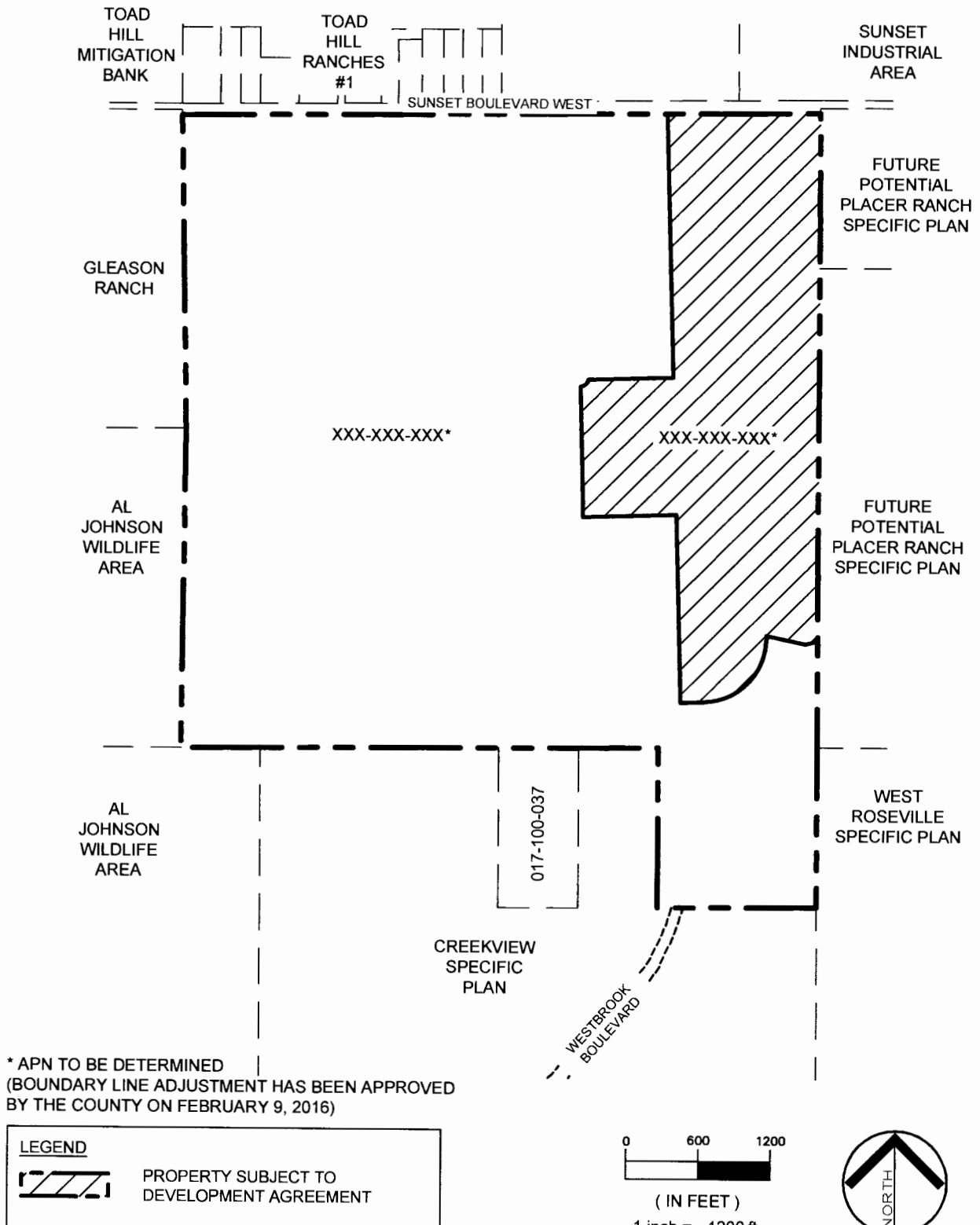


Exhibit C
Annexation Area and Plan Area

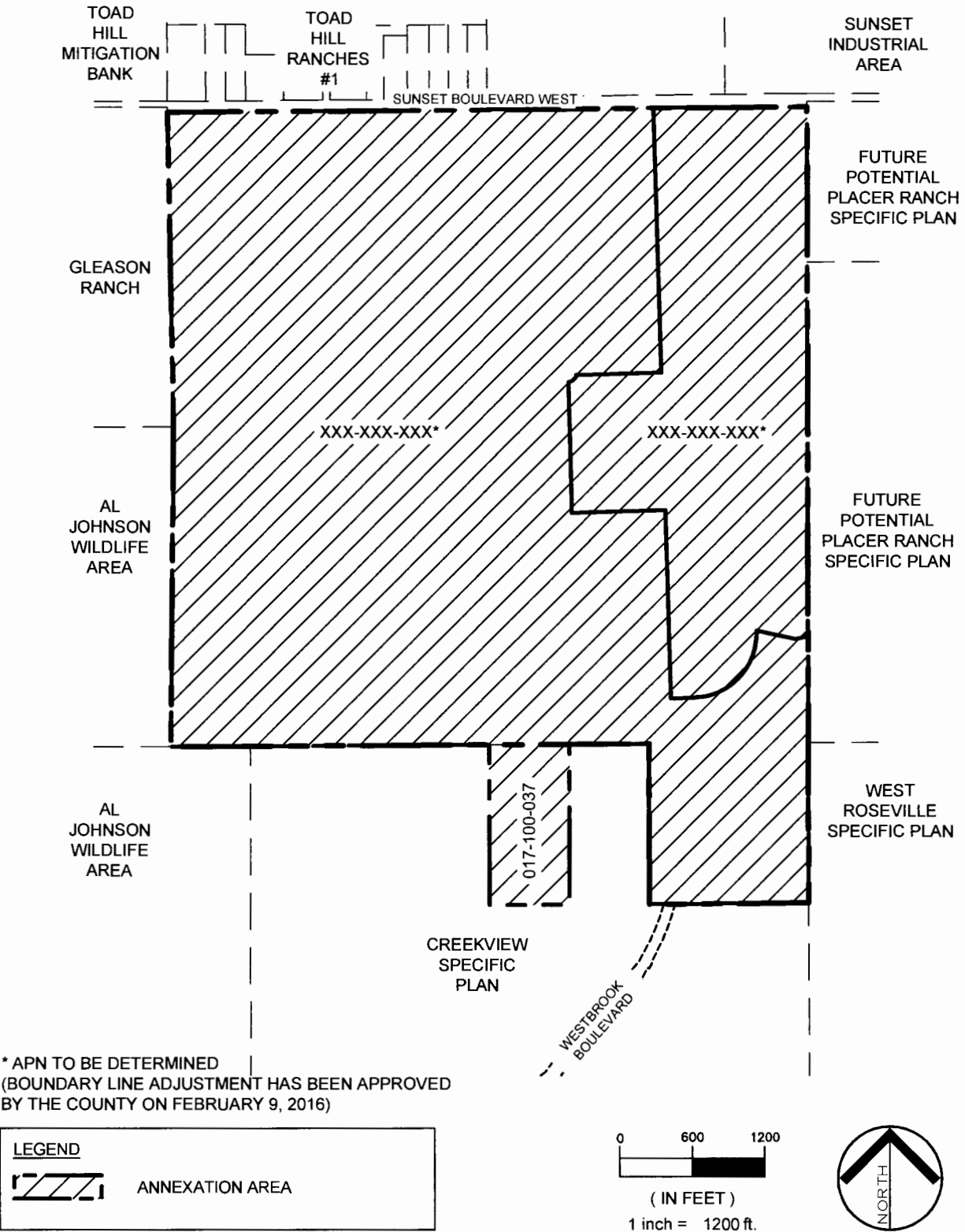
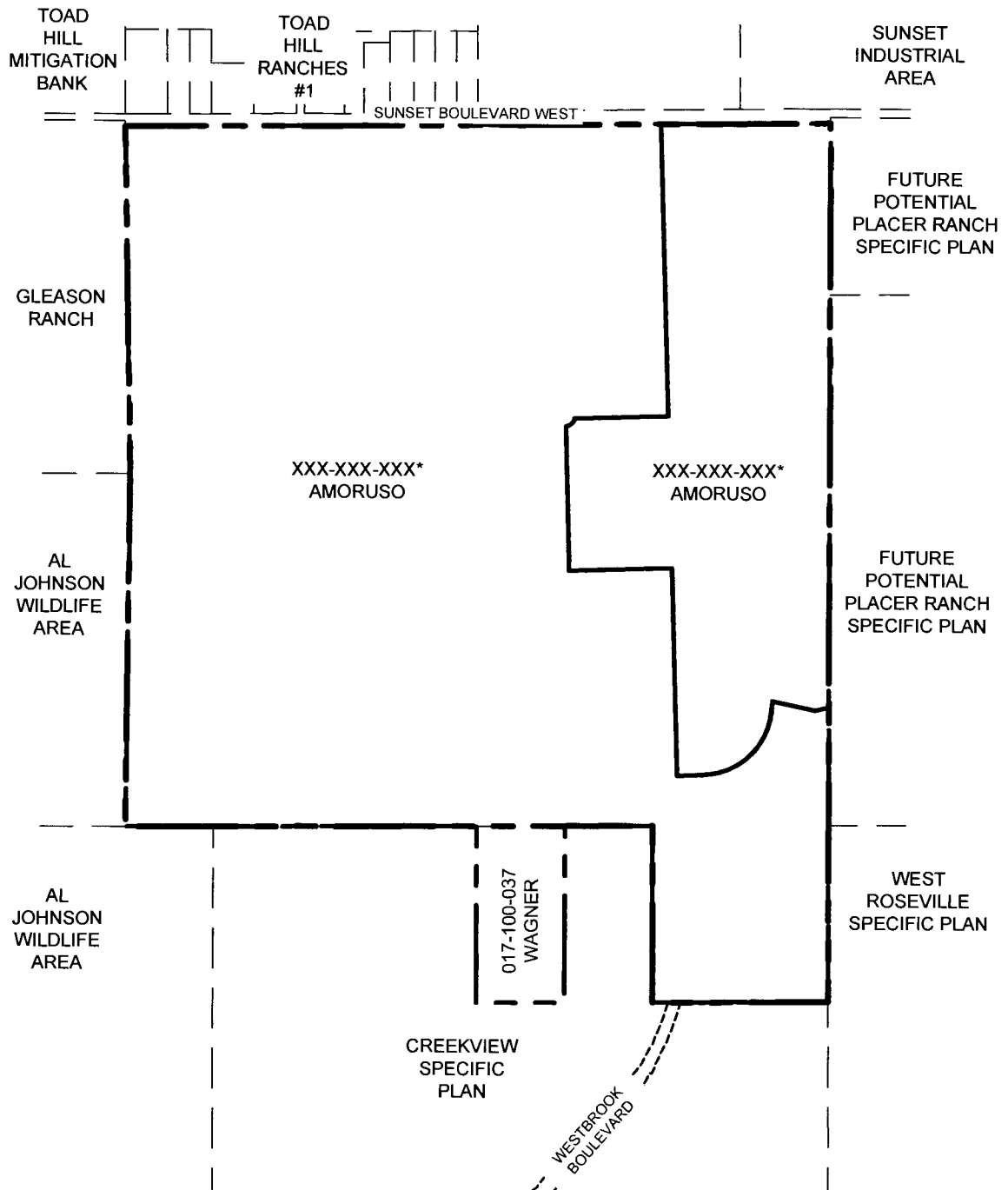


Exhibit D
Specific Plan Property Ownership



* APN TO BE DETERMINED
(BOUNDARY LINE ADJUSTMENT HAS BEEN APPROVED
BY THE COUNTY ON FEBRUARY 9, 2016)

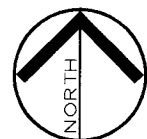
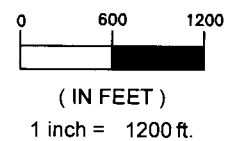
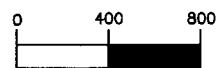
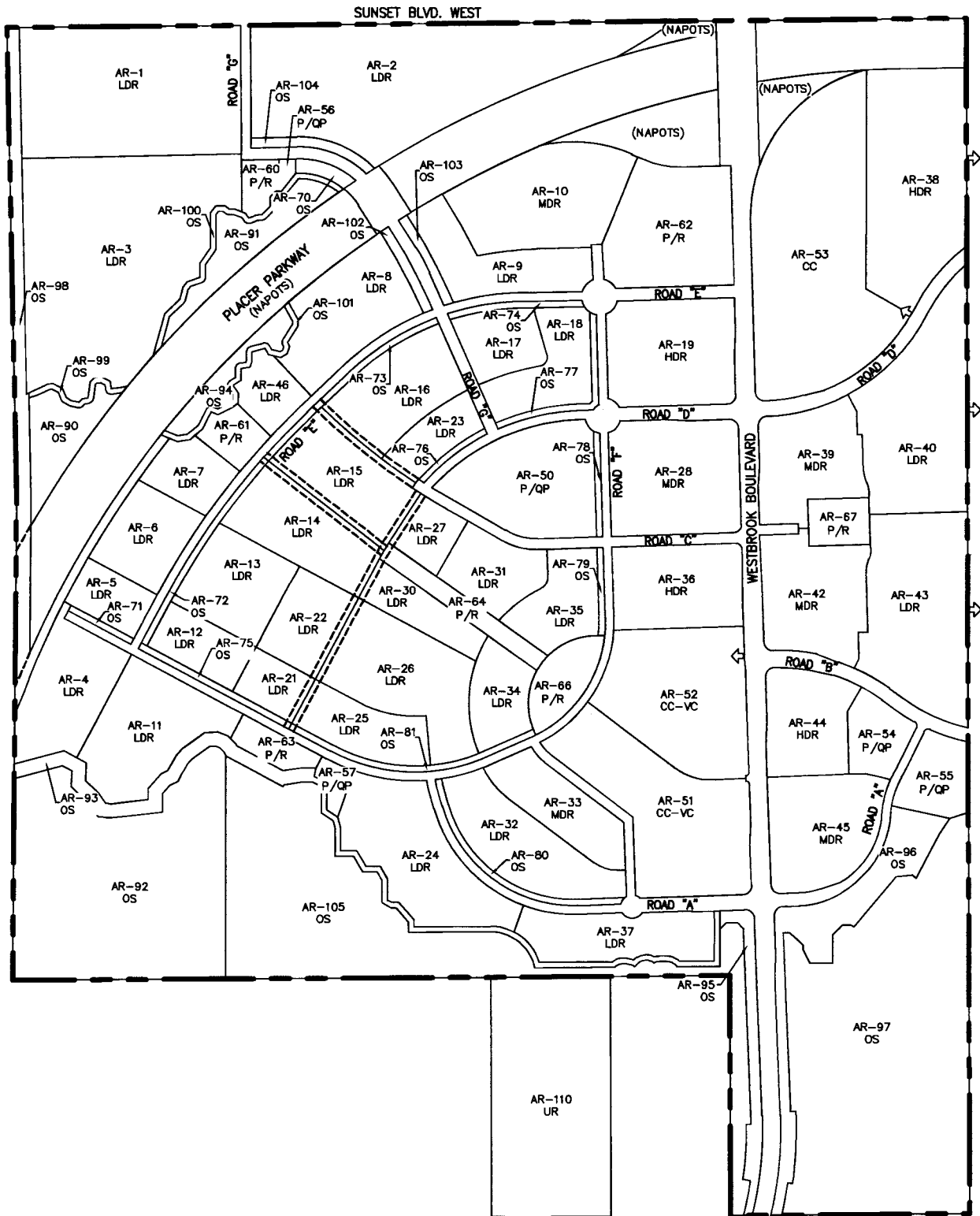


Exhibit E Land Use Plan



(IN FEET)
1 inch = 800 ft.

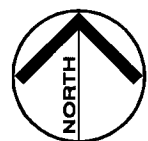
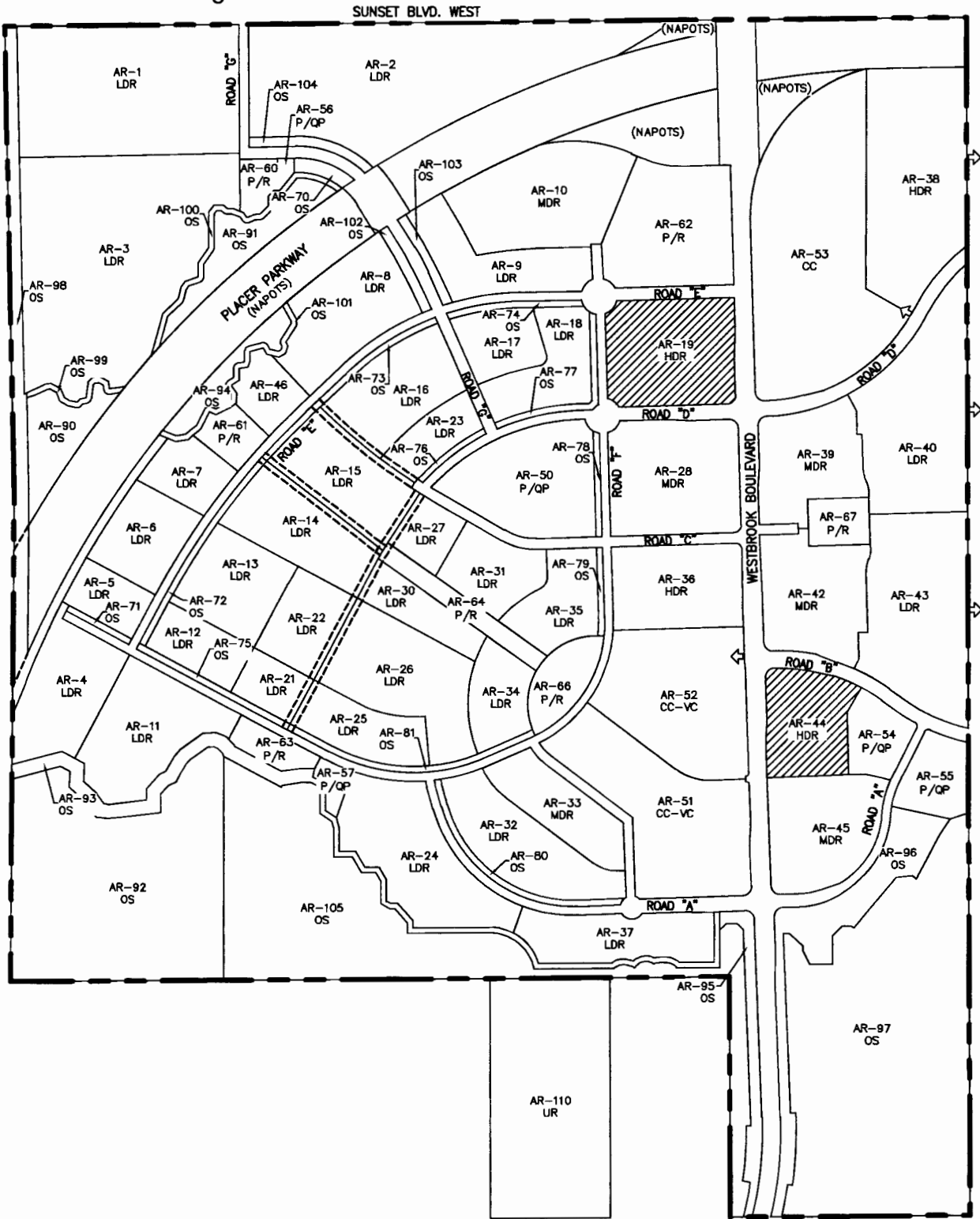


Exhibit F Affordable Housing Sites



LEGEND

AFFORDABLE HOUSING SITES

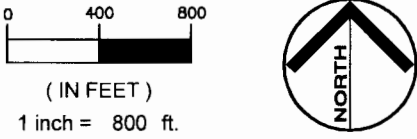


Exhibit G Phasing Plan

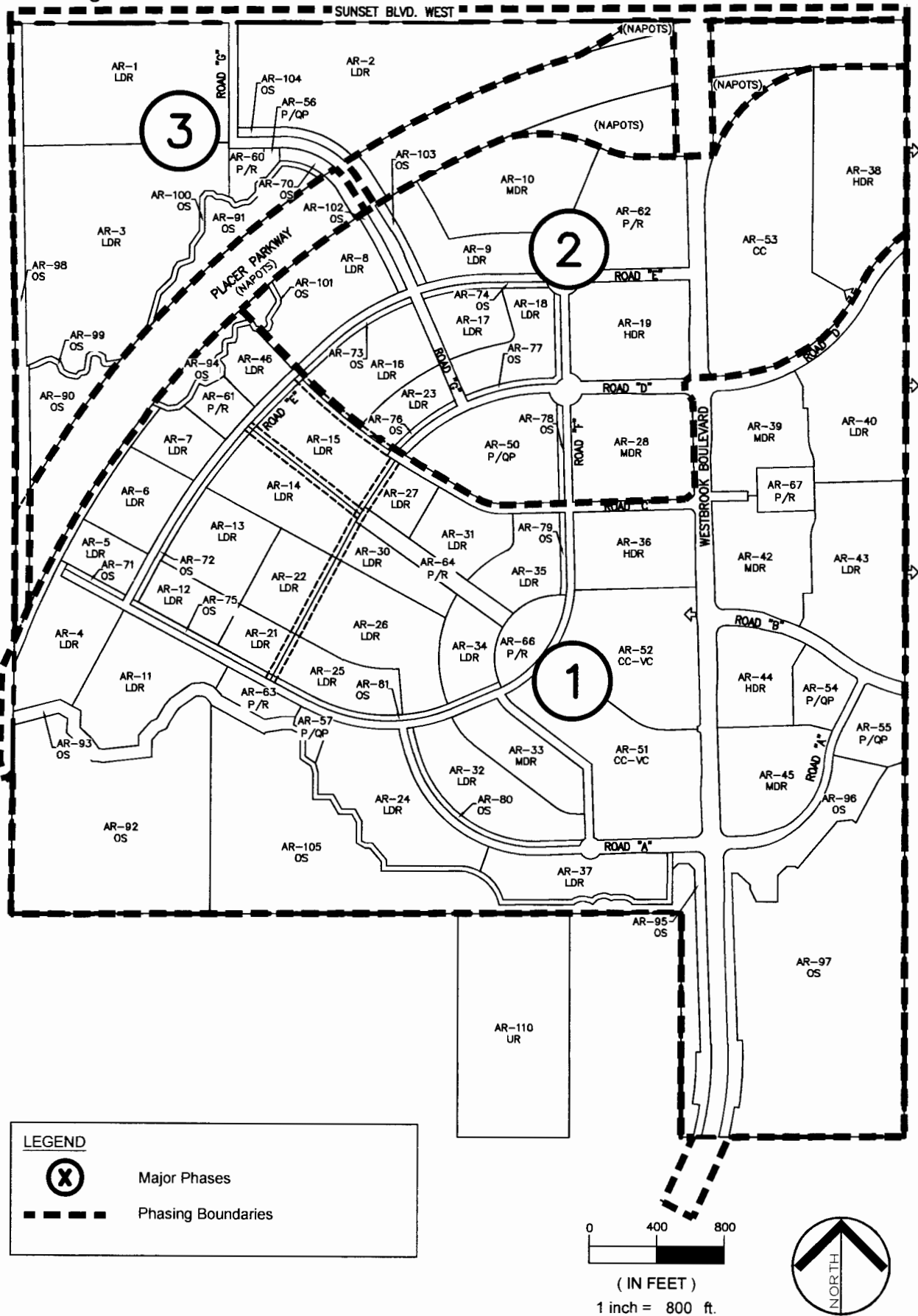


Exhibit H Road Improvements

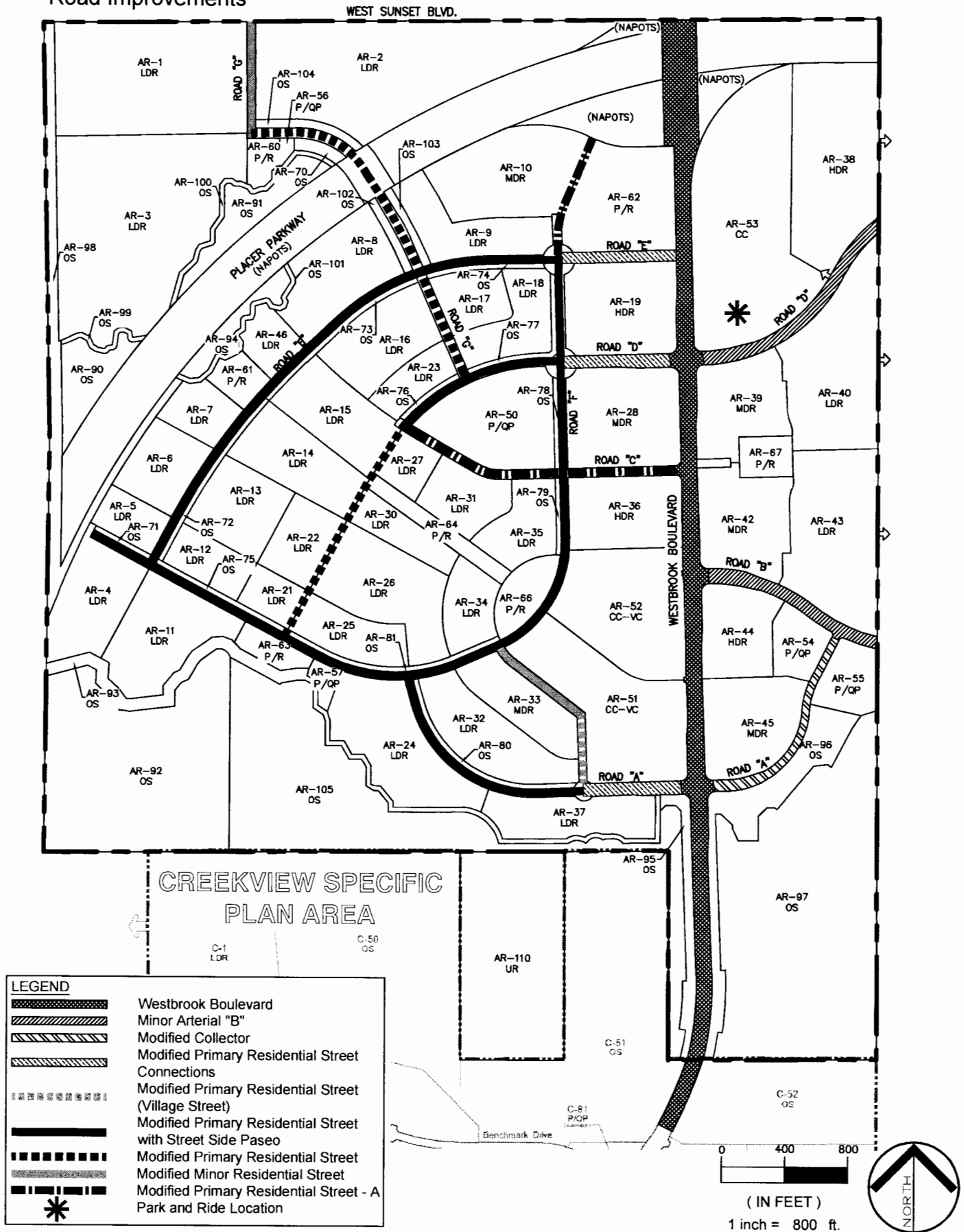


Exhibit H-1
Offsite Road Facilities For Reimbursement

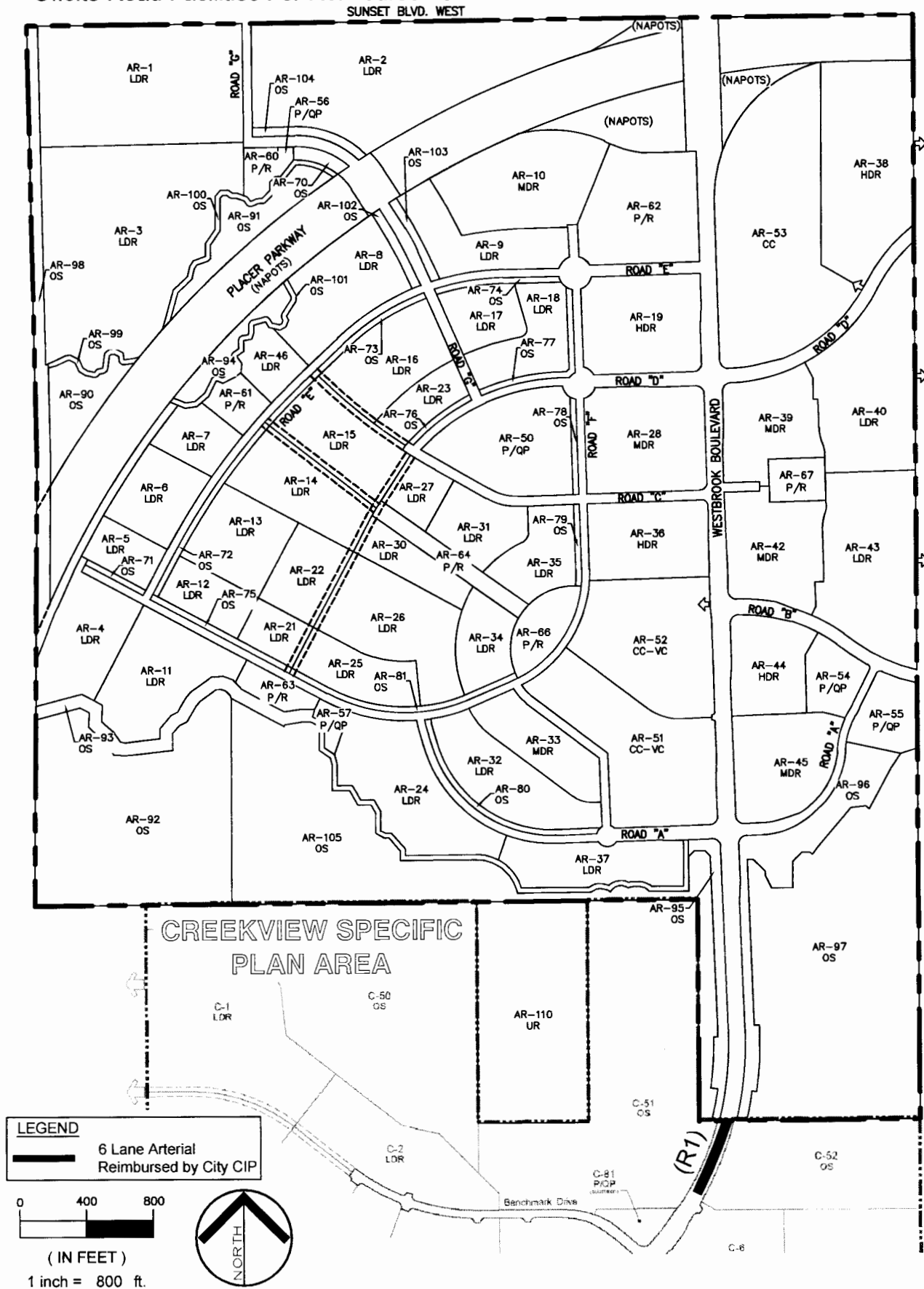


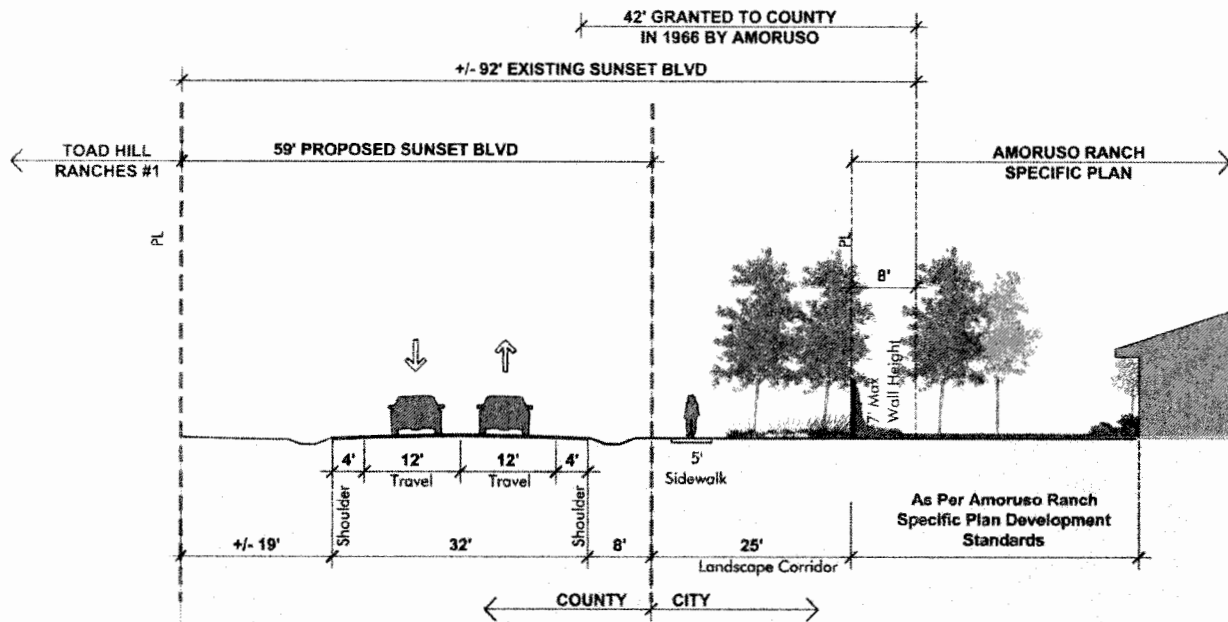
EXHIBIT H-2
OFFSITE ROADWAY REIMBURSEMENT SCHEDULE

ROADWAY REIMBURSEMENTS						
Reimbursements to ARSP						
No	Roadway Segment	Approx. Length	Reimbursement From	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed to ARSP
1	R1	510'	City CIP	\$ 1,228,324	100.00	\$ 1,228,324

Note:

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.

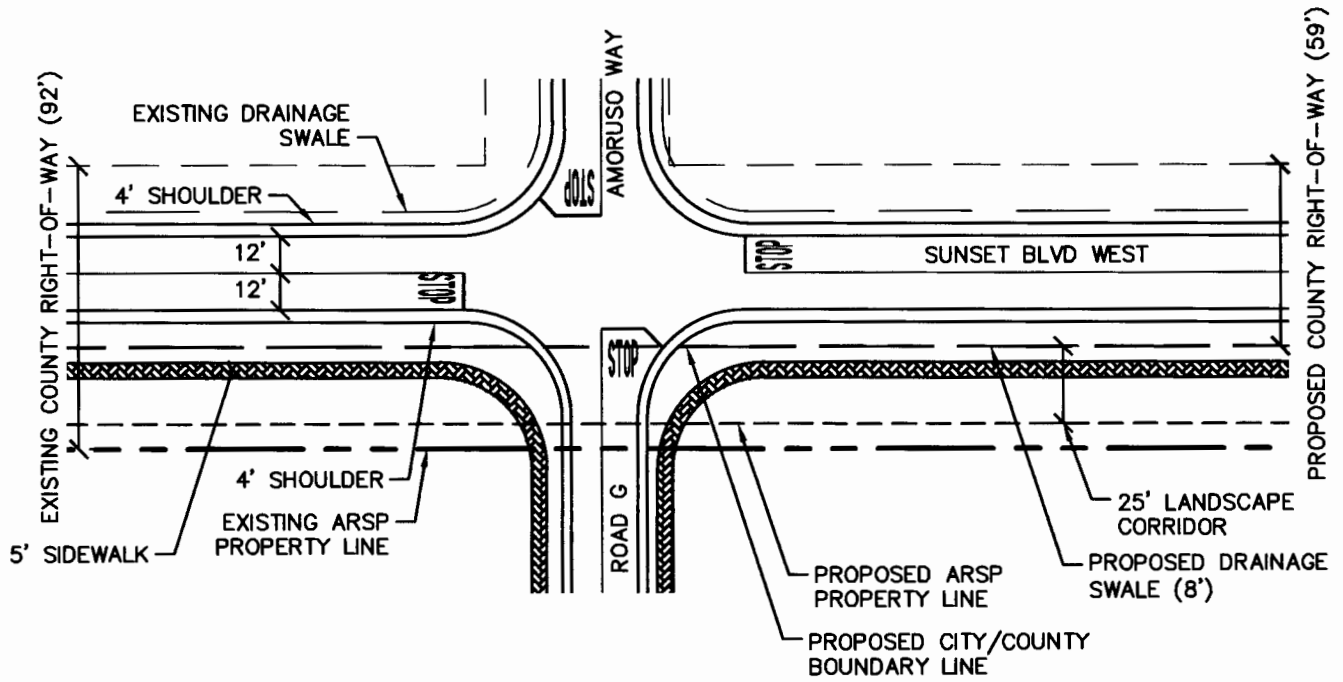
Exhibit H-3-A
Sunset Boulevard West Improvements - Typical Section



Proposed Future Sunset Boulevard West - 59' ROW

Exhibit H-3-B

Sunset Boulevard West Improvements - Road G Intersection



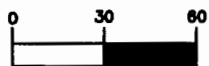
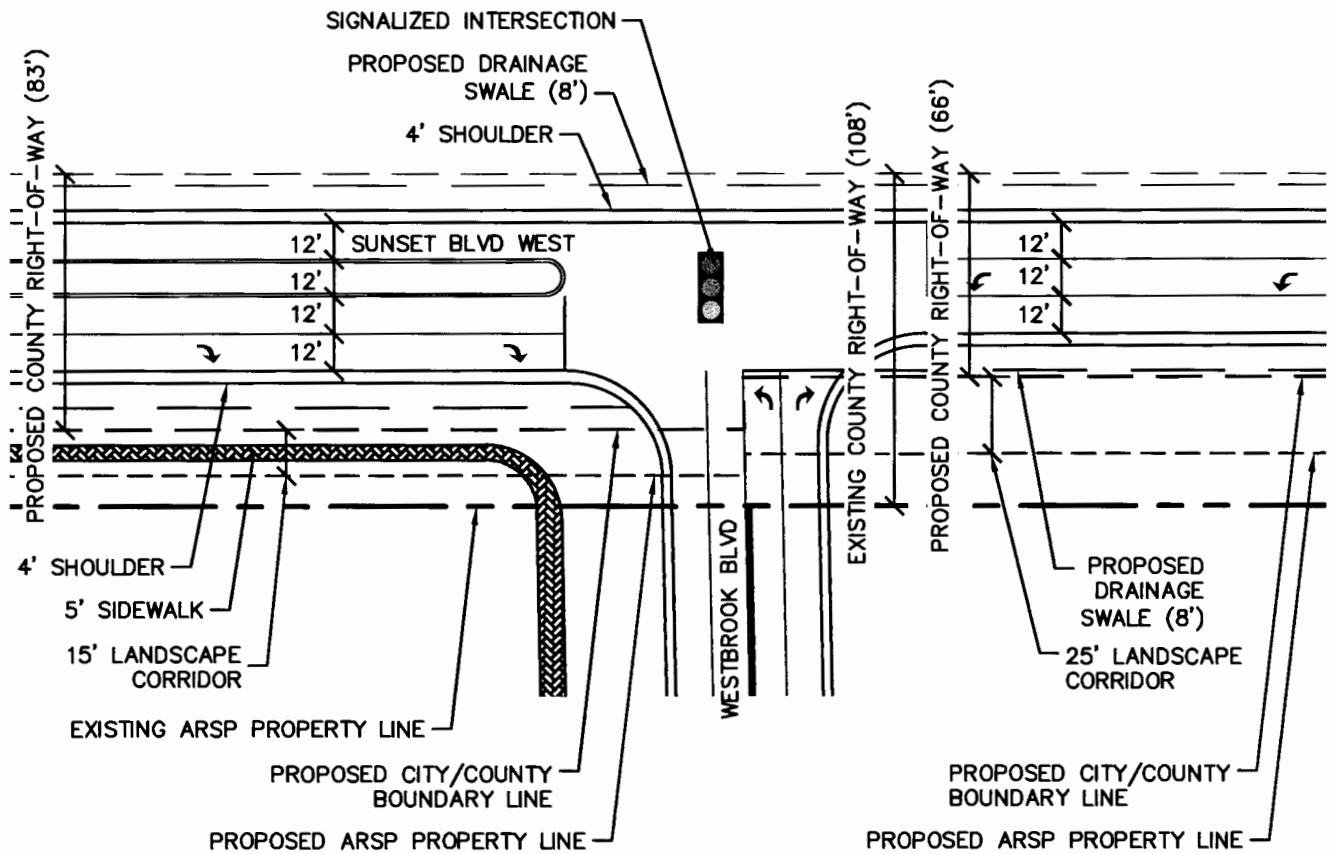
(IN FEET)

1 inch = 60 ft.



Exhibit H-3-C

Sunset Boulevard West Improvements - Westbrook Boulevard Intersection

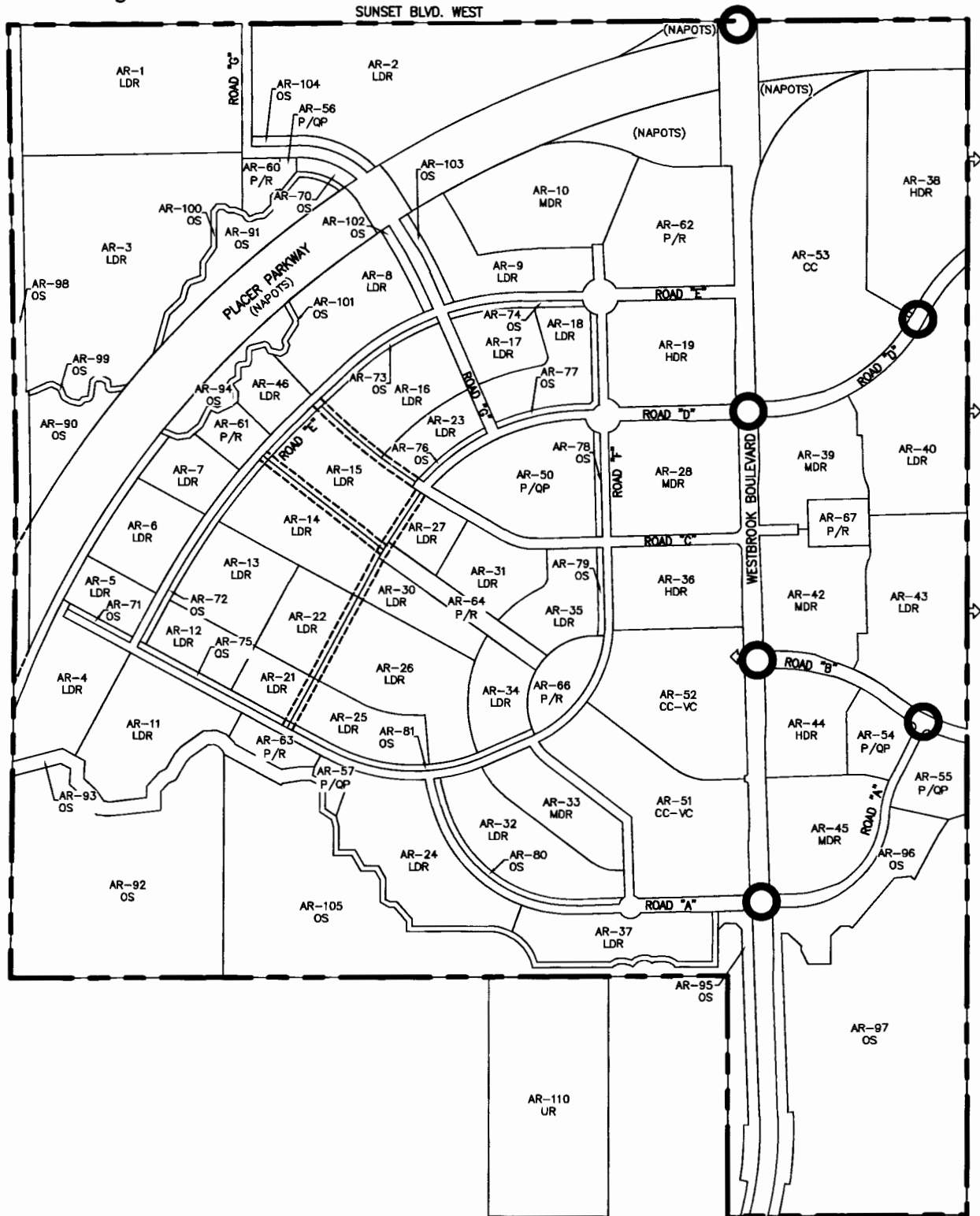


(IN FEET)

1 inch = 60 ft.



Exhibit I Traffic Signals



LEGEND

 Traffic Signal

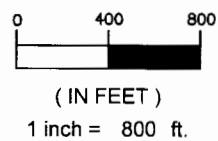


Exhibit J - 1 Wastewater Facilities

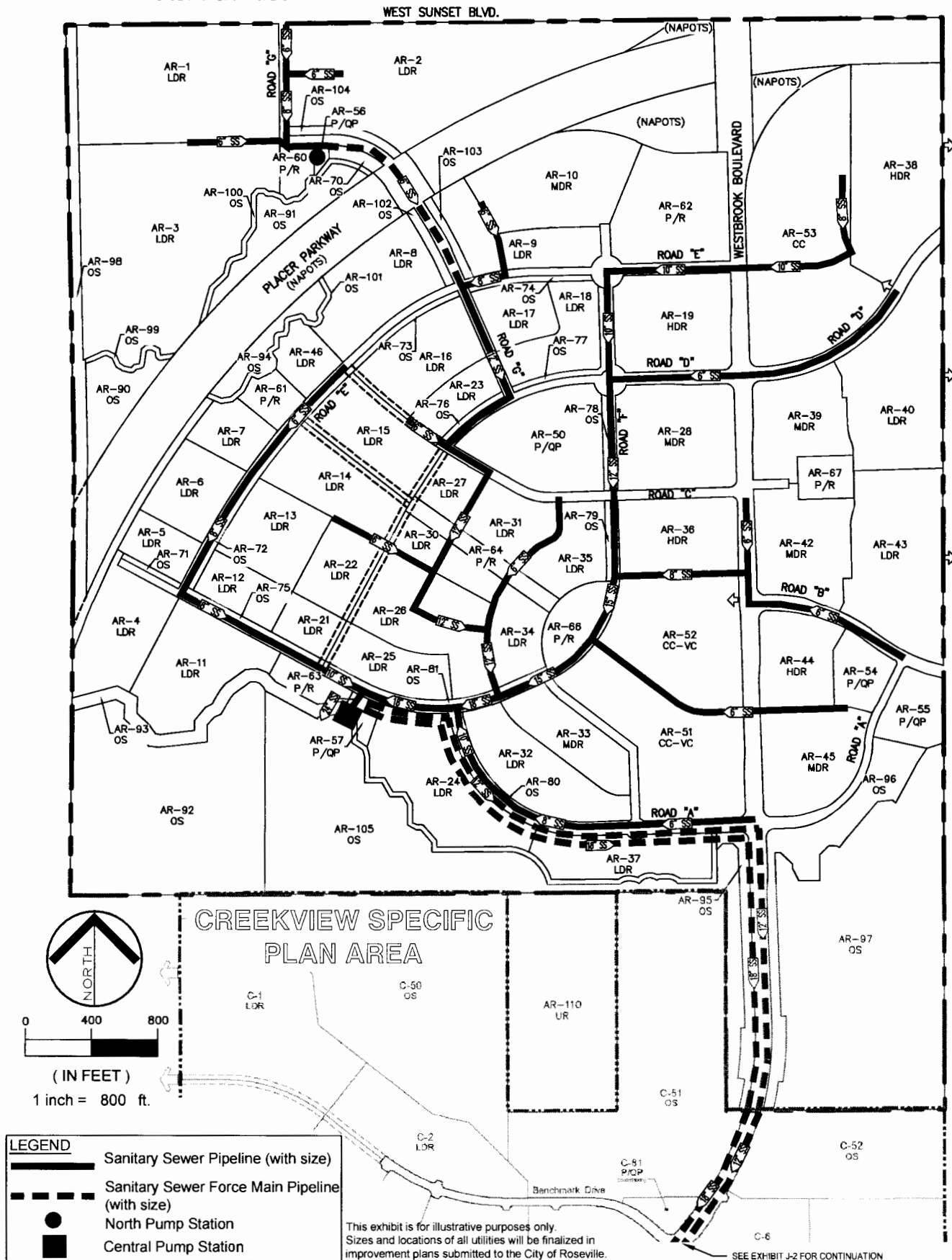
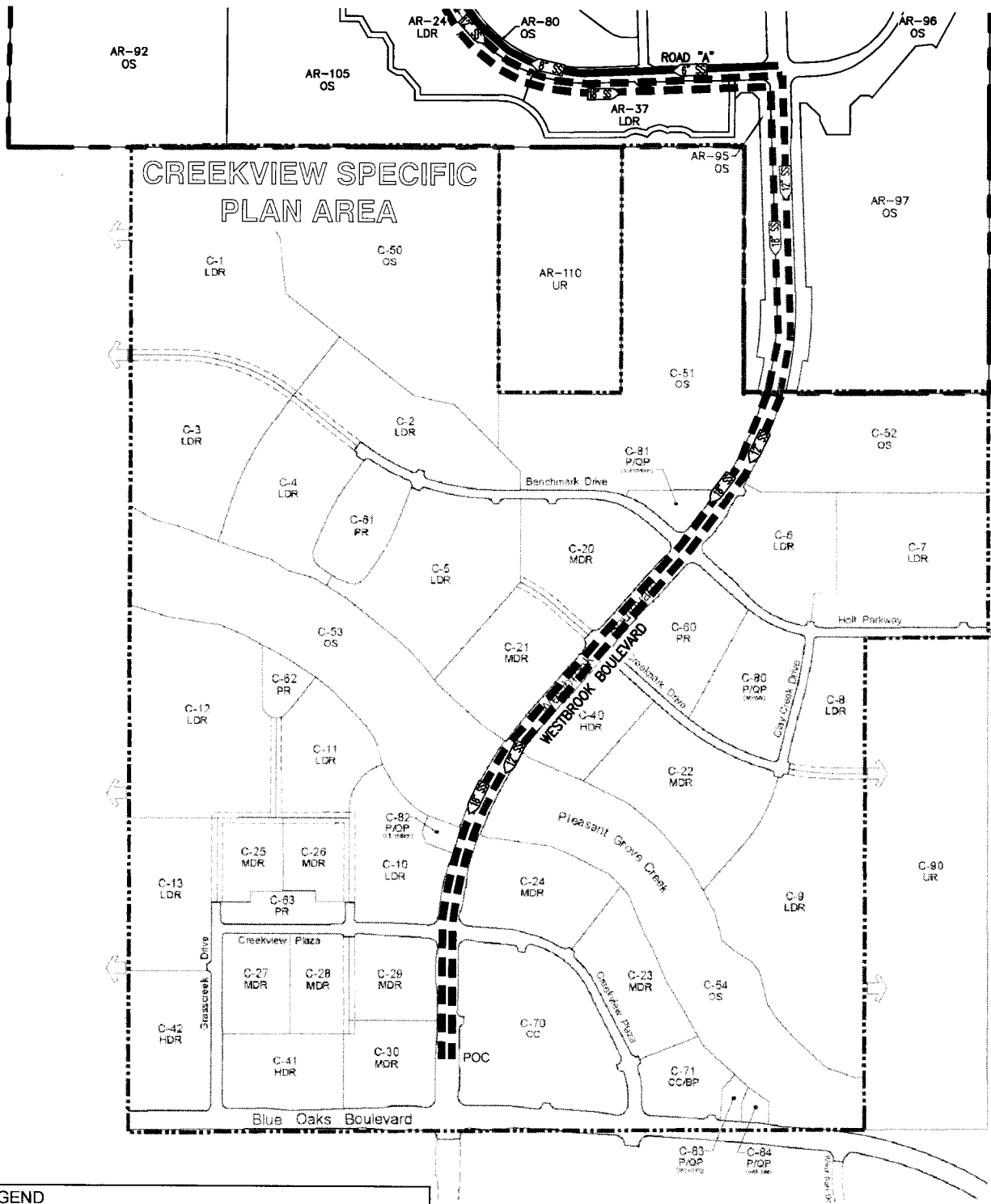


Exhibit J - 2 Wastewater Facilities



LEGEND

Sanitary Sewer Pipeline (with size)
 Sanitary Sewer Force Main Pipeline (with size)

POC

 Point of Connection

This exhibit is for illustrative purposes only. Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.

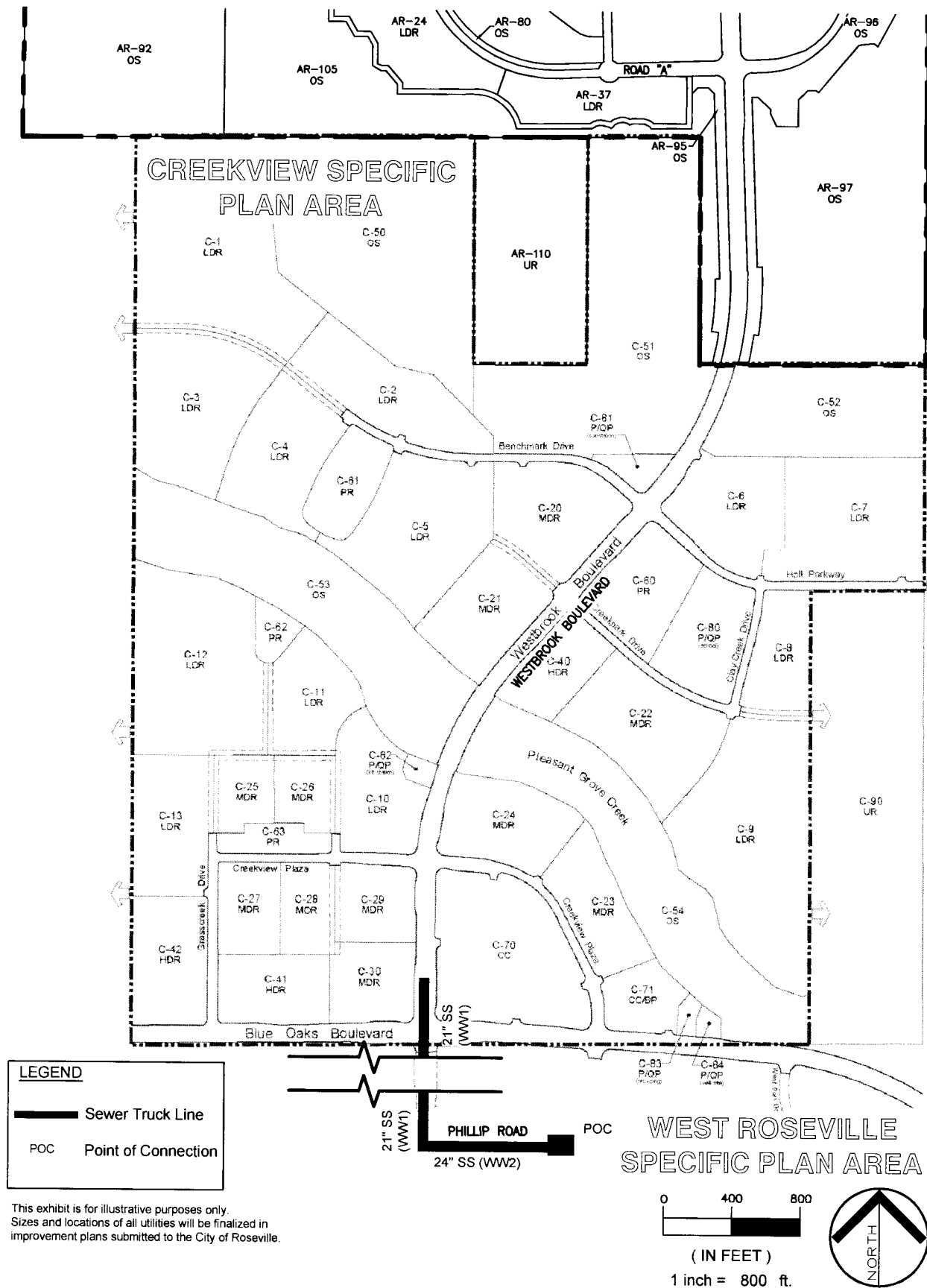
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(IN FEET)

1 inch = 800 ft.

Exhibit K-1

Offsite Wastewater Facilities For Reimbursement



This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in
improvement plans submitted to the City of Roseville.

**EXHIBIT K-2
OFFSITE WASTEWATER REIMBURSEMENT SCHEDULE**

WASTEWATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Wastewater Segment	Size	Approx. Length	ARSP Flow (mgd)	Total Flow (mgd) ⁴	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	WW1	21"	1,790'	0.606	1.039	CSP	\$ 243,256	58.33%	\$ 141,880
2	WW2	24"	Per WRSP DA	0.606	1.214	WRSP	\$ 378,000	49.92%	\$ 188,689

Note:

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement and West Roseville Specific Plan Development Agreement.
3. ARSP is responsible for ARSP force main system within CSP.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit P and Exhibit Q.

Exhibit L
Groundwater Well

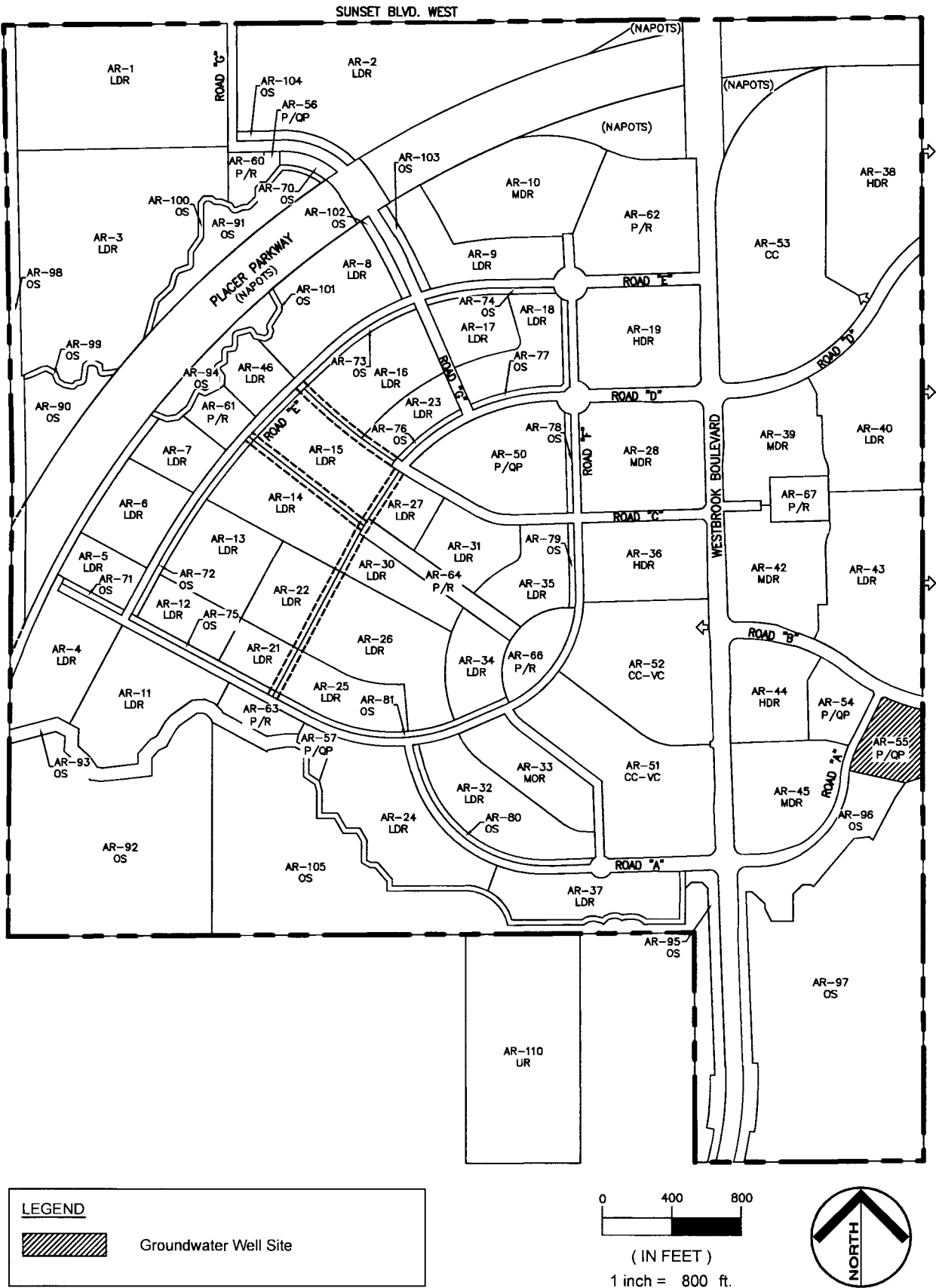
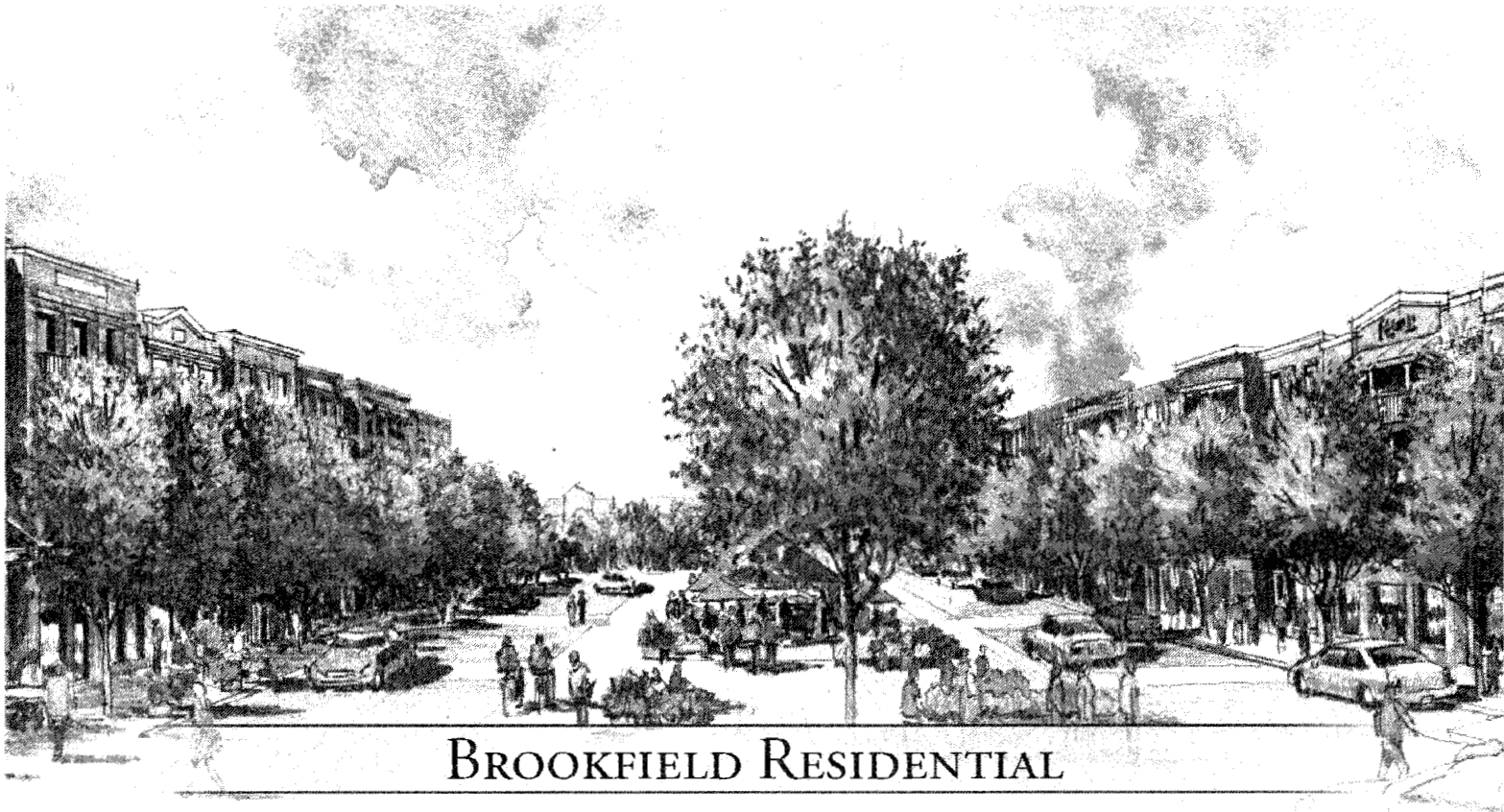


Exhibit M
Water Conservation Plan



BROOKFIELD RESIDENTIAL

Amoruso Ranch Specific Plan Area

April 2016

WATER CONSERVATION PLAN



Prepared for:
**Brookfield
Residential**

Prepared by:
Kimley»Horn

Brookfield Residential

Amoruso Ranch Specific Plan Area

Water Conservation Plan

Prepared By:

Kimley»»Horn



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INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Area Water Conservation Plan (Plan) has been prepared at the request of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) requirements and in support of the ARSP process.

WATER CONSERVATION PLAN PURPOSE

In February 2008, then California Governor Arnold Schwarzenegger introduced a seven-part comprehensive plan for improving the Sacramento-San Joaquin Delta. As part of this effort, the Governor directed state agencies to develop a plan to reduce statewide per capita urban water use by 20 percent by the year 2020. In February 2010, the State Water Resources Control Board issued the 20x2020 Water Conservation Plan.

As part of the response to the 20x2020 Plan, the City has a requirement that all new specific plan projects incorporate water conservation measures into the overall project design such that the overall water demands (both potable and recycled) are reduced. The City has an overall conservation goal of 20% for potable and irrigation water usage throughout the City.

This Plan presents potentially feasible measures and guidance that can result in a reduction of the projected overall water usage within the ARSP Area, which will contribute towards the City-wide conservation goal. The projected reduction in water use will be established as part of this Plan through a process of: estimating the baseline water demands without conservation measures; identification of potentially feasible conservation measures; and estimation of the resultant water demands with application of the identified conservation measures. This Plan has been developed in conformance with the Water Efficient Landscape Ordinance (WELO) as a minimum.

ARSP AREA LOCATION AND DESCRIPTION

Project Vicinity

The ARSP Area consists of approximately 694.4 acres located in the northwest edge for the City of Roseville. Prior to the Specific Plan's adoption, the plan area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area, to the west by the Gleason property, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hills Ranches #1 area and unincorporated Placer County. The project vicinity is shown on Figure 1.

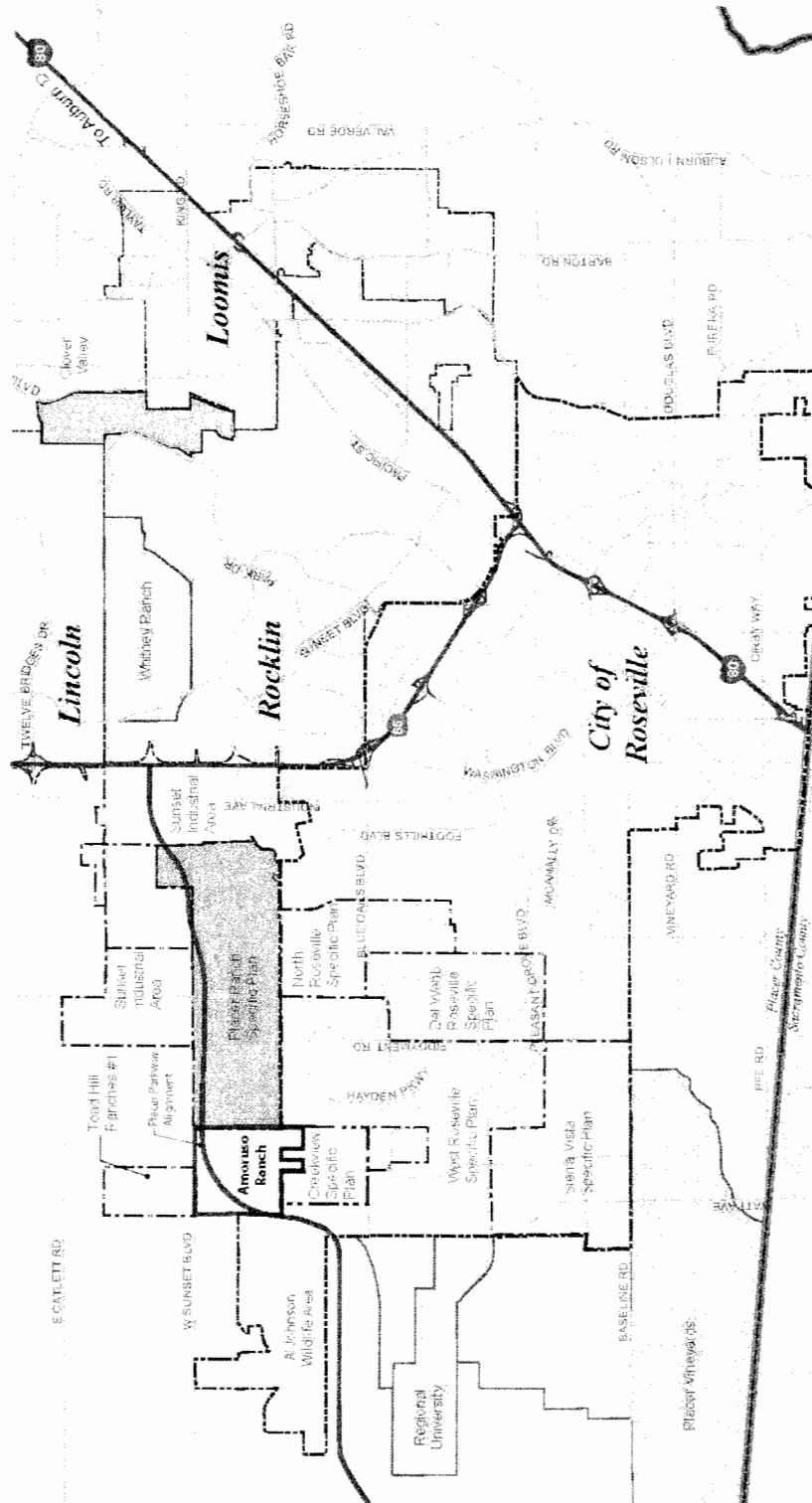


Figure 1 – ARSP Area Project Vicinity

Kimley»»Horn

Pre-Development Conditions

The pre-development conditions of the ARSP Area were as a cattle ranch and for irrigated crops. The primary use was open grazing land, but included a small ranch house and out buildings. The land is gently rolling terrain generally trending to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation changes from approximately 115 feet to 71 feet gently from the northeast down to the southwest.

The site vegetation is generally limited to short, seasonal grasses. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland conditions and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2 highlights the ARSP Area pre-development conditions.

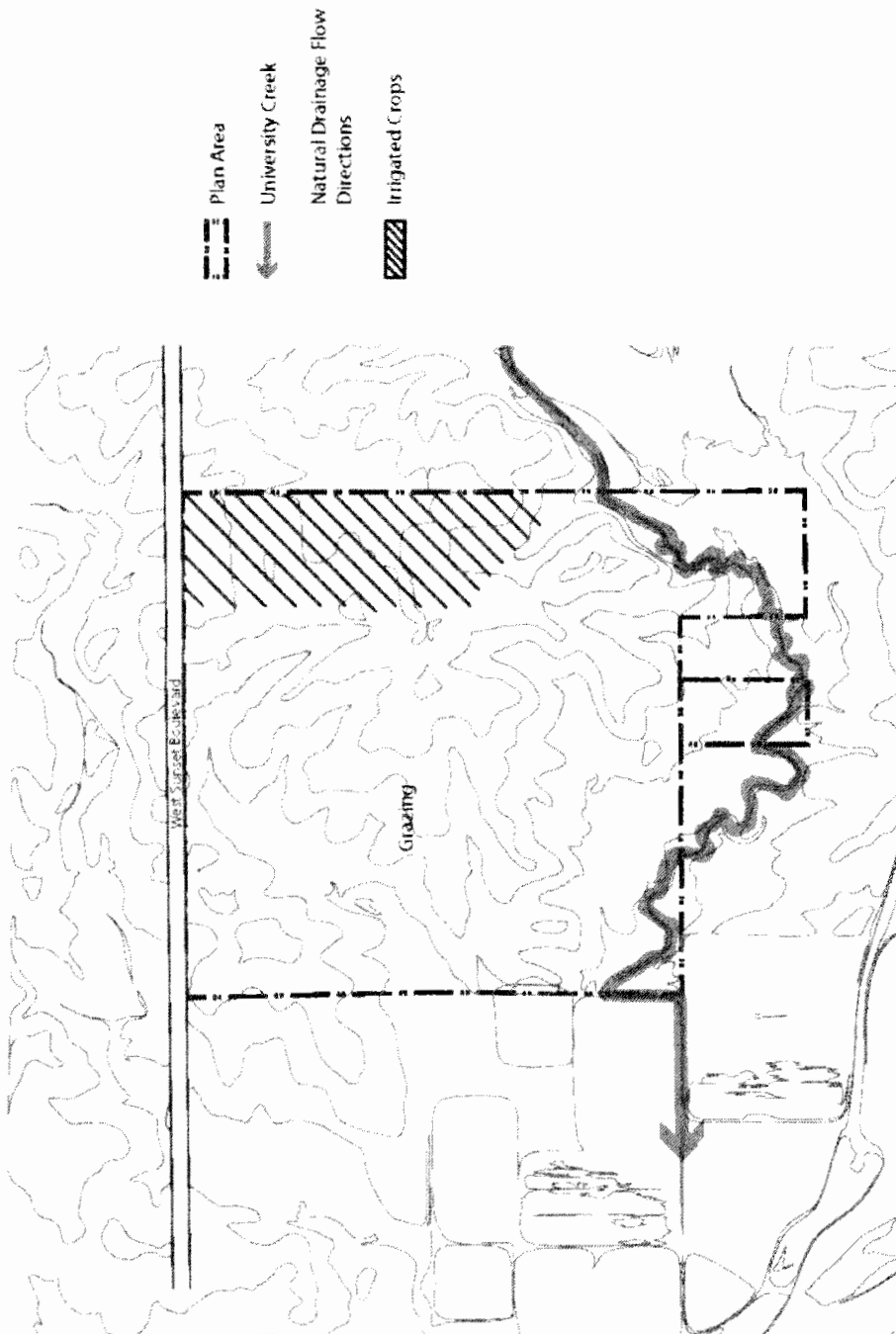


Figure 2 – ARSP Area Pre-Development Conditions

ARSP Area Development Opportunities and Constraints

The proposed ARSP Area land use plan is influenced by several factors, including the physical setting, land use and circulation conditions, and public policies. Two significant aspects that influence the development of the land plan are described below and depicted on Figure 3.

Placer Parkway

The proposed Placer Parkway will be a dominant feature that sweeps through the ARSP Area. Interchanges at Fiddymont Road and Santucci Boulevard will provide access to the ARSP Area.

Open Space and Resources Preservation

The ARSP Area will support open space and resource preservation by providing permanent open space. In combination with the 1,700-acre open space afforded by the City of Roseville Al Johnson Wildlife Area, this open space provides connectivity with open space within the Creekview Specific Plan Area, and lands to the east of the ARSP Area.

The Amoruso Ranch Specific Plan will provide an open space corridor that includes a pedestrian and bike path linkage between this major open space area and the City's regional trail system. In addition, the corridor will provide a permanent preservation area for wetland resources.

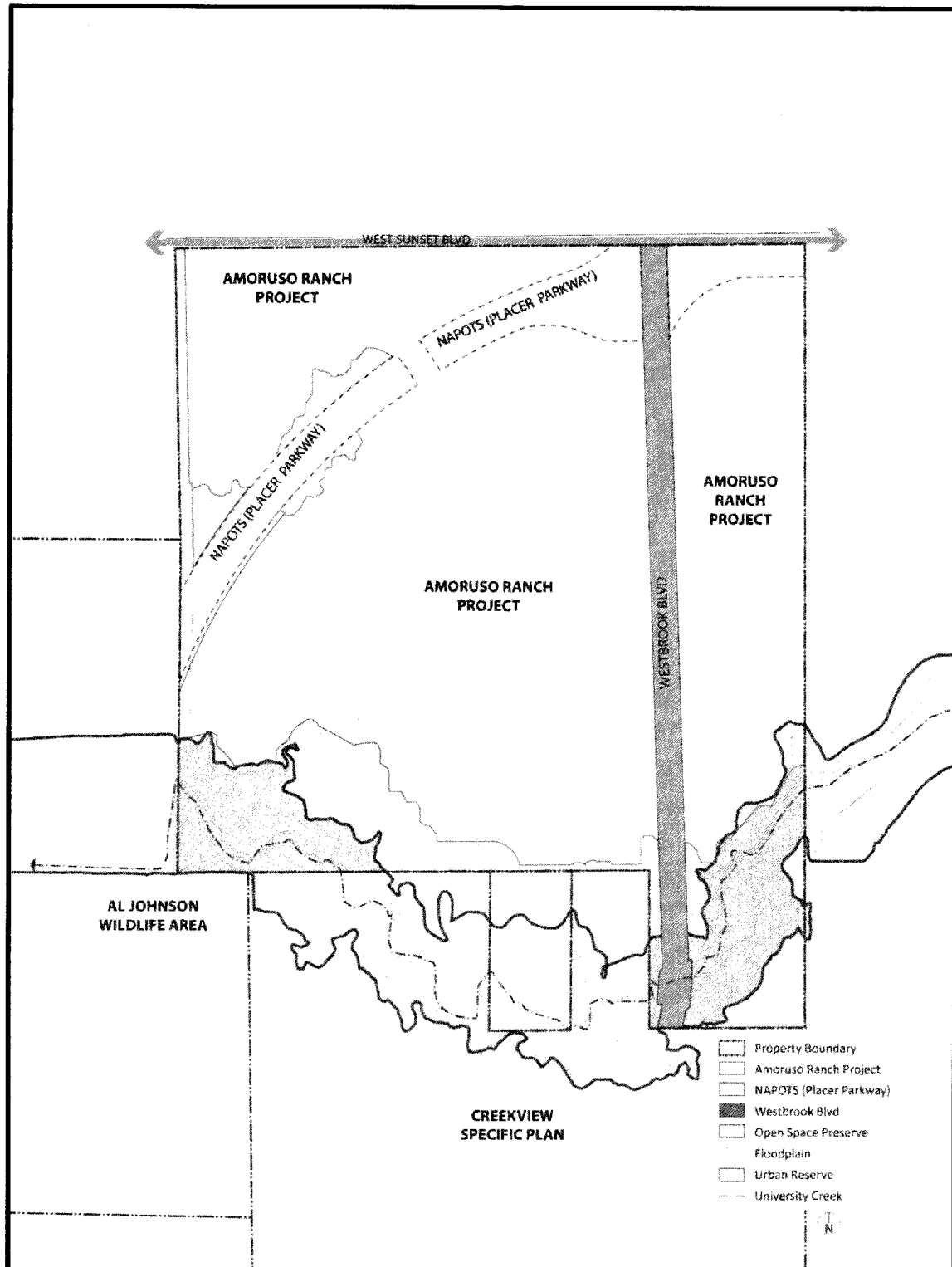
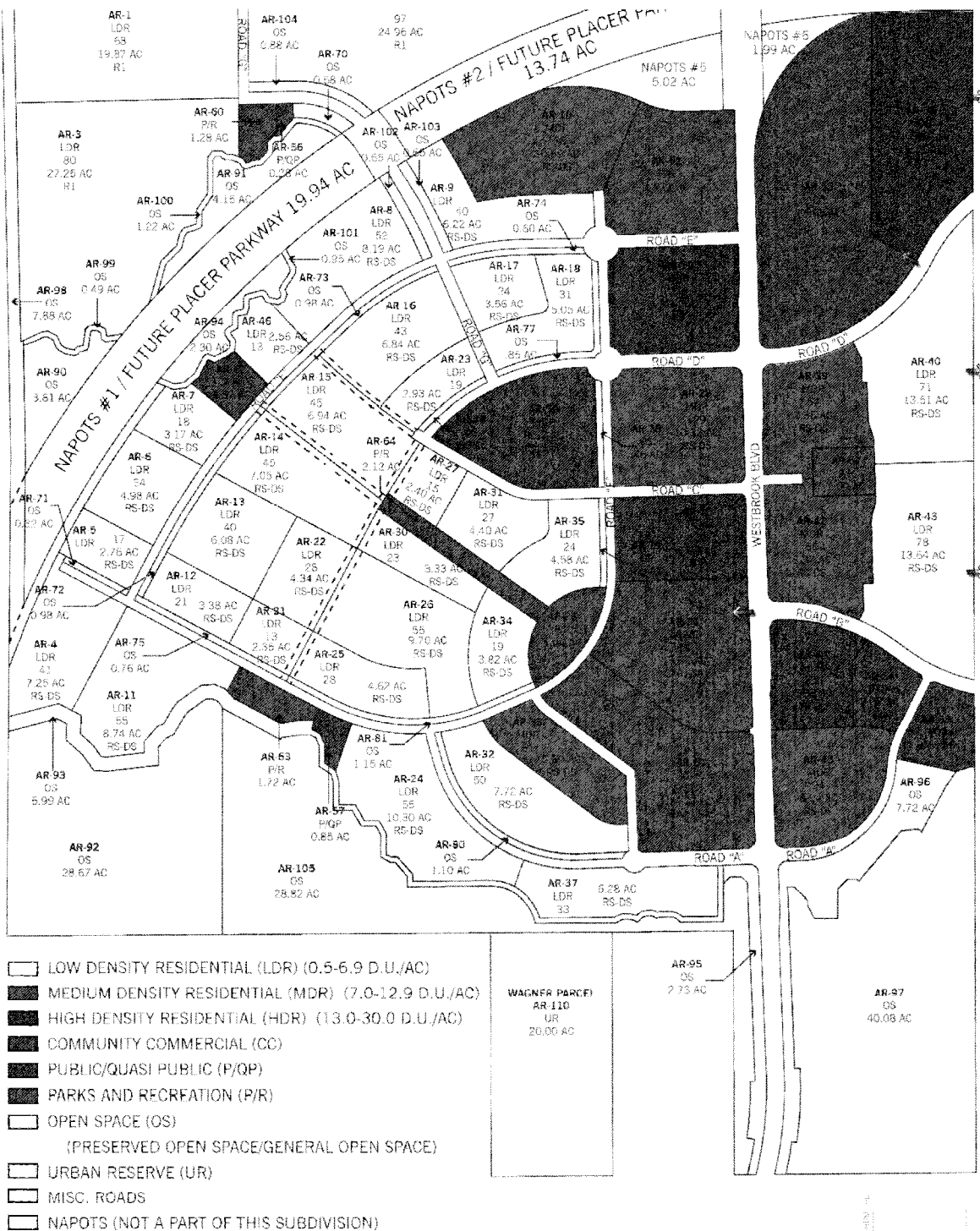


Figure 3 – ARSP Area Opportunities and Constraints

ARSP Area Land Use Plan

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses, public and quasi-public uses for the schools and civic activities such as a fire station, parks and open space uses, and an urban reserve.

At buildout, the ARSP Area will provide for 2,827 dwelling units, it adds approximately 51 acres of commercial retail and office land uses, and provides approximately 22-acres of parks and 146-acres of open space. The ARSP Area Land Use Plan is shown in Figure 4.



EXCEL FILE: 15_0904 LAND USE PLAN
 AUTO CAD: 15_0904_AR base

AMORUSO RANCH - 15_0904 LAND USE PLAN BROOKFIELD RESIDENTIAL, ROSEVILLE, CA

JOB NO. 316.002
 DATE 09-04-2015
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

DAHLLIN group

Figure 4 – ARSP Area Land Use Plan

BASELINE WATER USE ESTIMATION

The calculation of the baseline water use estimation was established based on the land use designations developed as part of the ARSP Area Land Use Plan shown on Figure 4.

The baseline water use for the project was established using the City's standard water use factors, as developed for the City by MWH in 2006. The City of Roseville employs standard demand factors for residential land uses of varying densities, as well as standard demand factors for commercial/other land uses. The residential demands are presented as gallons per day (GPD) per dwelling unit (DU), and the commercial/other demands are presented as GPD per acre. The City's demand factors are listed in Table 1.

Table 1
Amoruso Ranch Specific Plan
Water Conservation Plan
City of Roseville Demand Factors

General Plan Land Use Category	Average Day Demand
Residential GPD/DU	
LDR1: < 3.5 DU / Acre	728 GPD/DU
LDR2: > 3.5 to 5 DU / Acre	600 GPD/DU
LMDR1: > 5 to 6 DU / Acre	521 GPD/DU
LMDR2: > 6 to 8 DU / Acre	430 GPD/DU
MDR: > 8 to 12 DU / Acre	323 GPD/DU
HDR1: > 12 to 16 DU / Acre	288 GPD/DU
HDR2: > 16 DU / Acre	177 GPD/DU
Non-Residential GPD/Acre	
Commercial / Retail	2598 GPD/Acre
Business Professional	2598 GPD/Acre
Light Industrial	2598 GPD/Acre
Industrial	2562 GPD/Acre
Railroad Yard	109 GPD/Acre
Elementary School	3454 GPD/Acre
High School	4068 GPD/Acre
Public (Fire Station, etc)	1780 GPD/Acre
Park / Recreation	2988 GPD/Acre
Open Space / ROW	0 GPD/Acre
Vacant	0 GPD/Acre

Utilizing the City's demand factors, the estimated annual water use for the Low-, Medium- and High-Density Residential units proposed within the ARSP Area have been calculated. The basis of the Low-, Medium- and High-Density Residential water use is presented within Table 2.

Table 2
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY) ¹
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	401	521	208,921	234.0	238.7
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	109	288	31,392	35.2	35.9
Urban Reserve	1	728	728	0.8	0.8
Total	2,827	-	1,037,920	1,162.6	1,185.9

The water use estimation, as established by the City for purposes of water conservation does not distinguish between potable water and recycled water. Table 3 includes a summary of the estimated baseline water demands. Consistent with previous similar analyses completed by the City, a factor for water system losses has not been included in the water conservation calculations. It has, however, been included for informational purposes in both Tables 2 and 3.

¹ Demand accounts for 2% system losses.

Table 3
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY) ¹
Low Density Residential	LDR	248.77	1,302	Varies	660,175	739.5	754.3
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	109	288	31,392	35.2	35.9
Community Commercial - Village Center -- Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.71	-	2,988	32,001	35.8	36.6
Open Space (General)	OS	37.24	-	0	0	0	0
Open Space (Preserve)	OS	97.58	-	0	0	0	0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (school)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20.00	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.04	-	0	0	0	0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0	0
Total		694.4	2,827	-	1,315,659	1,473.7	1,503.2

¹ Demand accounts for 2% system losses.

SINGLE FAMILY RESIDENTIAL WATER USE DISTRIBUTION

Single family residential water use for land use designations for Low-, Medium- and High-Density (LDR, MDR and HDR) parcels can be further divided by the use within the home and the landscape irrigation demands outside of the home.

Table 4 represents the typical single family residential water usage that would be attributable to residential units within the land use designation of LDR and MDR. The percentage of total use will have a different distribution for HDR primarily attributable to the reduction in irrigated landscaped area.

Table 4
Amoruso Ranch Specific Plan
Water Conservation Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total¹
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

Based on historic data the typical split between backyard and front yard irrigation of typical LDR and MDR parcels is approximately sixty-forty, with 60% of the landscape irrigation demand attributable to the backyard and 40% of the landscape irrigation attributable to the front yard. This is the result of typically smaller front yards than backyards along with less

¹ Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

landscape area in the front yard due to driveways and walks. Utilizing this ratio of front yard to backyard irrigation use, results in a further breakdown of the 51% total water use to 20.4% for the front yards and 30.6% for the backyards. The separation of front yard and backyard irrigation demands for LDR and MDR parcels allows analysis and application of different conservation measures between the two distinct areas.

The HDR units typically do not have front yard and backyard irrigation demand; however, there are common area irrigation demands that are attributable to HDR units. Average planning numbers for irrigation demands for HDR units is 20% of the estimated overall water usage. This value is expressed as 20% of the annual irrigation demand and not based on designation of demands split between front and back yard area designations. Table 5 presents a summary of demands based on the assumptions listed above.

Table 5
Amoruso Ranch Specific Plan
Water Conservation Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	739.5	150.86	226.29	377.15
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential ¹	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	1,127.4	191.82	287.73	516.97

¹ Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

WATER USE REDUCTION STRATEGIES

A series of implementable water use reduction strategies have been identified for the ARSP Area. These strategies are discussed in more detail in the following subsections of this document, including the estimated percentage of water use reduction.

The water use reduction strategies identified for the ARSP Area include:

- Reduction of Residential Turf Areas
- Reduction of Park and Recreation and Common Area Turf (Non-Residential)
- Irrigation Management
- Water Conservation Methods

REDUCTION OF RESIDENTIAL TURF AREAS

As represented in the previous sections and tables, turf areas account for a significant portion of the water demand of the residential development. In turn, this correlates to one of the greatest opportunities to reduce the projected water demands. The ARSP project will adopt a strategy to encourage the new residential developments to reduce the magnitude of front yard turf areas and plant these areas with vegetation that uses far less water.

The City of Roseville estimates that for a same sized area of turf, in comparison to utilization of low-water consumption vegetation, could result in a savings of up to 70% in the amount of water required. Therefore, 30% of the amount of water would be required for the low consumption vegetation as compared to the lawn area's water demand.

Low water consumption vegetation, benefits not only from the reduced requirement for uptake by the plants, it also benefits from more efficient landscape irrigation systems. Low water consumption vegetation is typically irrigated by drip systems, as opposed to overhead spray systems for lawn and turf areas.

Typical front yard landscaping generally ranges between 75% and 85% irrigated area. For purposes of this analysis, the low-point of 75% irrigated area has been selected with 70% being lawn area and the remaining irrigated area being lower water using plants and planters.

It is reasonable to reduce irrigated lawn areas from 70% of the typical front yard for LDR and MDR, as well as reduce the common area lawns on HDR, to 42%. This results in an increase of low water consumption vegetation from 5% to 33%. An example of the potential reductions in turf area is shown in Figure 5. The comparisons of water demands for irrigation are shown in Table 6.

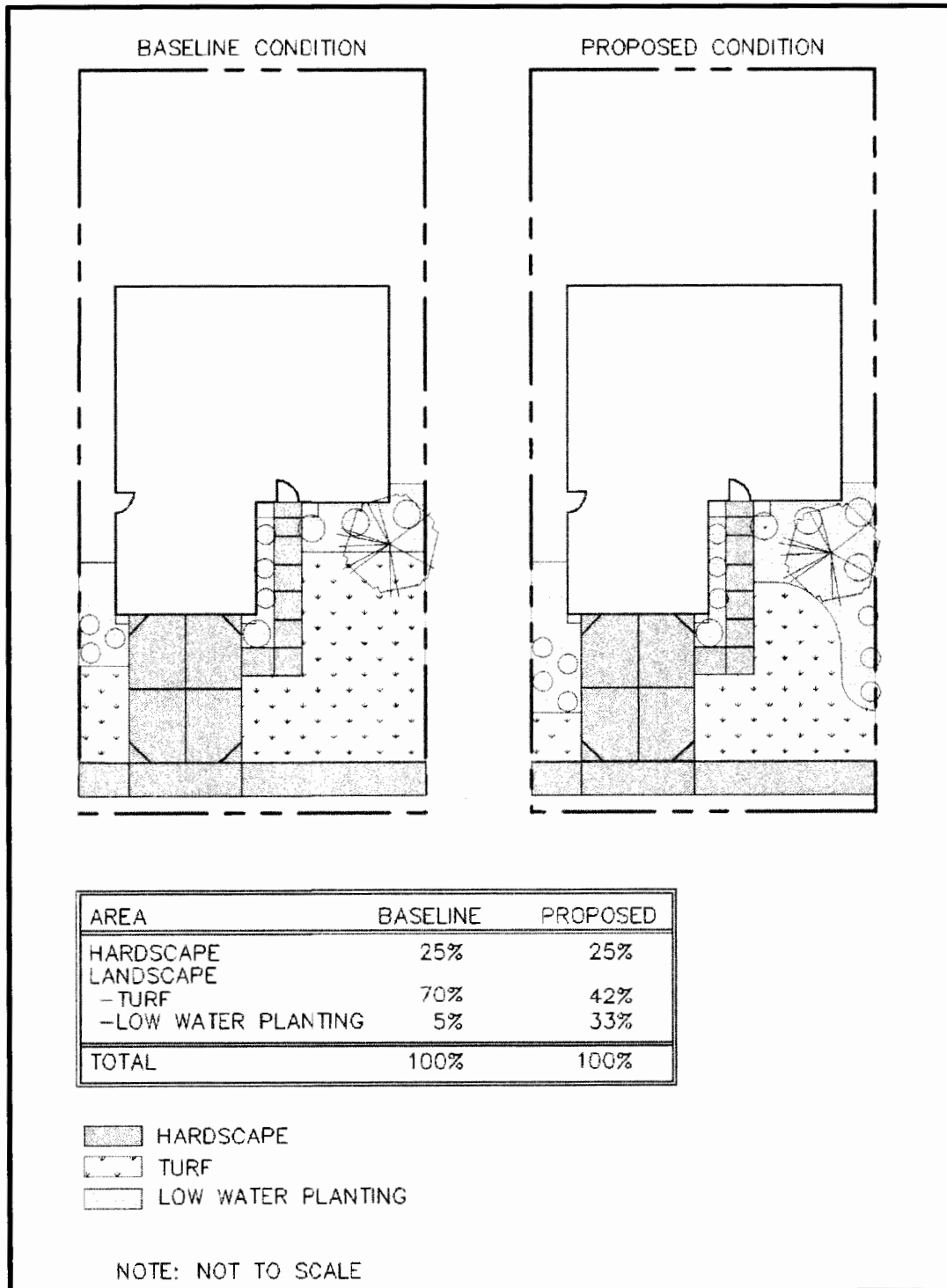


Figure 5 – Front Yard Water Conservation Comparison

Table 6
Amoruso Ranch Specific Plan
Water Conservation Plan
Reduced Landscape Turf Area

Land Use	Front Yard Irrigated Area ¹	Base Condition		Base Condition with Water Conservation	
		Turf Area	Low Water Use Area	Turf Area	Low Water Use Area ²
LDR, MDR and HDR ³	75%	70%	5%	42%	33%

Table 7 is a comparison of the water use efficiencies that result from reduction in front yard turf areas. Since assumptions are based on similar reductions in turf areas for LDR, MDR and HDR product types, the water demands have been combined for presentation.

Table 7
Amoruso Ranch Specific Plan
Water Conservation Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY) ⁴	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	191.82	139.24	52.58	27.4%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	229.24	166.40	62.84	27.4%	

As an example of how these values were calculated, the calculation for the annual front yard turf demand and the reduced annual front yard demand is presented below.

For the annual front yard turf demand, as calculated for low and medium density residential land uses, 75% of the front yard is landscaped with 70% turf and 5% low water use plantings. Since low water use plantings use 30% of the water required for turf, this 5%

¹ As a percentage of the front yard.

² Includes 5% existing low water use plantings plus 28% new low water use plantings.

³ Represents the percentage of the entire exterior area for HDR.

⁴ Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

Kimley»Horn

area is equal to 1.5% turf area water demand. This results in the following annual front yard demands:

Turf (LDR & MDR):

$$191.82 \text{ AFY} * \left(\frac{70\%}{71.5\%} \right) = 187.80 \text{ AFY}$$

Low Water Use (LDR & MDR):

$$191.82 \text{ AFY} * \left(\frac{1.5\%}{71.5\%} \right) = 4.02 \text{ AFY}$$

For the reduced annual front yard demand, as calculated for low and medium density residential uses, reducing the base turf area in the front yards from 70% to 42% and replacing that (equivalent to 28%) with low water use plantings resulted in the following annual demands:

Reduced Demand Equation (LDR & MDR):

$$187.80 \text{ AFY} * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%} \right) + 4.02 \text{ AFY} = 139.24 \text{ AFY}$$

The same equations were generated for the HDR parcels as follows:

Turf (HDR):

$$37.42 \text{ AFY} * \left(\frac{70\%}{71.5\%} \right) = 36.63 \text{ AFY}$$

Low Water Use (HDR):

$$37.42 \text{ AFY} * \left(\frac{1.5\%}{71.5\%} \right) = 0.79 \text{ AFY}$$

Reduced Demand Equation (HDR):

$$36.63 \text{ AFY} * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%} \right) + 0.79 \text{ AFY} = 27.16 \text{ AFY}$$

REDUCTION OF PARK AND RECREATION AND COMMON AREA TURF (NON-RESIDENTIAL)

In addition to the turf areas for residential properties there are additional and significant turf areas throughout a typical development. These areas include the parks, irrigated paseos, commercial centers and school play fields. The estimated turf irrigation demand at each of these uses is as follows:

- It is estimated that parks utilize approximately 98% of their water demand for irrigation and 80% of their irrigated area for turf. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.
- For the Roseville area, low water plantings were assumed to use 30% of the water used on turf (a 70% water savings).
- Low water use areas will utilize low volume irrigation systems like a drip or spray system (such as Netafim) designed to achieve a uniformity of 90% rather than an overhead spray irrigation system.
- Paseos are estimated to utilize 100% of their water demand for landscape irrigation. 80% of the paseo area is irrigated turf area. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.

Based on these assumptions the water use efficiencies for the parks and paseos have been calculated and are presented in Table 8.

Table 8
Amoruso Ranch Specific Plan
Water Conservation Plan

Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY) ¹	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	109.9	108.41				89.45	18.96	17.5%	

The new irrigation demand for the Parks is calculated as follows:

$$\frac{68.40 \text{ AFY} * 60\%}{80\%} = 51.30 \text{ AFY}$$

Demand remaining after turf reduction:

$$68.40 \text{ AFY} - 51.30 \text{ AFY} = 17.10 \text{ AFY}$$

Low water plants use 30% of turf demand:

$$17.10 \text{ AFY} * 30\% = 5.13 \text{ AFY}$$

New irrigation demand:

$$51.30 \text{ AFY} + 5.13 \text{ AFY} = 56.43 \text{ AFY}$$

Similarly the new irrigation demand for the Paseos is calculated as follows:

$$\frac{31.00 \text{ AFY} * 60\%}{80\%} = 23.25 \text{ AFY}$$

¹Annual water demand derived from Table 3.

Demand remaining after turf reduction:

$$31.00 \text{ AFY} - 23.25 \text{ AFY} = 7.75 \text{ AFY}$$

Low water plants use 30% of turf demand:

$$7.75 \text{ AFY} * 30\% = 2.33 \text{ AFY}$$

New irrigation demand:

$$23.25 \text{ AFY} + 2.33 \text{ AFY} = 25.58 \text{ AFY}$$

IRRIGATION MANAGEMENT

Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns, seasonal influences and soil moisture content. In the ARSP, smart irrigation controllers, as defined in WELO, will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels.

As referenced in previous studies for the City of Roseville, a number of studies have been completed specifically on the conversion to smart irrigation controllers and the resultant water savings. Those studies suggest that water use reductions can be expected between 7% and 41%. This is a wide range of variability. Since ARSP is an entirely new development all significant irrigation applications will employ the use of smart irrigation controllers (per WELO). Therefore, a water use reduction value of 20% has been estimated for purposes of this analysis, consistent with previous analyses completed for similar developments within the City of Roseville. The sample calculation is presented below and the values are summarized in Table 9.

Smart Irrigation Equation:

$$139.24 \text{ AFY} * (80\%) = 111.39 \text{ AFY}$$

Table 9
Amoruso Ranch Specific Plan
Water Conservation Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front) ¹	139.24	111.39	27.85	20%	Potable
Residential Properties (Back) ²	287.73	230.18	57.55	20%	Potable
Residential Properties (HDR) ³	27.16	21.73	5.43	20%	Recycled
Parks ⁴	3.48	2.78	0.70	20%	Potable
Parks ⁵	56.43	45.14	11.29	20%	Recycled
Paseos ⁶	3.96	3.17	0.79	20%	Potable
Paseos ⁷	25.58	20.46	5.12	20%	Recycled
Total	543.58	434.85	108.73	20%	

WATER CONSERVATION METHODS

There are many water conservation measures that can be implemented throughout the ARSP project. The reality is that a majority of the typical water conservation measures are already required or anticipated to be included in any new projects. These include low flow toilets, low flow shower heads, faucet aerators, etc.

One additional water conservation measure that will be considered for the ARSP project is the inclusion of recirculating hot water systems. Recirculating hot water systems feature a pump on a residential hot water line system which reduces the time necessary to receive hot water at any hot water faucet throughout the home. They provide hot water at the tap

¹ Annual irrigation demand derived from Table 7.

² Annual irrigation demand derived from Table 5.

³ Annual irrigation demand derived from Table 7.

⁴ Annual irrigation demand derived from Table 8.

⁵ Annual irrigation demand derived from Table 8.

⁶ Annual irrigation demand derived from Table 8.

⁷ Annual irrigation demand derived from Table 8.

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immediately upon engaging the hot water faucet, eliminating the waste of water as you wait for the water to transition from the cold water in the pipes to hot water. This type of system can be included on all residential units to generate additional water conservation. The amount of water savings with these systems varies based on the number of times hot water is utilized throughout the day. A typical conservative estimate indicates a water savings of approximately 1.25 gallons per use is saved by having “instant” hot water from the recirculation system. We have estimated that on average this would occur six times per day per residential unit, consistent with previous studies for the City of Roseville.

Re-Circulating Hot Water Equation:

$$2,827 \text{ DU} * 7.5 \frac{\text{gal}}{\text{day}} * \frac{\text{AF}}{325851 \text{ gal}} * 365 \text{ day/yr} = 23.75 \text{ AFY}$$

The estimated savings based on the installation of recirculating hot water systems is shown in Table 10.

Table 10
Amoruso Ranch Specific Plan
Water Conservation Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	2,827	7.5	23.75	1.6%	Potable

SUMMARY

A series of water conservation methods have been proposed for implementation as part of the ARSP project. These methods are readily implemented and are consistent with the goals and objectives of the Amoruso Ranch Specific Plan and the City of Roseville.

Table 11 provides a summary of the water conservation measures and their estimated savings in water use. As shown on Table 11, with implementation of all of the measures an estimated conservation of 14.5% of the projected water use would be realized within the ARSP Area.

Table 11
Amoruso Ranch Specific Plan
Water Conservation Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front ¹	1,473.7	52.58	10.26	62.84	4.3%
Non-Residential (Parks, ROW, School) ²		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers ³		86.89	21.84	108.73	7.4%
Recirculating Hot Water System ⁴		23.75	0	23.75	1.6%
Total		164.79	49.49	214.28	14.5%

The actual water conservation savings will be dependent on a number of factors including the participation and adherence by the actual homeowners. Constructing the residential units with a number of these measures already integrated (such as the hot water recirculation systems) will be beneficial to achieving the objective.

For the single family residential land uses there is anticipated to be ongoing outreach by the City to remind and reinforce the need for water conservation. This can include attachments to the water bill, water audits that can be made available to homeowners, the promotion of the City's water conservation website, and the availability of City water conservation staff to respond to specific questions. In addition, outreach can include educating homeowners on how to use and set up smart irrigation controllers along with including the installation and integration into their backyard irrigation system.

Guidance and education for the homeowners with regards to the landscaping of front and backyards will also be part of the overall plan including education in conformance with WELO.

¹ Annual demand savings derived from Table 7.

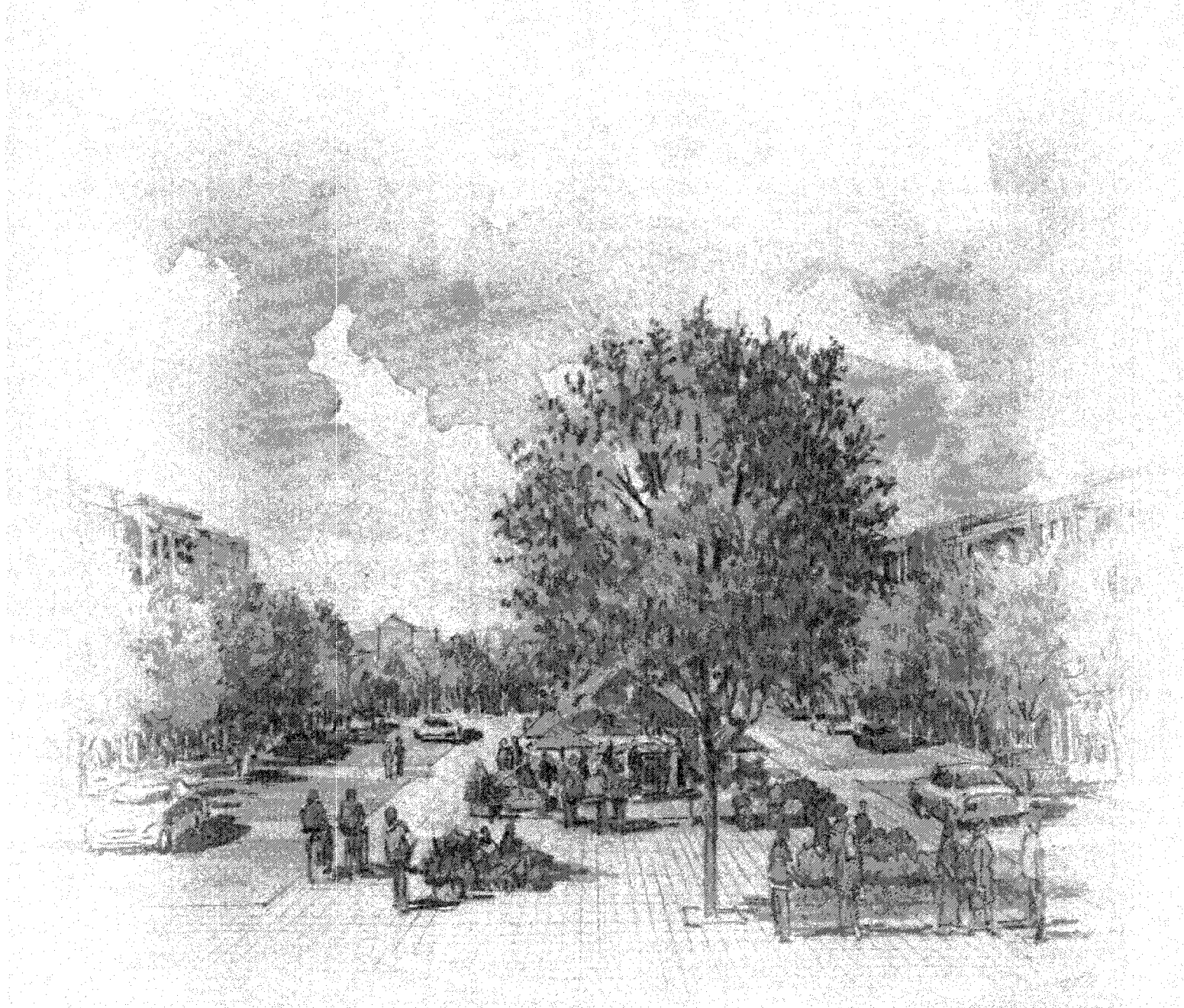
² Annual demand savings derived from Table 8.

³ Annual demand savings derived from Table 9.

⁴ Annual demand savings derived from Table 10.

References

WMH. 2006. *TM 1 - Unit Water Demand Factor Verification and Water Demand Evaluation and Update*. September.



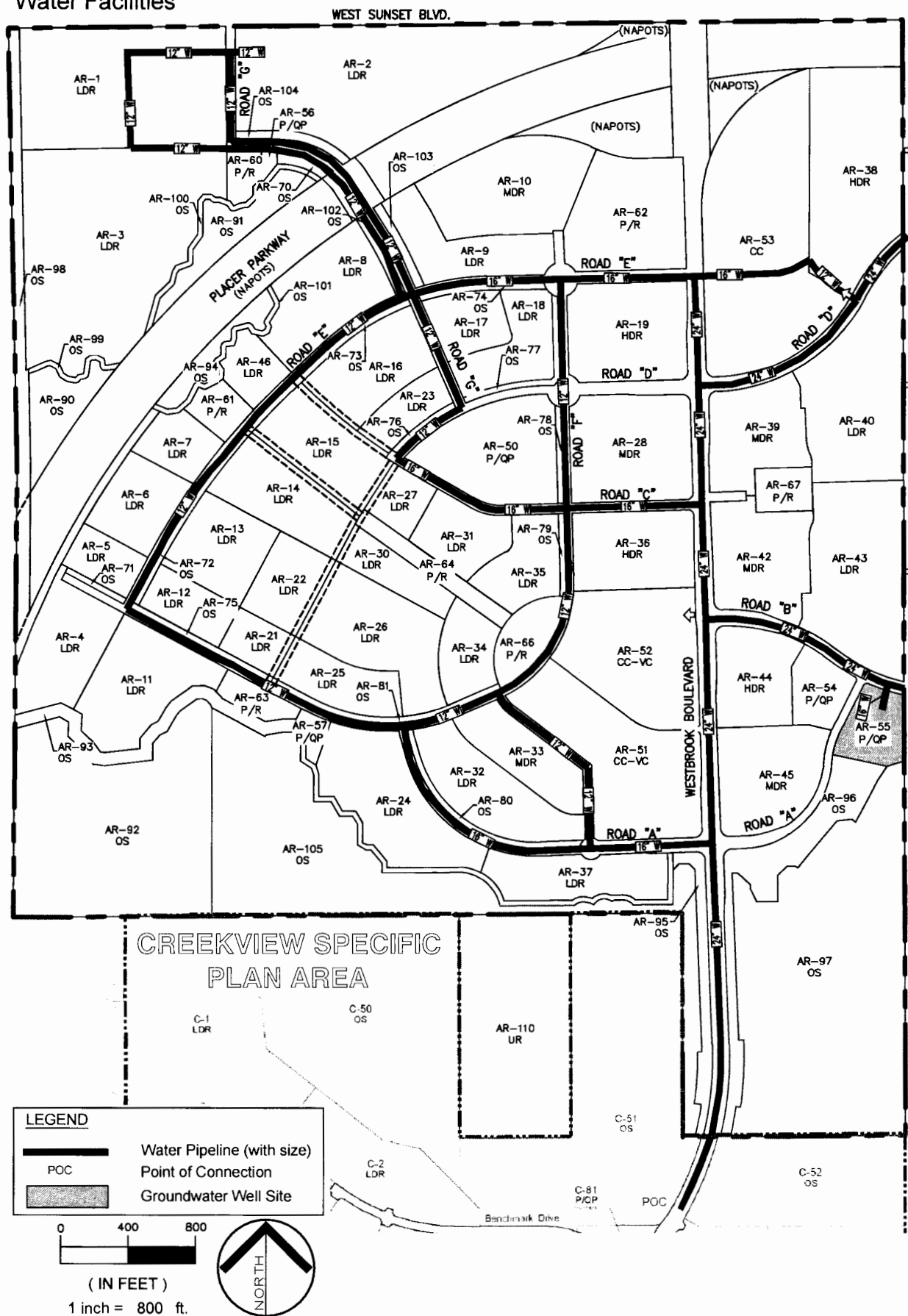
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555 Capitol Mall, Suite 300
Sacramento, CA 95814
Phone: 916.858.5800

www.kimley-horn.com

Exhibit N

Water Facilities



CREEKVIEW SPECIFIC PLAN AREA

LEGEND

Water Pipeline (with size)

0 400 800

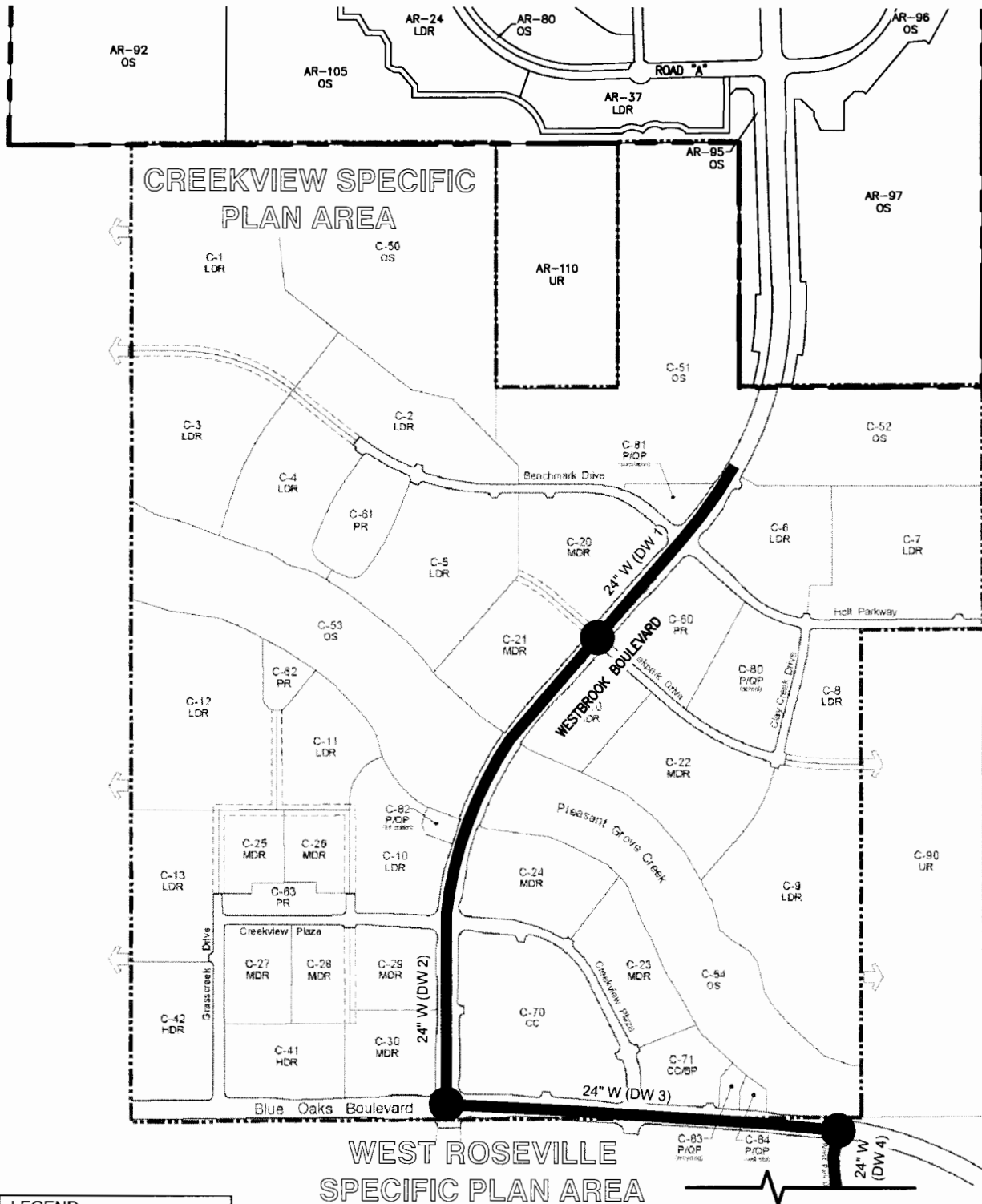
(IN FEET)

1 inch = 800 ft.

SEE EXHIBIT O-2 FOR CONTINUATION

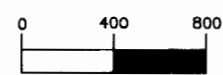
— SEE EXHIBIT Q-2 FOR CONTINUATION

Exhibit O-2 Offsite Water Facilities For Reimbursement

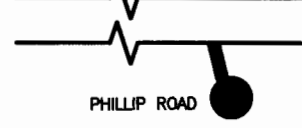


LEGEND
 Water Pipeline (with size)

This exhibit is for illustrative purposes only. Sizes and locations of all utilities will be finalized in improvement plans submitted to the City of Roseville.



(IN FEET)
 1 inch = 800 ft.



**EXHIBIT O-3
WATER REIMBURSEMENT SCHEDULE**

WATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Total Flow (gpm) ⁴	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	DW1	24"	1,210'	932	1,603	CSP	\$ 318,240	58.14%	\$185,028
2	DW2	24"	2,790'	932	1,675	CSP	\$ 815,040	55.64%	\$453,503
3	DW3	24"	2,390'	1,328	3,039	CSP	\$ 630,000	43.70%	\$275,301
4	DW4	24"	Per CSP DA ⁷	78	180	CSP	\$ 389,000	43.33%	\$168,567
Reimbursements to ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Capacity Total Flow (gpm) ⁵	Reimbursable From	Overall Reimbursement Cost	% Reimbursement ⁶	Reimbursement Owed to ARSP
1	DW5	24"	1,610'	106	TBD	Other 3rd Party	\$ 192,480	TBD	TBD
2	DW6	24"	1,280'	37	TBD	Other 3rd Party	\$ 160,250	TBD	TBD

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.
3. No water conservation measures were factored into the analysis.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit U and Exhibit V.
5. Based on the ability to provide water to the potential future Placer Ranch with the 24" water line. Flows to be determined at time of development application for future Placer Ranch.
6. % Reimbursement to be determined at time of development processing for Placer Ranch.
7. Flowrates from Table 5 CSP Exhibit V - Scenario 2.

Exhibit P Recycled Water Facilities

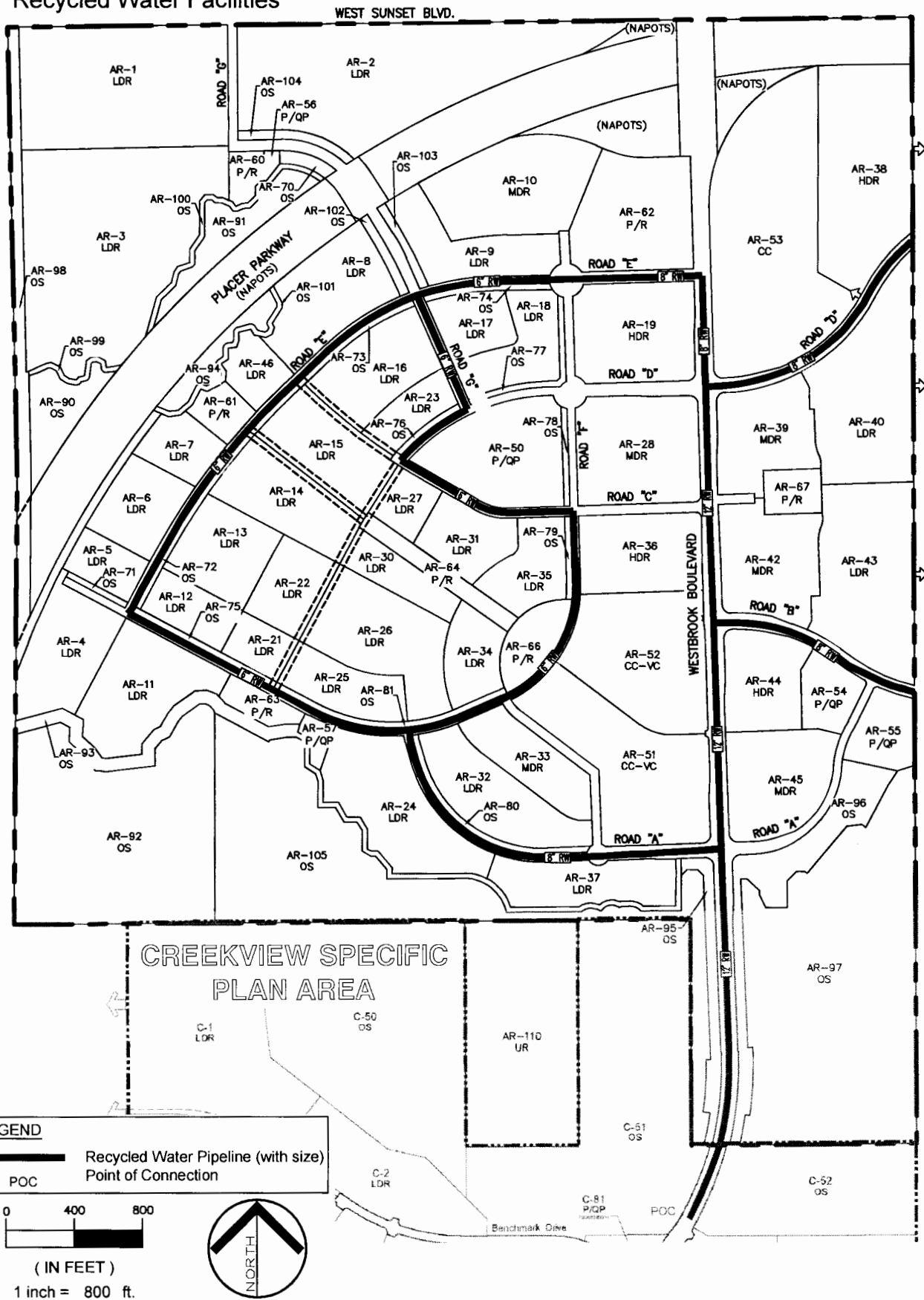


Exhibit Q-1
 Offsite Recycled Water Facilities For Reimbursement

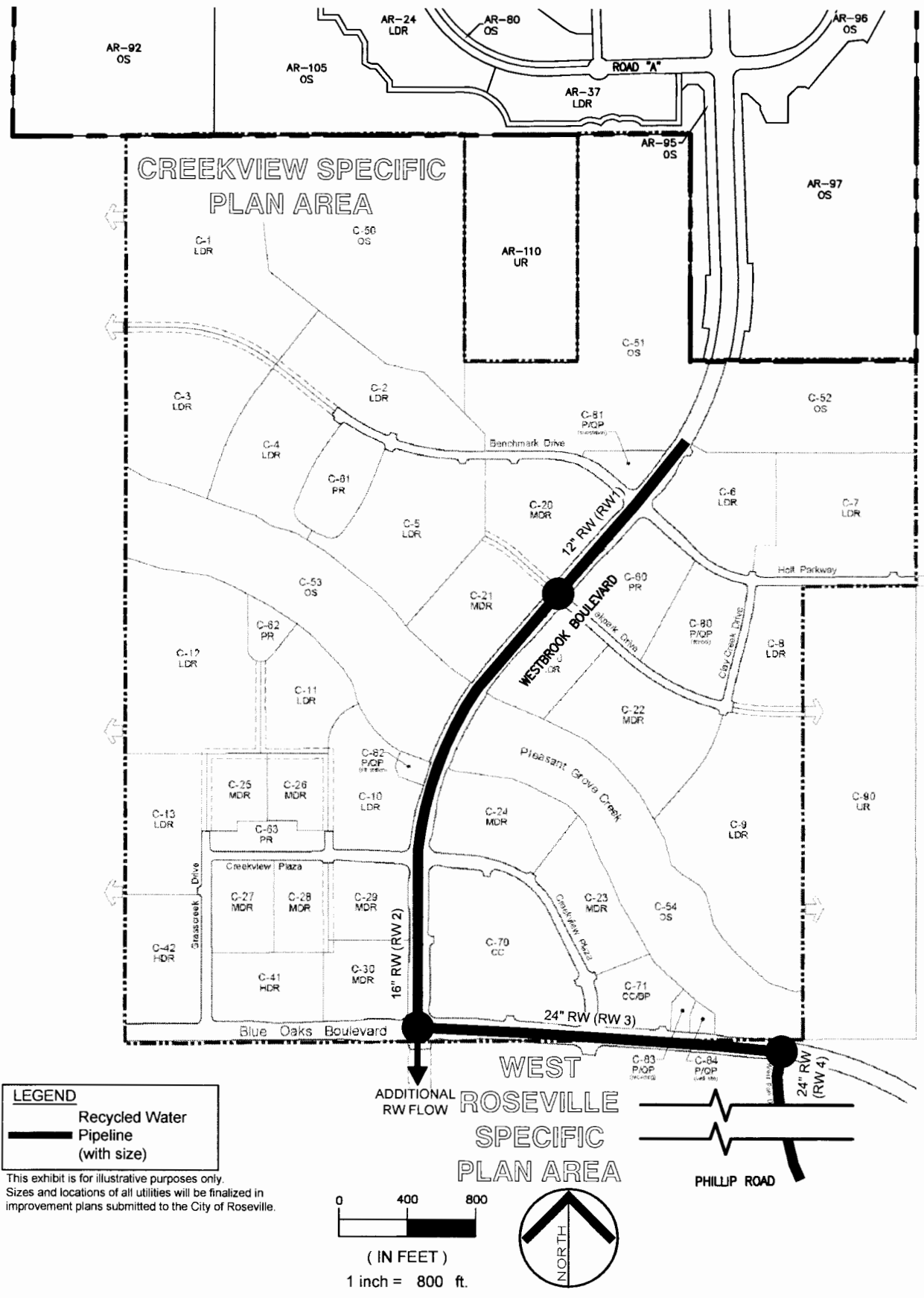


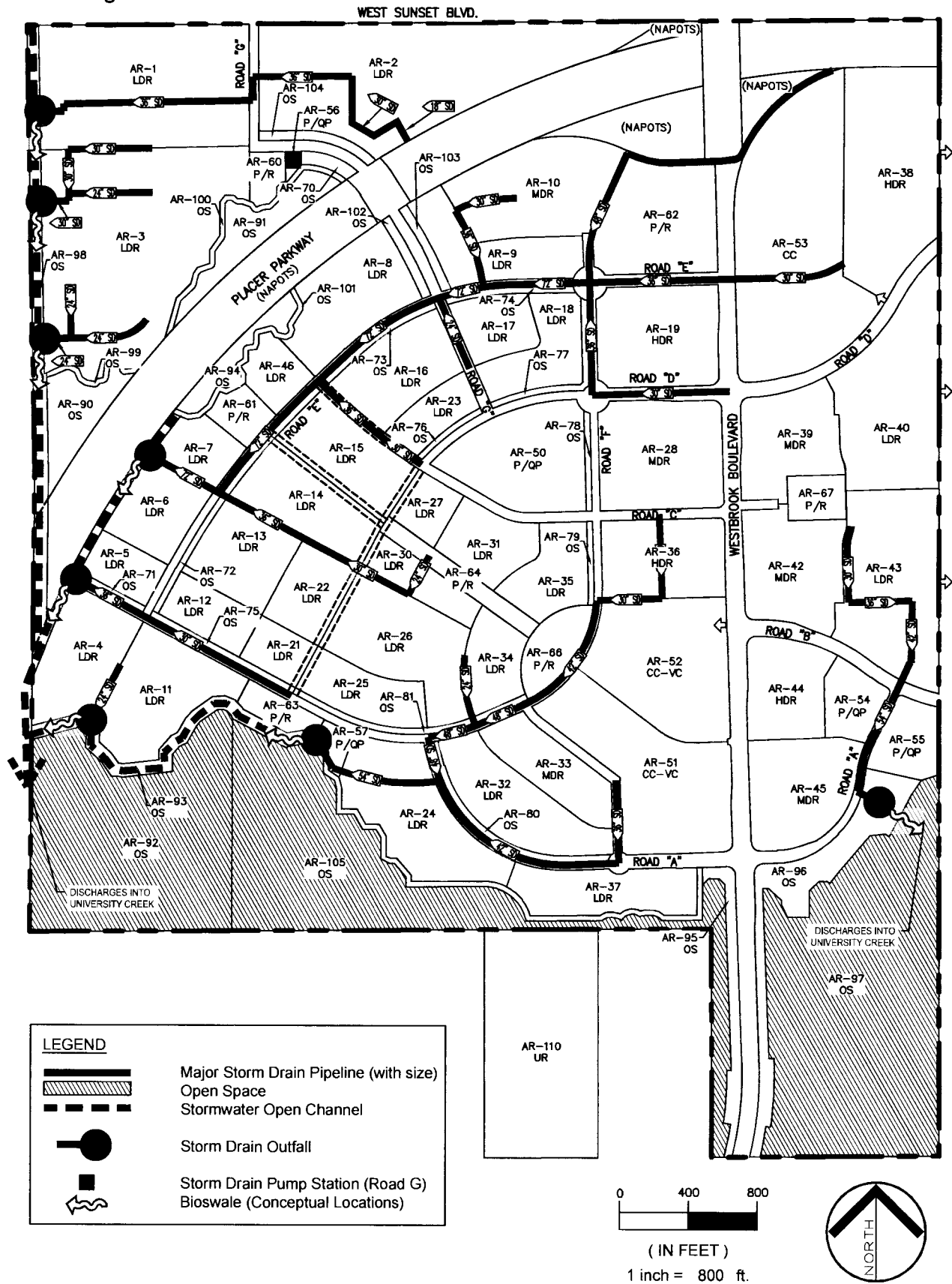
EXHIBIT Q-2
OFFSITE RECYCLED WATER REIMBURSEMENT SCHEDULE

RECYCLED WATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Recycled Water Segment	Size	Approx. Length	Peak Day Demand ARSP Flow (gpm)	Peak Day Demand Total Flow (gpm) ⁴	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	RW1	12"	1,210'	1,726	2,995	CSP	\$ 121,608	57.63%	\$70,082
2	RW2	16"	2,820'	1,726	3,101	CSP	\$ 477,648	55.66%	\$265,856
3	RW3	24"	2,400'	1,726	13,061	CSP	\$ 510,000	13.21%	\$67,396
4	RW4	24"	2,235'	1,726	13,061	CSP/WRSP	\$ 475,000	13.21%	\$62,771

Note:

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.
3. No recycled water conservation measures were factored into the analysis.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit X and Exhibit Y. Utilized Scenario 2 (CSP Exhibit Y), updated for projected ARSP demands.

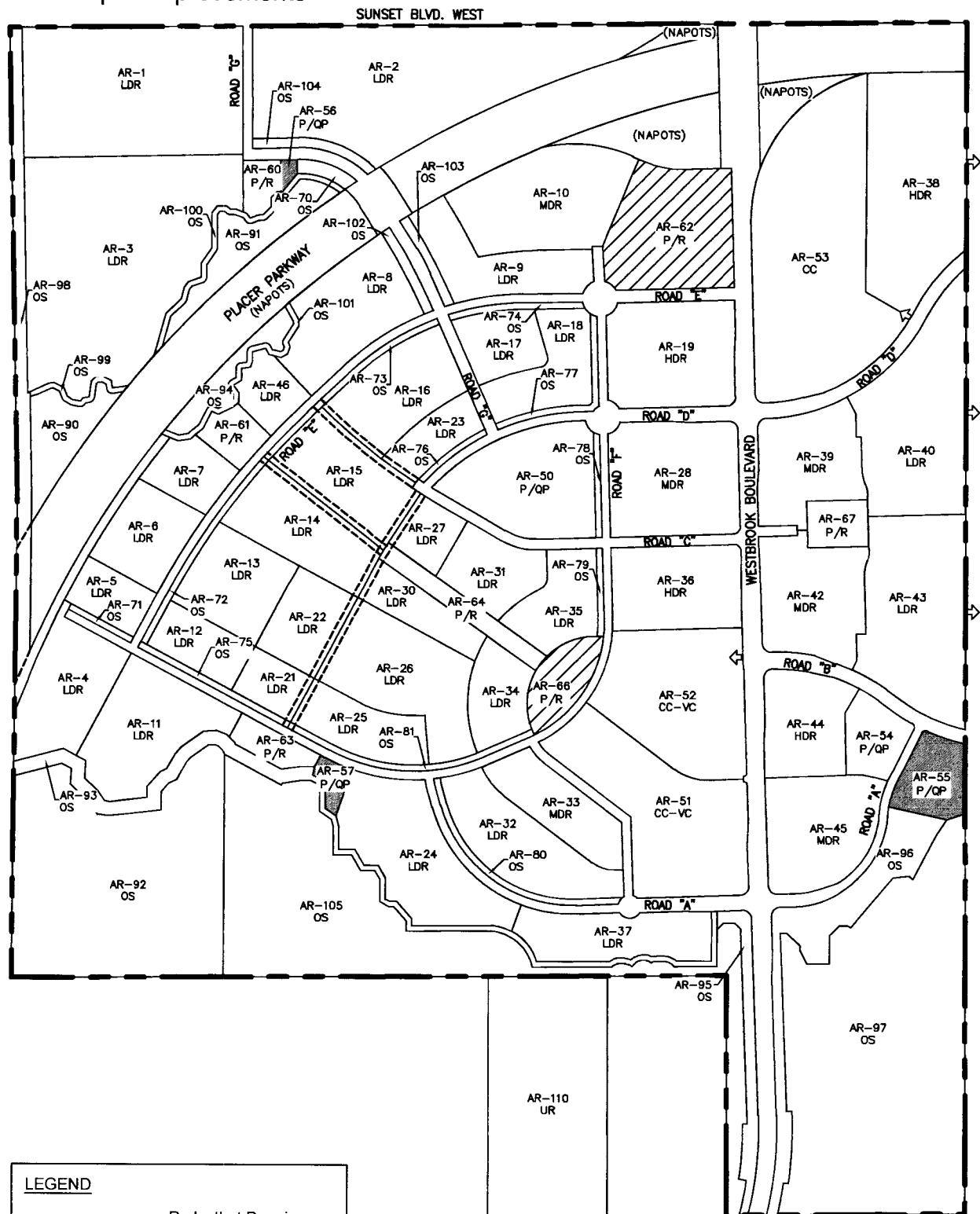
Exhibit R Drainage Facilities



SUNSET BLVD. WEST



Exhibit T Fiber Optic Improvements



LEGEND



Parks that Require
Fiber Optics



Public Parcels that
Require Fiber Optics

Fiber optic service to all City facilities will be placed in dedicated conduit, and installed per City Signal Interconnect (SIC) Standards.



(IN FEET)

1 inch = 800 ft.

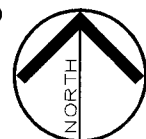
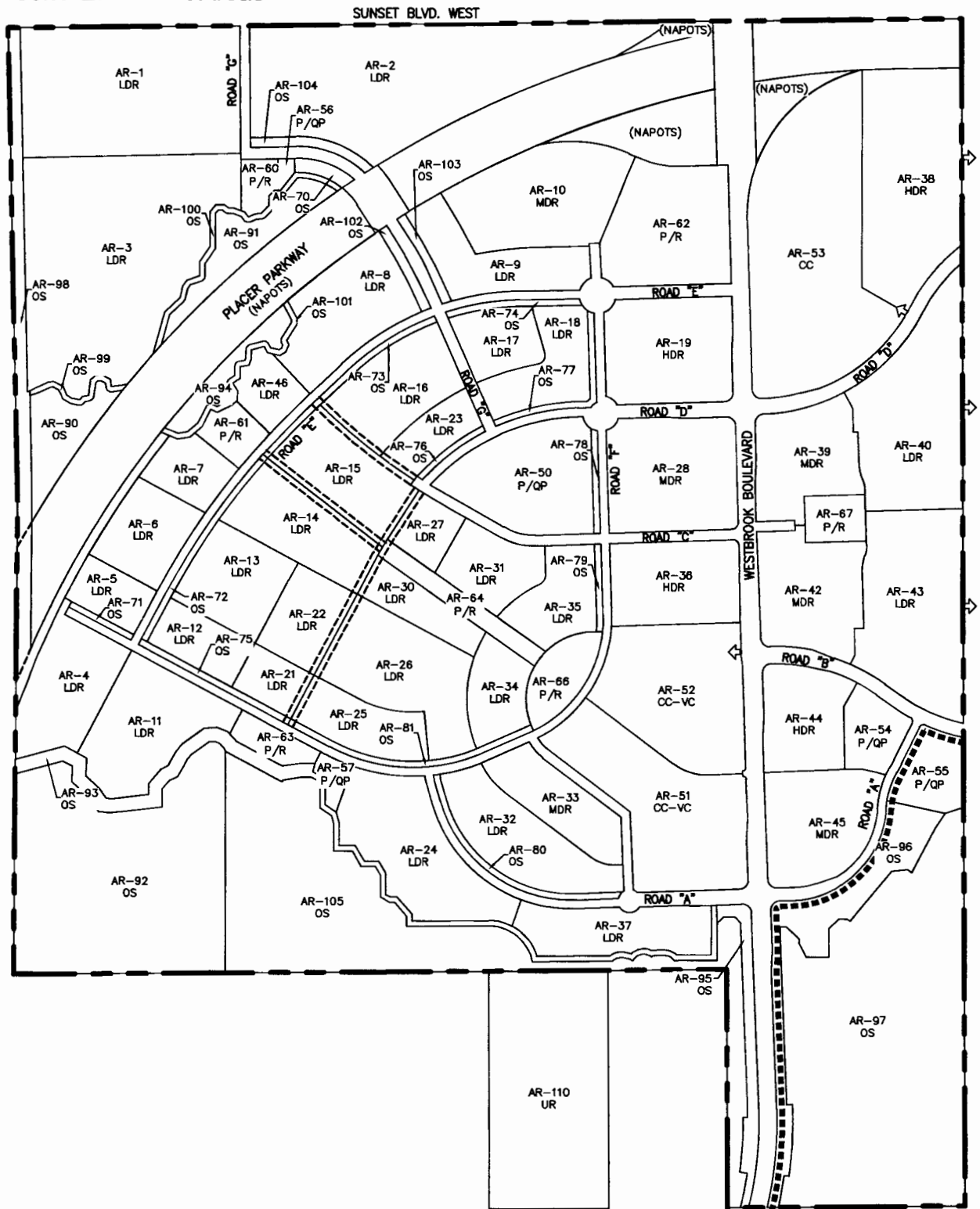


Exhibit U 60kV Easement Areas



LEGEND



60kV Easement



(IN FEET)

1 inch = 800 ft.



Exhibit V Parks and Open Space

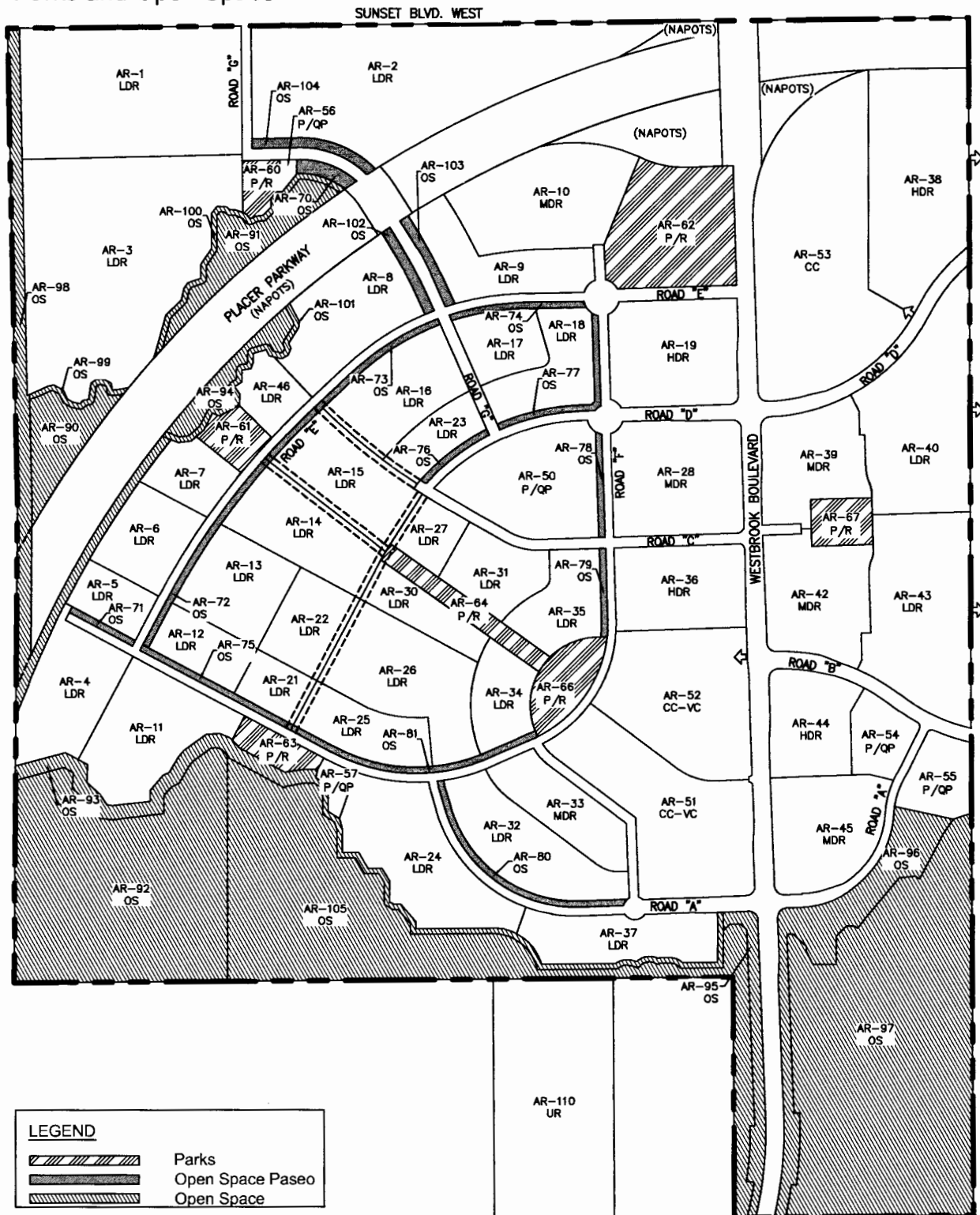


Exhibit W
Parks Financing Plan

Amoruso Ranch
Parks Financing Plan
May 5, 2016

Prepared for:
Brookfield Residential

Prepared By:



4380 AUBURN BOULEVARD
SACRAMENTO, CALIFORNIA 95841

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Appendices

Appendix A:	Cost Estimates: The Collaborative West
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I. Introduction

Purpose of Report

This Parks Financing Plan was prepared for the Amoruso Ranch Specific Plan (“Project”) by Development Planning and Financing Group, Inc. (“DPFG”) as a strategy to fund and maintain the parks, bike trails, and paseos that are proposed in the Project. This document is an expansion of the Amoruso Ranch Public Facilities Financing Plan, and provides additional details regarding the costs and funding of neighborhood parks, citywide parks, bike trails, and paseos. The findings will provide a clear understanding of how the parks plan is feasible, the funding structure, and overall costs associated with the Project.

II. Amoruso Ranch Specific Plan

Parks and Open Space

The City of Roseville’s Parks and Recreation Master Plan requires a ratio of 9 acres of parkland per 1,000 residents. The 9 acres of parkland includes; 3 acres/1,000 residents for neighborhood parks, 3 acres/1,000 residents for citywide parks, and 3 acres/1,000 residents for open space.

The parks program developed for Amoruso Ranch includes 157 acres of parkland on-site, including open space. The Project meets the neighborhood park and open space dedication requirement with at least 22.14 acres of each, but does not provide a citywide park. The project will pay a Citywide Park Fee which includes funding for park improvements and land (through an in-lieu calculation). Through the Citywide Park Fee, Amoruso Ranch will contribute its fair share to the creation of other planned facilities in the City. **Table 1** shows the required park acreage under the City’s current Master Plan and project population assumptions. The developer is responsible for the budgeted park costs and the developer or City will be responsible for the construction of all the parks.

Seven neighborhood parks have been distributed throughout the Project. **Map 1** shows the location of all the neighborhood parks in the Amoruso Ranch project.

Bike Trails and Paseos

The bike trails and paseos planned within the Project are mainly located along roadways. Bike trails take the form of Class 1, Class 1A, Class 2, and Class 3. Only the Class 1 bike trails are located away from a roadway, and this bike trail class occurs on the south western portion of the Project and along Westbrook Boulevard through the southern open space. The paseos are expanded areas in addition to the normal landscaping along roadways. **Map 1** illustrates the paseos, while **Map 2** shows the bike trails.

III. Neighborhood Park Improvements

Facility Costs

Table 2 shows the total estimated neighborhood park facility costs. The parks program costs are estimated at roughly \$7.1 million. The cost of the parks and recreation facilities include, but are not limited to, the following types of facilities:

- Landscaping
- Restrooms
- Parking
- Recreational fields
- Playgrounds
- Picnic areas

Detailed park improvements and costs are provided by The Collaborative West, and are attached as **Appendix A**.

Phasing

The development of Phase 1 would have park improvements that correspond to the amount of initial residential development. These improvements include five neighborhood parks at a size of 1.72 acres, 1.87 acres, 2.12 acres, 2.0 acres, and 3.04 acres, for a total of 10.75 acres. The estimated facilities cost for the park improvements for Phase 1 is approximately \$3.9 million.

Funding Strategy – Existing Fee Programs

The neighborhood park impact fee funds the neighborhood park improvements in Amoruso Ranch. **Table 3** creates an updated fee for the Project by allocating the total neighborhood park improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 4 shows the neighborhood park impact fee revenues for Phase 1 and Build out.

IV. Citywide Park Improvements

The Citywide Park Improvement Fee funds the Project's fair share of the construction costs of a citywide park and the Citywide Park Land In-Lieu Fee will provide funding for the purchase of land that was not provided on site for a citywide park.

Facility Costs

Table 5 shows the total facility improvement costs and estimated in-lieu land costs. The Project's share of the citywide facilities costs are calculated by using the current Citywide Park Fee. The base fee for citywide park development is \$2,111. A credit of \$657 has been applied making the citywide park fee for ARSP \$1,454 per unit.

Land Component

The Citywide Park land in-lieu was calculated using the acreage requirement determined in **Table 1**, multiplied by the land appraisal value of \$135,000 per acre. This is the same value used in previous specific plans. A total in-lieu estimate of \$2,988,900 was calculated for the ARSP. The land in-lieu fee per unit for citywide is \$1,058 per unit.

Summary

The total citywide park improvement fee for facility costs and land in-lieu is \$2,512 per unit.

The Citywide Park funds will be used to purchase land and/or build citywide park facilities in other locations throughout the City. Amoruso Ranch is currently not planned for citywide facilities to be built within the plan area.

Funding Strategy - Existing Fee Programs

The Citywide Park fee will fund the citywide park facilities throughout the City, and the in-lieu component will fund future land acquisitions or additional construction. **Table 6** creates the Citywide Park fee for the Amoruso Ranch project by allocating the total costs (construction and in-lieu) on a per residential unit. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 7 shows the citywide park fee revenues for Phase 1 and Build out.

V. Bike Trail Improvements

In the Amoruso Ranch project the Class 1 bike trail system is integrated with open space along the south west corner of the development and along Westbrook Boulevard in the open space on the south end of the development. **Map 2** illustrates the proposed bike trails in the project. The Class 1 bike trail system along with the other bike trails incorporated with the roadways (Class 1A, 2, and 3) are all included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of the Class 1 bike trail will occur entirely with the Phase 1 development.

Funding Strategy – Developer Built

The bike trail facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VI. Paseo Improvements

The paseos in Amoruso Ranch run along some segments of collector roadways. Paseos are expanded areas, in addition to landscape corridors with grass, trees, landscaping, and contain no facilities. **Map 1** illustrates the proposed layout of the paseos in the project. All of the paseo costs are included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of Phase 1 includes paseo improvements within the residential area on Road “E”, “F”, and Road “A”, while the remaining improvements will be built in Phase 2 and 3 along Roads “F”, “G”, “E”, and “D”.

Funding Strategy – Developer Built

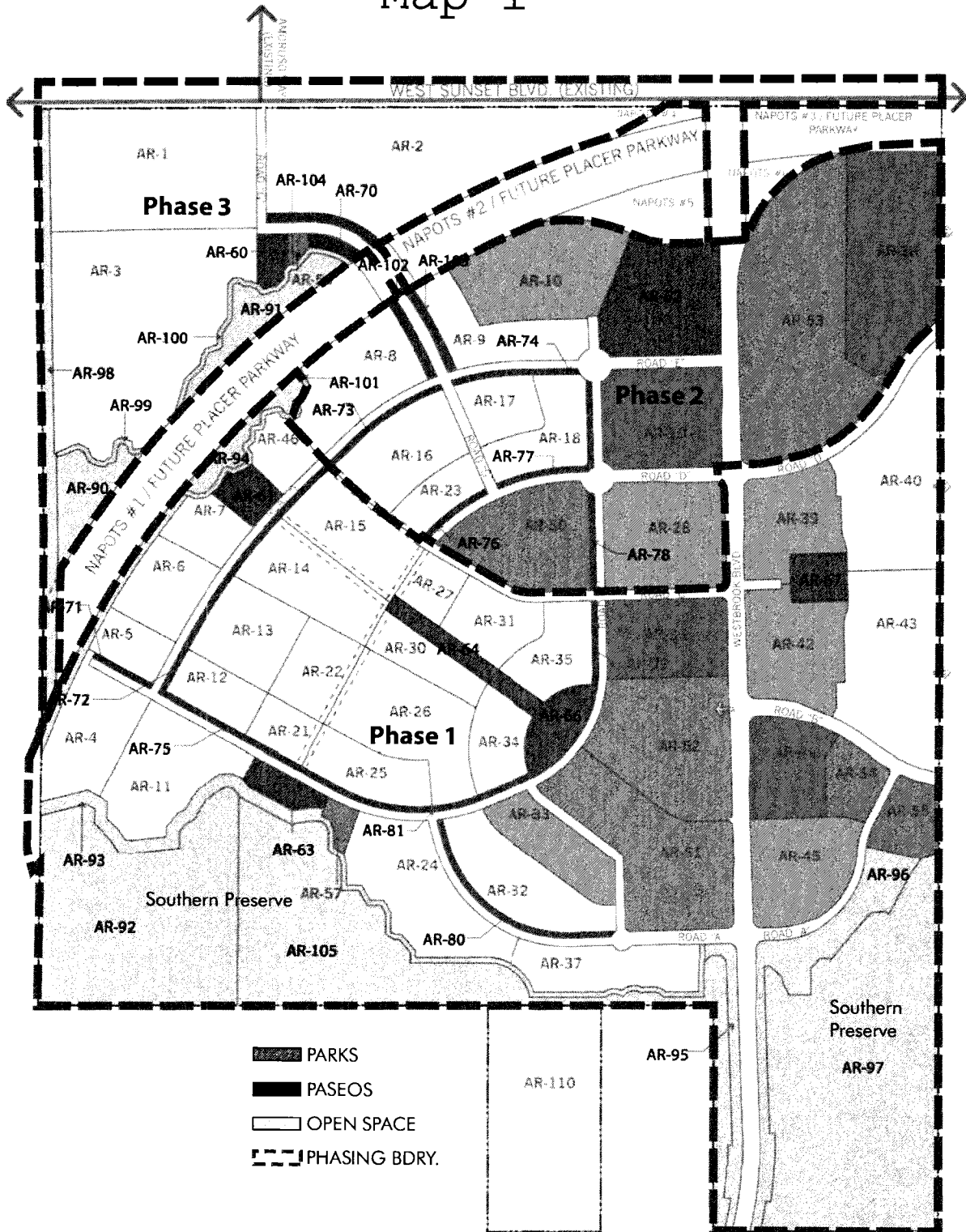
The paseo facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VII. Community Facilities District for Maintenance

The Developer will form a CFD for maintenance to finance the cost of operating and maintaining streets, landscaping, open space, parks, trails, paseos and storm water in the Project. A Rate and Method of Apportionment will be required in establishing a method of tax, a maximum special tax amount, and any escalation factors that will be implemented to allow the annual special tax to keep pace with inflation. **Table 8** details the quantities and cost assumptions to be used in the formation of the CFD with the exception of open space related items, while **Table 9** allocates the costs across the various product types to estimate the special tax amount. An updated Property Analysis Record (“PAR”) will be required prior to CFD formation and based on 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, final drainage channel design, vehicular access for maintenance, ultimate width of transition area, all ARSP specific permits, and other requirements/improvements outlined in the Overarching Open Space Management Plan and consistent with state/federal permits.

The maintenance CFD does not include the 645.5 acres of off-site open space. These parcels will be either conveyed to the City, pending agreed upon parameters for acceptance or deeded to a third party entity. If the City accepts these parcels, landowner shall annex these sites into the CFD for maintenance prior to formation. A PAR analysis for the cost of service shall be prepared prior to annexation.

Map 1



AMORUSO RANCH - Phasing Plan

BROOKFIELD RESIDENTIAL, ROSEVILLE, CA

JOB NO. 316.002
 DATE 04-26-16
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

DAHLIN
 group

Map 2

CIRCULATION PLAN

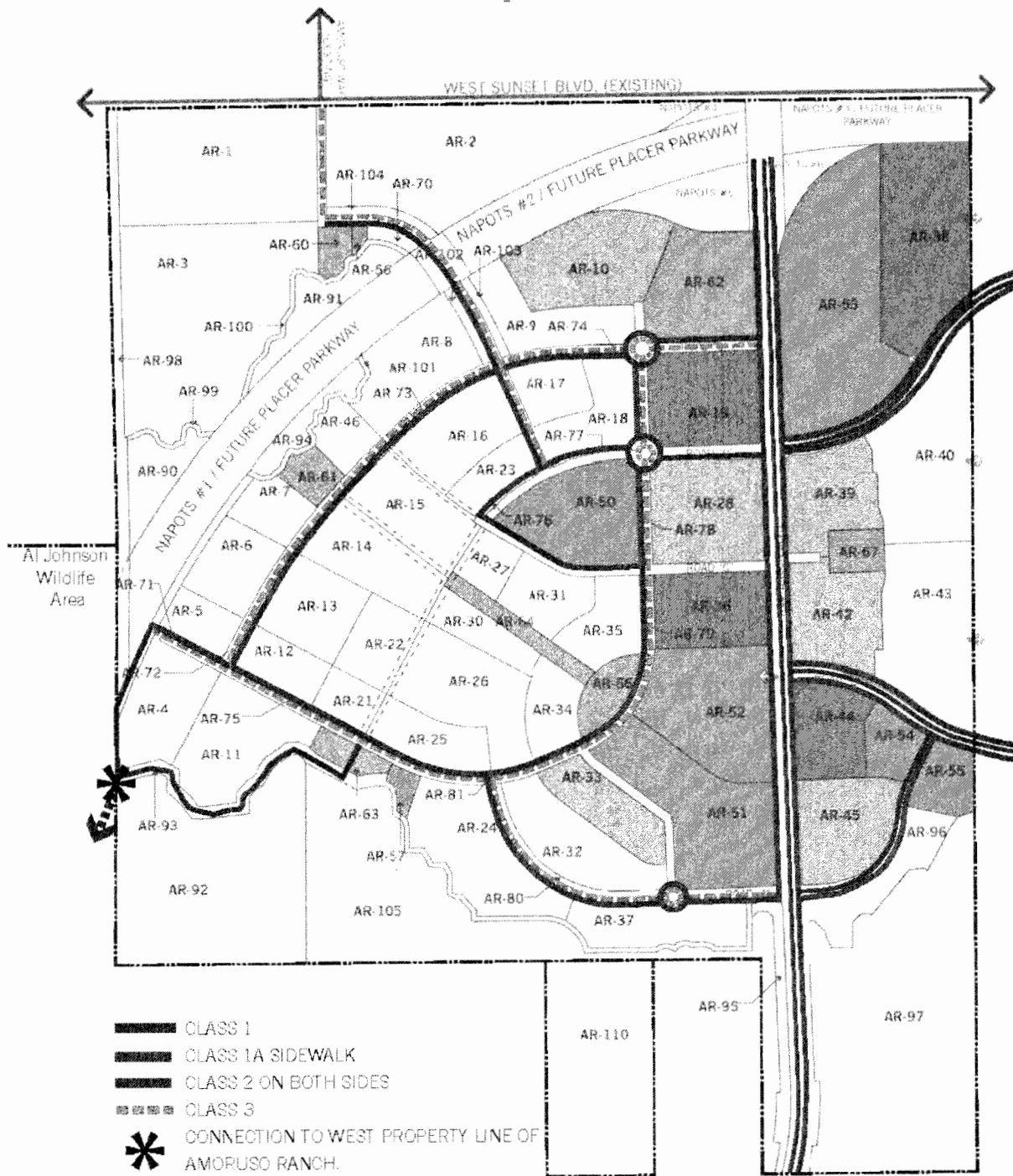


Figure 7.6 Bikeways

Table 1
Amoruso Ranch Specific Plan - Park Financing Plan
Amoruso Ranch Parks Acreage

Park Type	Assumption	Acres Required	Acres Provided	Surplus/ (Deficit)
<i>Population(2.61/pph)</i>	<i>7,376</i>			
Neighborhood Park	3 acres/1,000 pop.	22.14	22.14	0.00
Citywide Park	3 acres/1,000 pop.	22.14	0.00	-22.14
Open Space ²	3 acres/1,000 pop.	22.14	134.81	112.67
Total Park Land		66.30	156.95	

Footnotes:

¹Persons per household per Amoruso Ranch Specific Plan.

²See detailed breakdown of open space acres on Table 8. Credit provided for preserve area and avoidance area only.

Table 2
Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Costs (2016\$)

Item	Phase 1		Buildout	
	Acres	Amount	Acres	Amount
Neighborhood Park				
AR-60	-	-	1.28	\$374,677.00
Contingency (15%)		-		\$56,201.55
Soft Costs (13%)		-		<u>\$56,014.21</u>
Subtotal		-		\$486,892.76
AR-61	1.87	\$411,755.50	1.87	\$411,755.50
Contingency (15%)		\$61,763.33		\$61,763.33
Soft Costs (13%)		<u>\$61,557.45</u>		<u>\$61,557.45</u>
Subtotal		\$535,076.27		\$535,076.27
AR-62	-	-	10.11	\$2,064,735.00
Contingency (15%)		-		\$309,710.25
Soft Costs (13%)		-		<u>\$308,677.88</u>
Subtotal		-		\$2,683,123.13
AR-63	1.72	\$520,878.00	1.72	\$520,878.00
Contingency (15%)		\$78,131.70		\$78,131.70
Soft Costs (13%)		<u>\$77,871.26</u>		<u>\$77,871.26</u>
Subtotal		\$676,880.96		\$676,880.96
AR-64	2.12	\$746,150.50	2.12	\$746,150.50
Contingency (15%)		\$111,922.58		\$111,922.58
Soft Costs (13%)		<u>\$111,549.50</u>		<u>\$111,549.50</u>
Subtotal		\$969,622.57		\$969,622.57
AR-66	3.04	\$893,350.00	3.04	\$893,350.00
Contingency (15%)		\$134,002.50		\$134,002.50
Soft Costs (13%)		<u>\$133,555.83</u>		<u>\$133,555.83</u>
Subtotal		\$1,160,908.33		\$1,160,908.33
AR-67	2.00	\$480,750.00	2.00	\$480,750.00
Contingency (15%)		\$72,112.50		\$72,112.50
Soft Costs (13%)		<u>\$71,872.13</u>		<u>\$71,872.13</u>
Subtotal		\$624,734.63		\$624,734.63
Total	10.75	\$3,967,222.76	22.1	\$7,137,238.65

Source: The Collaborative West Opinion of Probable Costs 3/23/2016, & Kimley-Horn.

Table 3

**Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Cost Allocation**

	Source	Total	Residential				Non-Residential	
			LDR	MDR	HDR	CMU	CC	CMU
Acres		388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units		2,826	1,302	542	873	109	-	-
Square Feet		476,524	-	-	-	-	238,948	237,576

Neighborhood Parks

Table 2

			PPH		PPH	
Use Factor ¹			2.61	2.23	1.85	1.85
Total Use	6,423.09		3,398.22	1,208.55	1,614.71	201.61
Percentage of Total Use	100%		53%	19%	25%	3%
Cost Allocated to Use			\$3,776,051.65	\$1,342,926.51	\$1,794,237.69	\$224,022.80
Neighborhood Parks Allocation per Unit/Sq.Ft.			\$2,900.19	\$2,477.72	\$2,055.26	\$2,055.26

Footnotes:

¹The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assigned a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors assume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

Table 4
Amoruso Ranch Specific Plan - Park Financing Plan
Park Fee Revenue by Phase (Neighborhood/Community Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate ¹	Total ¹	Units	Rate ¹	Total ¹
Residential						
Low Density	848	\$2,900.19	\$2,459,363.90	1,302	\$2,900.19	\$3,776,051.65
Medium Density	275	\$2,477.72	\$681,374.15	542	\$2,477.72	\$1,342,926.51
High Density	372	\$2,055.26	\$764,554.89	982	\$2,055.26	\$2,018,260.49
Subtotal Residential			\$3,905,292.94			\$7,137,238.65
Nonresidential						
Community Commercial			\$0.00			\$0.00
Commercial/Mixed Use			\$0.00			\$0.00
Subtotal Nonresidential			\$0.00			\$0.00
Total Fee Program Revenue (Neighborhood Park)			\$3,905,292.94			\$7,137,238.65
Total Neighborhood Park Costs (Table 2)			\$3,967,222.76			\$7,137,238.65

Footnotes:

¹This park significantly serves Phase 2. Early in the absorption of Phase 2 (approximately 21 units), combined with funding from Phase 1, sufficient funding will be available to construct AR-61.

Table 5
Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Construction & In-Lieu Costs

	<u>Rate</u>
Citywide Park Fee Base Rate	\$2,111
Land Fee Portion ¹	\$657
Construction Fee Portion	\$1,454
Amoruso Ranch Citywide Park Construction	
ARSP units	2,826
Construction Fee Portion per Unit	<u>\$1,454</u>
Total Citywide Construction Amount	\$4,109,004
Amoruso Ranch In-Lieu of Park Acreage	
ARSP Citywide Acres Required (per Table 1)	22.14
Land Value per Acre ²	<u>\$135,000</u>
Total In-Lieu Amount	\$2,988,900
Total Citywide Park Funding	\$7,097,904

Footnotes:

¹This portion of the base fee is excluded to avoid double charging, as the ARSP will calculate the in-lieu portion of the fee based on \$135,000/acre.

²Per adopted in-lieu fee for both SVSP and CSP.

Table 6

**Amoruso Ranch Specific Plan – Park Financing Plan
Citywide Park Cost (Construction and In-Lieu) Allocation**

Source	Total	Residential				Non-Residential	
		LDR	MDR	HDR	CMU	CC	CMU
Acres	388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units	2,826	1,302	542	873	109	-	-
Square Feet	476,524	-	-	-	-	238,948	237,576
Table 5							
Citywide Parks (Construction)		\$4,109,004		PPH		PPH	
Use Factor ¹		2.61	2.23	1.85	1.85	-	-
Total Use	6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use	100%	53%	19%	25%	3%	-	-
Cost Allocated to Use		\$2,173,923.57	\$773,140.80	\$1,032,966.70	\$128,972.93	-	-
Citywide Parks Construction Allocation per Unit/Sq. Ft.		\$1,669.68	\$1,426.46	\$1,183.24	\$1,183.24	-	-
Table 5							
Citywide Parks (In-Lieu)		\$2,988,900		PPH		PPH	
Use Factor ¹		2.61	2.23	1.85	1.85	-	-
Total Use	6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use	100%	53%	19%	25%	3%	-	-
Cost Allocated to Use		\$1,581,317.56	\$562,384.59	\$751,382.61	\$93,815.24	-	-
Citywide Parks In-Lieu Allocation per Unit/Sq. Ft.		\$1,214.53	\$1,037.61	\$860.69	\$860.69	-	-
Total Citywide Park		\$7,097,904	\$2,884.21	\$2,464.07	\$2,043.93	\$2,043.93	

Footnotes:

¹The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assigned a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors assume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

Table 7
Amoruso Ranch Specific Plan - Park Financing Plan
Park Fee Revenue by Phase (Citywide Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate ¹	Total ¹	Units	Rate ¹	Total ¹
Residential						
Low Density	848	\$2,884.21	\$2,445,809.89	1,302	\$2,884.21	\$3,755,241.13
Medium Density	275	\$2,464.07	\$677,618.97	542	\$2,464.07	\$1,335,525.39
High Density	372	\$2,043.93	\$760,341.29	982	\$2,043.93	\$2,007,137.48
Subtotal Residential			\$3,883,770.15			\$7,097,904.00
Nonresidential						
Community Commercial			\$0.00			\$0.00
Commercial/Mixed Use			\$0.00			\$0.00
Subtotal Nonresidential			\$0.00			\$0.00
Total Fee Program Revenue (Citywide Park)			\$3,883,770.15			\$7,097,904.00
Total Citywide Cost			N/A			N/A

Footnotes:

¹Per unit rates have been rounded to the nearest dollar. Totals for each land use may seem incorrect, but total fee program revenue matches cost estimates.

Table 8
Amoruso Ranch Specific Plan - Park Financing Plan
Ongoing Maintenance and Landscape Costs

	Quantity	Cost per Unit ¹	Total Annual Cost
<u>Residential/Nonresidential Cost Allocation</u>			
Landscape Corridor/Median	17.0 acres	\$10,325.00	\$175,879.34
Paseos	10.7 acres	\$10,325.00	\$110,580.75
Bike Trail Maintenance	4,412 linear feet	\$1.06	\$4,676.72
Leaf Pick-Up ²	8.4 miles	\$61.31	\$512.87
Streetsweeping	25.1 miles	\$28.62	\$718.23
Open Space			
NAPOTS ³	49.2 acres	TBD	-
Preserve ³	97.6 acres	TBD	-
Avoidance ³	10.3 acres	TBD	-
Transition/Channel ³	27.0 acres	TBD	-
Subtotal Open Space (Placeholder) ³	184.0 acres	\$575.00	<u>\$105,782.75</u>
Subtotal Costs			<u>\$398,150.65</u>
Repair/Replacement (sinking fund) (5%)			\$19,907.53
City Administration			
Finance Department (3%)			\$12,541.75
Parks Department (10%)			<u>\$41,805.82</u>
Subtotal City Administration			<u>\$54,347.56</u>
County Administration (1%)			\$4,724.06
Total Costs (Residential/Nonresidential Shared)			<u>\$477,129.81</u>
<u>Residential Only Cost Allocation</u>			
Neighborhood Parks ⁴	22.1 acres	\$10,300.00	\$228,042.00
Stormwater Management	2,826 units	\$25.00	<u>\$70,650.00</u>
Subtotal Costs			<u>\$298,692.00</u>
Repair/Replacement (sinking fund) (5%)			\$14,934.60
City Administration			
Finance Department (3%)			\$9,408.80
Parks Department (10%)			<u>\$31,362.66</u>
Subtotal City Administration			<u>\$40,771.46</u>
County Administration (1%)			\$3,543.98
Total Costs (Residential Only)			<u>\$357,942.04</u>
Total Costs			<u>\$835,071.85</u>

Source: City of Roseville, ECORP, and Kimley Horn.

Footnotes:

¹Cost estimates derived from indepth analysis of City costs done for SVSP. Those costs have then been applied to all specific plans since.

²1/3 of streetsweeping miles.

³The Cost per Unit for Open Space placeholder of \$575 per year was derived by simply averaging the City's proposed annual open space cost per acre of \$1,000 and the Developer proposed annual open space cost per acre of \$150. The actual annual open space cost per acre will be determined at the time of the formation of the maintenance CFD for this project as outlined in the Development Agreement. The ultimate cost per acre could be above or below the aforementioned range, depending upon the 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, vehicular access for maintenance, final drainage channel design, ultimate width of transition area, all ARSP specific permits, other improvements outlined in the Overarching Open Space Management Plan, state and federal permits, and established city maintenance standards.

⁴Includes developed and undeveloped.

Table 9

**Amoruso Ranch Specific Plan - Park Financing Plan
Approximate Allocation of Ongoing Operations and Maintenance Costs**

Source	Total	Residential			Non-Residential		
		LDR	MDR	HDR	CMU	CC	CMU
Acres	388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units	2,826	1,302	542	873	109	-	-
Square Feet	476,524	-	-	-	-	238,948	237,576
Table 8							
Operations/Maintenance (Residential & Nonresidential)	\$477,129.81	<i>EDU Factor per Unit</i>			<i>EDU Factor per SQFT</i>		
Use Factor	1.00	1.00	1.00	0.62	0.62	1,500	1,800
Total Use	2,744.13	1,302.00	542.00	541.26	67.58	159.30	131.99
Percentage of Total Use	100%	47%	20%	20%	2%	6%	5%
Cost Allocated to Use	\$226,382.89	\$94,239.27	\$94,110.60	\$11,750.35	\$27,697.77	\$22,948.94	
O/M Res. & Nonres. Allocation per Unit/Sq.Ft.		\$173.87	\$173.87	\$107.80	\$107.80	\$0.12	\$0.10
Table 8							
Operations/Maintenance (Residential Only)	\$357,942.04	<i>EDU Factor per Unit</i>			<i>EDU Factor per SQFT</i>		
Use Factor	1.00	1.00	1.00	0.62	0.62	-	-
Total Use	2,452.84	1,302.00	542.00	541.26	67.58	-	-
Percentage of Total Use	100%	53%	22%	22%	3%	-	-
Cost Allocated to Use	\$190,000.38	\$79,093.86	\$78,985.87	\$9,861.92	\$9,861.92	-	-
O/M Res. Only Allocation per Unit/Sq.Ft.		\$145.93	\$145.93	\$90.48	\$90.48	-	-
Table 8							
Cost Allocation Per Unit/Sq.Ft.	\$835,071.85	\$319.80	\$319.80	\$198.28	\$198.28	\$0.12	\$0.10

Note: Costs will require adjustment upon completion of PAR for open space. See Table 8.

Appendix A:

Amoruso Ranch Parks

Option of Costs (TheCollaborative West)



Opinion of Probable Costs

Amoruso Ranch Parks

Brookfield Homes

Prepared: CF

Date:

21-Apr-16

Revised:

TheCollaborativeWest

100 Avenida Miramar

San Clemente, CA 92672

949-366-6624

SUMMARY

1	AR-60 1.28 AC	Construction	244,860.00
		Landscape	129,817.00
		Construction & Landscape	374,677.00
		Estimated Total with Contingency and Soft Cost	486,892.76
2	AR-61 1.87 AC	Construction	214,080.00
		Landscape	197,675.50
		Construction & Landscape	411,755.50
		Estimated Total with Contingency and Soft Cost	535,076.27
3	AR-62 10.11 AC	Construction	1,243,260.00
		Landscape	821,475.00
		Construction & Landscape	2,064,735.00
		Estimated Total with Contingency and Soft Cost	2,683,123.13
4	AR-63 1.72 AC	Construction	397,265.00
		Landscape	123,613.00
		Construction & Landscape	520,878.00
		Estimated Total with Contingency and Soft Cost	676,880.96
5	AR-64 2.12 AC	Construction	538,920.00
		Landscape	207,230.50
		Construction & Landscape	746,150.50
		Estimated Total with Contingency and Soft Cost	969,622.57
6	AR-66 3.04 AC	Construction	664,950.00
		Landscape	228,400.00
		Construction & Landscape	893,350.00
		Estimated Total with Contingency and Soft Cost	1,160,908.33
7	AR-67 2.0 AC	Construction	303,200.00
		Landscape	177,550.00
		Construction & Landscape	480,750.00
		Estimated Total with Contingency and Soft Cost	624,734.63
		Grand Total	\$7,137,238.65
		Cost Per Acre	\$322,368.50
		Cost Per Square Foot	\$7.40

AR-60 (1.28 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
5' Walkways at Park (concrete)	6,945	sf	8.00	55,560.00
Half-court Basketball	1	ea	35,000.00	35,000.00
<i>Masonry</i>				
Entry Sign Wall	1	allow	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structure	1	ea	30,000.00	30,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	10	ea	1,000.00	10,000.00
Picnic Tables	1	ea	2,200.00	2,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
<i>Lighting</i>				
Security Lighting	4	ea	3,000.00	12,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	\$244,860.00
Landscape				
Shrubs	21,411	sf	1.00	21,410.80
Turf (seed)	27,400	sf	0.35	9,590.00
Automatic Irrigation	48,811	sf	1.50	73,216.20
General Site Drainage (HDPE Pipe w/ inlets)	1.28	ac	20,000.00	25,600.00
			Landscape Total	\$129,817.00
			Construction & Landscape Total	\$374,677.00
			15% Contingency	\$56,201.55
			13% Soft Costs	\$56,014.21
			Estimated Total	\$486,892.76
			Cost per Acre	\$380,384.97
			Cost Per SF	\$8.73

AR-61 (1.87 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Paving at Shade Structure	670	sf	8.00	5,360.00
5' Walkways at Park (concrete)	5,965	sf	8.00	47,720.00
<i>Masonry</i>				
Entry Sign Wall	1	allow	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structures at Tot Lot	1	ea	45,000.00	45,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	4	ea	1,000.00	4,000.00
Picnic Tables	2	ea	2,200.00	4,400.00
Drinking Fountain	1	ea	5,000.00	5,000.00
<i>Lighting</i>				
Security Lighting	2	ea	3,000.00	6,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total				\$214,080.00
Landscape				
Shrubs	33,622	sf	1.00	33,622.20
Turf (seed)	41,200	sf	0.35	14,420.00
Automatic Irrigation	74,822	sf	1.50	112,233.30
General Site Drainage (HDPE Pipe w/ inlets)	1.87	ac	20,000.00	37,400.00
Landscape Total				\$197,675.50
Construction & Landscape Total				\$411,755.50
15% Contingency				\$61,763.33
13% Soft Costs				\$61,557.45
Estimated Total				\$535,076.27
Cost per Acre				\$286,137.04
Cost Per SF				\$6.57

AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Paving at Pavillion/Overhead Structures (Concrete)	900	sf	8.00	7,200.00
Asphalt Paving at Parking Lot w/ Aggregate Base	32,720	sf	3.00	98,160.00
Walkways at Park (natural gray, light wash finish)	15,800	sf	8.00	126,400.00
<i>Masonry</i>				
Entry Sign Wall	1	ea	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Structures	1	allow	80,000.00	80,000.00
Basketball Court	2	ea	35,000.00	70,000.00
Shade Structure at Playground Area	1	ea	40,000.00	40,000.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	5	ea	2,200.00	11,000.00
6' Benches	12	ea	1,000.00	12,000.00
Drinking Fountain	4	ea	5,000.00	20,000.00
Restroom Building / Snack Shop	1	allow	300,000.00	300,000.00
<i>Ball Fields</i>				
Baseball (Outfield and Infield)	3	ea	100,000.00	300,000.00
Soccer Field Overlay	1	ea	58,000.00	58,000.00
Fencing (Chainlink)	750	lf	50.00	37,500.00
<i>Lighting</i>				
Security Lighting	20	ea	3,000.00	60,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total				\$1,243,260.00

AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Landscape				
Shrubs	40,200	sf	1.00	40,200.00
Turf (seed)	109,500	sf	0.35	38,325.00
Automatic Irrigation	360,500	sf	1.50	540,750.00
General Site Drainage (HDPE Pipe w/ inlets)	10.11	ac	20,000.00	202,200.00
Landscape Total				\$821,475.00
Construction & Landscape Total				\$2,064,735.00
15% Contingency				\$309,710.25
13% Soft Costs				\$308,677.88
Estimated Total				\$2,683,123.13
Cost per Acre				\$265,392.99
Cost Per SF				\$6.09

AR-63 (1.72 AC)

Item/Description	Qty.	Unit	Unit Price	Total
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Construction*Hardscape*

Bark Mulch/DG at Dog Park	26,835	sf	3.00	80,505.00
Paving at Shade Structure	1,425	sf	8.00	11,400.00
5' wide walkways at park (concrete)	2,650	sf	8.00	21,200.00
10' wide multi-purpose trail at park (concrete)	2,270	sf	8.00	18,160.00

Masonry

Entry Sign Wall	1	allow	8,000.00	8,000.00
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Metal

5'-6" Dog Park Fencing	1,000	lf	50.00	50,000.00
Metal Dog Park Gates	4	ea	250.00	1,000.00

Park Site Features

Shade Structure	2	ea	45,000.00	90,000.00
Playground Equipment	1	allow	80,000.00	80,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	7	ea	1,000.00	7,000.00
Picnic Tables	4	ea	2,200.00	8,800.00
Drinking Fountain	1	ea	5,000.00	5,000.00

Lighting

Security Lighting	2	ea	3,000.00	6,000.00
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Utilities

Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00

Construction Total \$397,265.00**Landscape**

Shrubs	18,443	sf	1.00	18,443.20
Turf (seed)	23,300	sf	0.35	8,155.00
Automatic Irrigation	41,743	sf	1.50	62,614.80
General Site Drainage (HDPE Pipe w/ inlets)	1.72	ac	20,000.00	34,400.00

Landscape Total \$123,613.00**Construction & Landscape Total \$520,878.00****15% Contingency \$78,131.70****13% Soft Costs \$77,871.26****Estimated Total \$676,880.96****Cost per Acre \$393,535.44****Cost Per SF \$9.03**

AR-64 (2.12 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Concrete Paving at Shade Structure	4,500	sf	8.00	36,000.00
5' Walkway (concrete)	11,815	sf	8.00	94,520.00
8' Walk (concrete)	7,600	sf	8.00	60,800.00
<i>Masonry</i>				
Entry Sign Wall	1	allow	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Equipment	1	allow	80,000.00	80,000.00
Shade Structures	3	ea	45,000.00	135,000.00
Canvas Structure at Shaded Seating Area	1	ea	65,000.00	65,000.00
Crossfit Stations	3	ea	2,000.00	6,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	6	ea	1,000.00	6,000.00
Bike Racks	1	ea	1,200.00	1,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Picnic Tables	6	ea	2,200.00	13,200.00
<i>Lighting and Electrical</i>				
Security Lighting	6	ea	3,000.00	18,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total				\$538,920.00
Landscape				
Planting	43,432	sf	1.00	43,432.20
Turf (sod)	25,000	sf	0.75	18,750.00
Automatic Irrigation	68,432	sf	1.50	102,648.30
General Site Drainage (HDPE Pipe w/ inlets)	2.12	ac	20,000.00	42,400.00
Landscape Total				\$207,230.50
Construction & Landscape Total				\$746,150.50
15% Contingency				\$111,922.58
13% Soft Costs				\$111,549.50
Estimated Total				\$969,622.57
Cost per Acre				\$457,369.14
Cost Per SF				\$10.50

AR-66 (3.04 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Paving at Picnic Area	8,000	sf	8.00	64,000.00
Paving at Stage	1,200	sf	8.00	9,600.00
Walkways at Park (natural gray w/ finish)	12,000	sf	8.00	96,000.00
Surfacing at Game Area	6,750	sf	3.00	20,250.00
Surfacing at Bocce Courts	1,500	sf	3.00	4,500.00
Surfacing at Hard Courts	700	sf	10.00	7,000.00
Mowcurb at Horseshoes and Bocce	400	lf	15.00	6,000.00
<i>Masonry</i>				
Entry Sign Wall	1	allow	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Structures	1	allow	80,000.00	80,000.00
Covered Stage (Shade Sail)	1	allow	75,000.00	75,000.00
Restroom Building	1	allow	170,000.00	170,000.00
30' high Flag Pole	1	ea	600.00	600.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	20	ea	2,200.00	44,000.00
6' Benches	30	ea	1,000.00	30,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
<i>Lighting</i>				
Security Lighting	10	ea	3,000.00	30,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total				\$664,950.00
Landscape				
Shrubs	30,500	sf	1.00	30,500.00
Turf (sod)	40,600	sf	0.75	30,450.00
Automatic Irrigation	71,100	sf	1.50	106,650.00
General Site Drainage (HDPE Pipe w/ inlets)	3.04	ac	20,000.00	60,800.00
Landscape Total				\$228,400.00
Construction & Landscape Total				\$893,350.00
15% Contingency				\$134,002.50
13% Soft Costs				\$133,555.83
Estimated Total				\$1,160,908.33
Cost per Acre				\$381,877.74
Cost Per SF				\$8.77

AR-67 (2.0 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Paving at Shade Structure	2,000	sf	8.00	16,000.00
5' Walkways at Park (concrete)	8,350	sf	8.00	66,800.00
<i>Masonry</i>				
Entry Sign Wall	1	allow	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Structures & Surfaces	1	allow	80,000.00	80,000.00
Shade Structure	2	ea	45,000.00	90,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Picnic Tables	4	ea	2,200.00	8,800.00
6' Benches	8	ea	1,000.00	8,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
<i>Lighting</i>				
Security Lighting	4	ea	3,000.00	12,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total				\$303,200.00
Landscape				
Shrubs	6,920	sf	1.00	6,920.00
Turf (seed)	65,000	sf	0.35	22,750.00
Automatic Irrigation	71,920	sf	1.50	107,880.00
General Site Drainage (HDPE Pipe w/ inlets)	2.00	ac	20,000.00	40,000.00
Landscape Total				\$177,550.00
Construction & Landscape Total				\$480,750.00
15% Contingency				\$72,112.50
13% Soft Costs				\$71,872.13
Estimated Total				\$624,734.63
Cost per Acre				\$312,367.31
Cost Per SF				\$7.17

Exhibit X Bikeway Master Plan

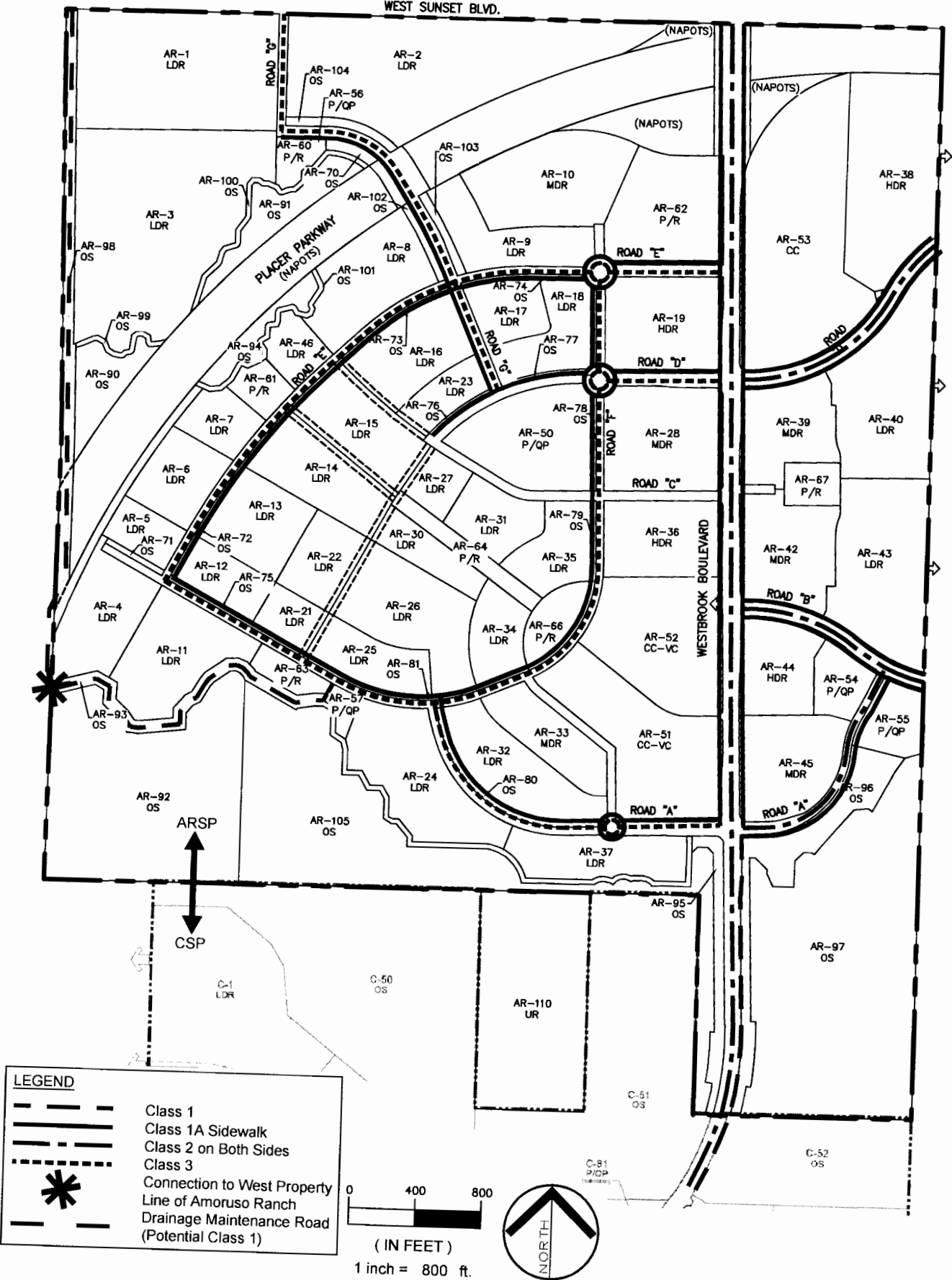


Exhibit Y

Open Space Areas

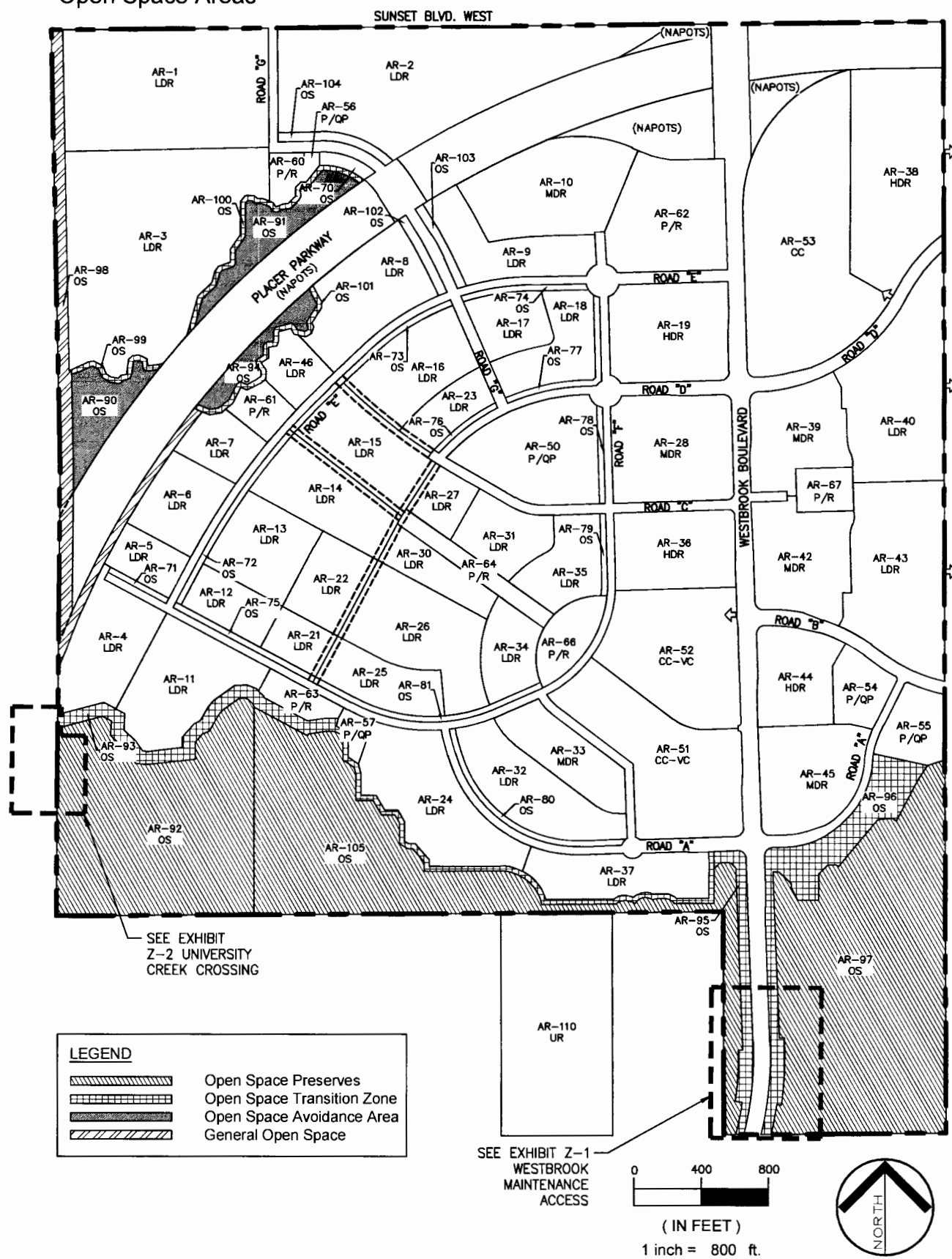


Exhibit Z - 1
Westbrook Boulevard Maintenance Access

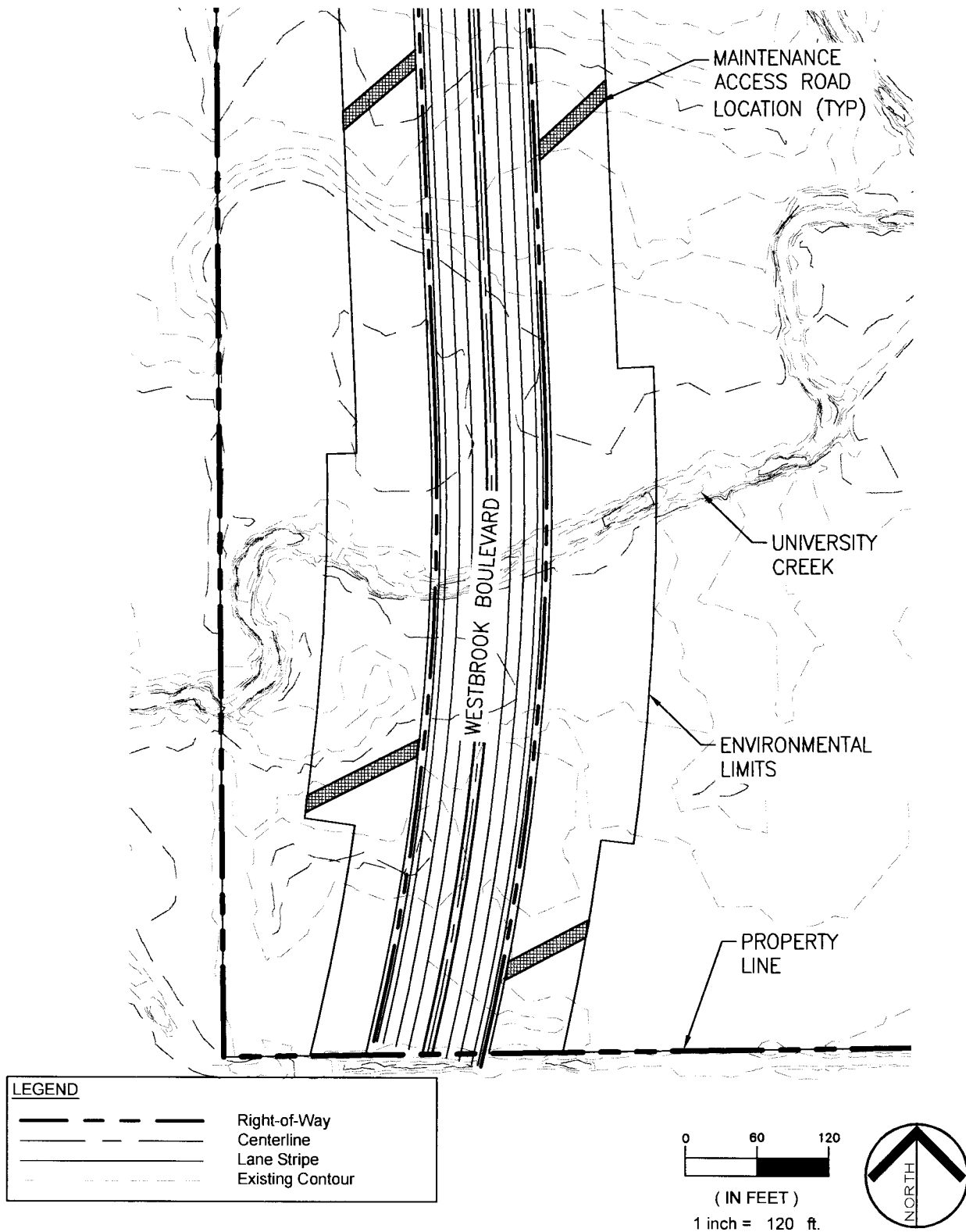
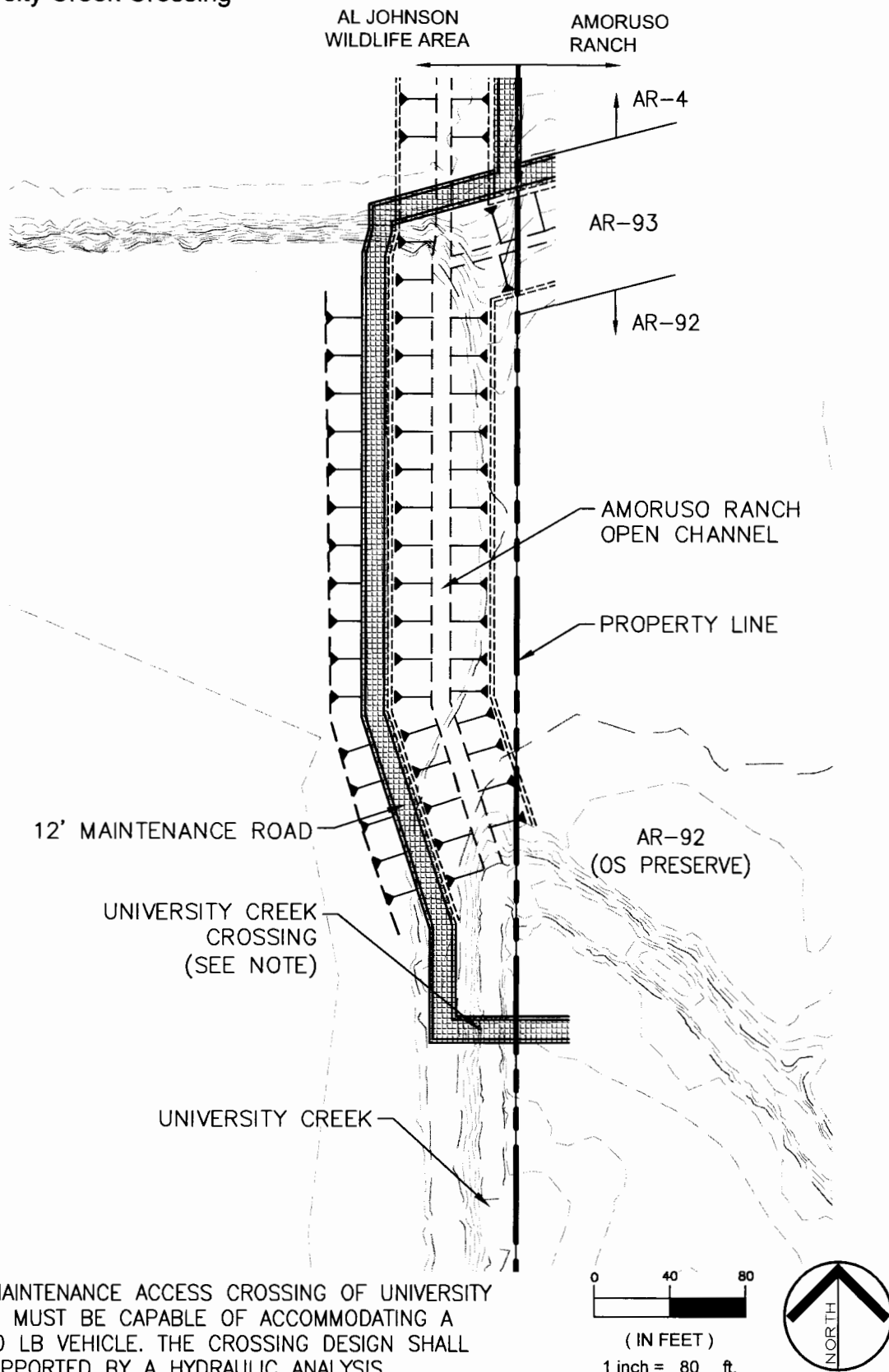


Exhibit Z - 2
University Creek Crossing



NOTE:
ANY MAINTENANCE ACCESS CROSSING OF UNIVERSITY CREEK MUST BE CAPABLE OF ACCOMMODATING A 30,000 LB VEHICLE. THE CROSSING DESIGN SHALL BE SUPPORTED BY A HYDRAULIC ANALYSIS DEMONSTRATING NO FLOOD PLAIN IMPACTS.

Exhibit AA

DUE Allocation to Specific Plan Parcels for CSP Reimbursements

ARSP - DUE ALLOCATION TO SPECIFIC PLAN PARCELS FOR CSP REIMBURSEMENTS

Exhibit AA

Amoruso Ranch Specific Plan		Specific Plan			% of ARSP		% of ARSP		Recycled Water % of ARSP R.W.		% of ARSP	
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	Water EDUs	Sewer EDUs	Sewer EDUs	EDUs	EDUs	Traffic EDUs	Traffic EDUs
AR-1	LDR	19.9	68	3.4	83	4.23%	68	2.56%	83	4.23%	68	2.16%
AR-2	LDR	25.0	97	3.9	97	4.97%	97	3.65%	97	4.97%	97	3.08%
AR-3	LDR	27.3	80	2.9	97	4.98%	80	3.01%	97	4.98%	80	2.54%
AR-4	LDR	7.3	41	5.7	36	1.83%	41	1.54%	36	1.83%	41	1.30%
AR-5	LDR	2.8	17	6.2	12	0.62%	17	0.64%	12	0.62%	17	0.54%
AR-6	LDR	5.0	34	6.8	24	1.25%	34	1.28%	24	1.25%	34	1.08%
AR-7	LDR	3.2	18	5.7	16	0.80%	18	0.68%	16	0.80%	18	0.57%
AR-8	LDR	8.2	52	6.4	37	1.91%	52	1.96%	37	1.91%	52	1.65%
AR-9	LDR	6.2	40	6.4	29	1.47%	40	1.51%	29	1.47%	40	1.27%
AR-11	LDR	8.7	55	6.3	39	2.02%	55	2.07%	39	2.02%	55	1.75%
AR-12	LDR	3.4	21	6.2	15	0.77%	21	0.79%	15	0.77%	21	0.67%
AR-13	LDR	6.1	40	6.6	29	1.47%	40	1.51%	29	1.47%	40	1.27%
AR-14	LDR	7.1	45	6.4	32	1.65%	45	1.70%	32	1.65%	45	1.43%
AR-15	LDR	6.9	45	6.5	32	1.65%	45	1.70%	32	1.65%	45	1.43%
AR-16	LDR	6.8	43	6.3	31	1.58%	43	1.62%	31	1.58%	43	1.37%
AR-17	LDR	3.6	24	6.7	17	0.88%	24	0.90%	17	0.88%	24	0.76%
AR-18	LDR	5.1	31	6.1	22	1.14%	31	1.17%	22	1.14%	31	0.98%
AR-21	LDR	2.4	13	5.5	11	0.58%	13	0.49%	11	0.58%	13	0.41%
AR-22	LDR	4.3	28	6.5	20	1.03%	28	1.05%	20	1.03%	28	0.89%
AR-23	LDR	2.9	19	6.5	14	0.70%	19	0.72%	14	0.70%	19	0.60%
AR-24	LDR	10.3	55	5.3	48	2.45%	55	2.07%	48	2.45%	55	1.75%
AR-25	LDR	4.6	28	6.1	20	1.03%	28	1.05%	20	1.03%	28	0.89%
AR-26	LDR	9.7	55	5.7	48	2.45%	55	2.07%	48	2.45%	55	1.75%
AR-27	LDR	2.4	15	6.3	11	0.55%	15	0.57%	11	0.55%	15	0.48%
AR-30	LDR	3.3	23	6.9	16	0.85%	23	0.87%	16	0.85%	23	0.73%
AR-31	LDR	4.4	27	6.1	19	0.99%	27	1.02%	19	0.99%	27	0.86%
AR-32	LDR	7.7	50	6.5	36	1.84%	50	1.88%	36	1.84%	50	1.59%
AR-34	LDR	3.8	19	5.0	19	0.97%	19	0.72%	19	0.97%	19	0.60%
AR-35	LDR	4.6	24	5.2	21	1.07%	24	0.90%	21	1.07%	24	0.76%
AR-37	LDR	6.3	33	5.3	29	1.47%	33	1.24%	29	1.47%	33	1.05%
AR-40	LDR	13.5	71	5.3	62	3.16%	71	2.67%	62	3.16%	71	2.26%
AR-43	LDR	13.6	78	5.7	68	3.47%	78	2.94%	68	3.47%	78	2.48%
AR-46	LDR	2.6	13	5.1	11	0.58%	13	0.49%	11	0.58%	13	0.41%
Low Density Residential		248.8	1,302	191.3	1,100	56%	1,302	49%	1,100	56%	1,302	41%

Amoruso Ranch Specific Plan		Specific Plan			% of ARSP		% of ARSP		Recycled Water % of ARSP R.W.		% of ARSP	
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	Water EDUs	Sewer EDUs	Sewer EDUs	EDUs	EDUs	Traffic EDUs	Traffic EDUs
AR-10	MDR	10.7	138	12.9	66	3.40%	138	5.20%	66	3.40%	138	4.38%
AR-28	MDR	10.3	129	12.5	62	3.18%	129	4.86%	62	3.18%	129	4.10%
AR-33	MDR	5.3	61	11.5	33	1.68%	61	2.30%	33	1.68%	61	1.94%
AR-39	MDR	7.4	54	7.4	39	1.98%	54	2.03%	39	1.98%	54	1.72%
AR-42	MDR	8.4	66	7.9	47	2.43%	66	2.49%	47	2.43%	66	2.10%
AR-45	MDR	8.2	94	11.4	51	2.60%	94	3.54%	51	2.60%	94	2.99%
Medium Density Residential		50.3	542	63.6	298	15%	542	20%	298	15%	542	17%
AR-19	HDR	9.3	230	24.6	68	3.48%	157	5.93%	68	3.48%	141	4.49%
AR-36	HDR	7.6	113	15.0	54	2.78%	77	2.91%	54	2.78%	69	2.20%
AR-38	HDR	15.2	380	25.0	112	5.75%	260	9.80%	112	5.75%	233	7.41%
AR-44	HDR	6.0	150	24.9	44	2.27%	103	3.87%	44	2.27%	92	2.93%
High Density Residential		38.1	873	89.5	278	14%	597	23%	278	14%	536	17%
AR-51	CC-VC		91		44	2.24%	62	2.35%	44	2.24%	56	1.77%
AR-51	CC-VC	14.2			62	3.16%	54	2.05%	62	3.16%	189	6.01%
AR-52	CC-VC		18		9	0.44%	12	0.46%	9	0.44%	11	0.35%
AR-52	CC-VC	13.1			57	2.90%	50	1.89%	57	2.90%	174	5.53%
AR-53	CC	23.9			103	5.30%	34	1.27%	103	5.30%	338	10.73%
Community Commercial		51.1	109		274	14%	213	8%	274	14%	768	24%
TOTAL		388.3	2,826	7.3	1,950	100%	2,654	100%	1,950	100%	3,148	100%

Note:

- [1] One Water EDU = 600 gpd (Based on Table 1 of the ARSP Water Master Plan Final Report, February 2016)
- [2] One Sewer EDU = 190 gpd (Based on Table 1 of the ARSP Wastewater Master Plan Final Report, February 2016)
- [3] One Recycled Water EDU = 600 gpd (Based on Table 1 of the ARSP Recycled Water Master Plan Final Report, February 2016)
- [4] Based on Table 6 of the ARSP Final Traffic Study, December 5, 2015

Exhibit BB
Infrastructure Reimbursement Schedule

Roadway Improvements:

1. Construct roadway (Westbrook Boulevard) between C-51 and C-52 (R1, on Exhibit H-1) within the Creekview Specific Plan.
 - a. Construction Responsibility: Amoruso
 - b. Cost Sharing: City CIP

Wastewater Improvements:

1. Construct 18-inch sewer line (WW1, on Exhibit K-1) and appurtenances (390± LF) in Westbrook and Blue Oaks Boulevards.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview
2. Construct 18-inch sewer line (WW2, on Exhibit K-1) and appurtenances (Per WRSP DA) in Westbrook Boulevard.
 - a. Construction Responsibility: WRSP
 - b. Cost Sharing: Amoruso and Creekview
3. Construct 24-inch sewer line (WW3, on Exhibit K-1) and appurtenances (Per WRSP DA) in Phillip Road.
 - a. Construction Responsibility: WRSP
 - b. Cost Sharing: Amoruso and Creekview

Water Improvements:

1. Construct 24-inch water line (DW1, on Exhibit O-2) and appurtenances (1,210± LF) in Westbrook Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview
2. Construct 24-inch water line (DW2, on Exhibit O-2) and appurtenances (2,790± LF) in Westbrook Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview

3. Construct 24-inch water line (DW3, on Exhibit O-2) and appurtenances (2,390± LF) in Blue Oaks Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso, Creekview, WRSP, and Other 3rd Parties
4. Construct 24-inch water line (DW4, on Exhibit O-2) and appurtenances (Per WRSP DA) in West Park Drive.
 - c. Construction Responsibility: WRSP
 - d. Cost Sharing: Amoruso, Creekview, WRSP, and Other 3rd Parties
5. Construct 24-inch water line (DW5, on Exhibit O-1) and appurtenances (1,610± LF) in Road "D".
 - a. Construction Responsibility: Amoruso
 - b. Cost Sharing: Amoruso and Other 3rd Party
6. Construct 24-inch water line (DW6, on Exhibit O-1) and appurtenances (1,280± LF) in Road "B".
 - e. Construction Responsibility: Amoruso
 - f. Cost Sharing: Amoruso and Other 3rd Party

Recycled Water Improvements:

1. Construct 12-inch recycled water line (RW1, on Exhibit Q-1) and appurtenances (1,210± LF) in Westbrook Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview
2. Construct 16-inch recycled water line (RW2, on Exhibit Q-1) and appurtenances (2,820± LF) in Westbrook and Blue Oaks Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview
3. Construct 24-inch recycled water line (RW3, on Exhibit Q-1) and appurtenances (2,400± LF) in Blue Oaks Boulevard.
 - c. Construction Responsibility: Creekview
 - d. Cost Sharing: Amoruso , Creekview, WRSP and Other 3rd Parties

4. Construct 24-inch recycled water line (RW4, on Exhibit Q-1) and appurtenances (Per WRSP DA) in West Park Drive.
 - e. Construction Responsibility: WRSP
 - f. Cost Sharing: Amoruso , Creekview, WRSP and Other 3rd Parties

EXHIBIT CC

FIRE STATION SITE REIMBURSEMENTS						
Reimbursements to ARSP						
No	Site	Planning Area Designation	Reimbursement From	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed to ARSP
1	P/QP	AR-54	CSP or Other 3rd Party	\$ 612,000	41.60	\$ 254,592

Note:

1. Improvements limited to site development, frontage and an allowance for temporary access. Actual fire station construction is not included.
2. Reimbursement estimate is based on unit ratio.

Exhibit DD
Sample Assignment and Assumption Agreement

EXHIBIT DD
SAMPLE ASSIGNMENT AND ASSUMPTION AGREEMENT

WHEN RECORDED, RETURN TO:

City of Roseville
311 Vernon Street
Roseville, CA 95678
ATTN: City Clerk

Exempt from recording fees
Pursuant to Govt. Code 27383

ASSIGNMENT AND ASSUMPTION AGREEMENT
RELATIVE TO THE
AMORUSO RANCH SPECIFIC PLAN DEVELOPMENT AGREEMENT
[BROOKFIELD SUNSET, LLC]

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "Agreement") is entered into this ____ day of _____, 20__, by and between _____, a _____ (hereinafter "Landowner"), and _____, a _____ (hereinafter "Assignee").

RECITALS

A. On _____, 2016, the City of Roseville and Landowner entered into that certain agreement entitled "Development Agreement By and Between The City of Roseville, Brookfield Sunset, LLC, and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 (hereinafter the "Development Agreement"). Pursuant to the Development Agreement, Landowner agreed to develop certain property more particularly described in the Development Agreement (hereinafter, the "Subject Property"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Placer County on _____, 2016 [Instrument No. _____].

B. Landowner intends to convey a portion of the Subject Property to Assignee, commonly referred to as Parcel _____, and more particularly identified and described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter the "Assigned Parcel"), or all of the Subject Property, as defined in the Development Agreement.

C. Landowner desires to assign and Assignee desires to assume all of Landowner's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Assigned Parcel.

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, Landowner and Assignee hereby agree as follows:

1. Landowner hereby assigns, effective as of Landowner conveyance of the Assigned Parcel to Assignee, all of the rights, title, interest, burdens and obligations of Landowner under the Development Agreement with respect to the Assigned Parcel. Landowner retains all the rights, title, interest, burdens and obligations under the Development Agreement with respect to all other property within the Subject Property owned by Landowner.

2. Assignee hereby assumes all of the rights, title, interest, burdens and obligations of Landowner under the Development Agreement with respect to the Assigned Parcel, and agrees to observe and fully perform all of the duties and obligations of Landowner under the Development Agreement with respect to the Assigned Parcel, and to be subject to all the terms and conditions thereof with respect to the Assigned Parcel. The parties intend hereby that, upon the execution of this Agreement and conveyance of the Assigned Parcel to Assignee, Assignee shall become substituted for Landowner as the "Landowner" under the Development Agreement with respect to the Assigned Parcel.

3. All of the covenants, terms and conditions set forth herein shall be binding upon and shall insure to the benefit of the parties hereto and their respective heirs, successors and assigns.

4. The Notice Address described in Article 11 of the Development Agreement for the Landowner with respect to the Assigned Parcel shall be:

Attn: _____

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written. This Agreement may be signed in identical counterparts.

LANDOWNER:

By: _____
Print Name: _____
Title: _____

ASSIGNEE:

By: _____
Print Name: _____
Title: _____

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING
A DEVELOPMENT AGREEMENT REGARDING 148.7 ACRES WITHIN THE AMORUSO
RANCH SPECIFIC PLAN (BROOKFIELD SUNSET, LLC and JENNIFER M. AMORUSO,
SUCCESSOR TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH
14, 2005) AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Development Agreement for 148.7 acres within the Amoroso Ranch Specific Plan with Brookfield Sunset, LLC and Jennifer M. Amoroso, Successor Trustee of the Amoroso Family Living Trust dated March 14, 2005 (collectively, the “Developer”).

SECTION 2. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Development Agreement, and makes the following findings:

1. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the City of Roseville General Plan and the Amoroso Ranch Specific Plan;
2. The Development Agreement is consistent with the City of Roseville Zoning Ordinance and Zoning Map;
3. The Development Agreement is in conformance with the public health, safety and welfare;
4. The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and
5. The Development Agreement will provide sufficient benefit to the City to justify entering into said Agreement;

SECTION 3. The Development Agreement by and between Developer and the City of Roseville, a copy of which is on file in the City Clerk’s Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 4. The City Clerk is directed to record the executed Development Agreement within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's office of the County of Placer.

SECTION 5. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 6. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RECORD AND WHEN RECORDED
RETURN TO:

CITY ATTORNEY
CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678

5/6/16

DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE,
BROOKFIELD SUNSET, LLC AND JENNIFER M. AMORUSO, SUCCESSOR
TRUSTEE OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14,
2005
RELATIVE TO THE
AMORUSO RANCH SPECIFIC PLAN

June ____, 2016

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**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF ROSEVILLE, BROOKFIELD SUNSET,
LLC AND JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE OF THE
AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005
RELATIVE TO THE
AMORUSO RANCH SPECIFIC PLAN**

This Development Agreement (the "Agreement") is entered into this ____ day of _____, 2016, by and between the CITY OF ROSEVILLE, a municipal corporation ("City"), BROOKFIELD SUNSET, LLC, a California limited liability company ("Brookfield") and JENNIFER M. AMORUSO, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 ("Amoruso")(collectively, "Landowner"), pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of the State of California.

RECITALS

A. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City of Roseville and an applicant for a development project to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application.

B. Property. The subject of this Agreement is the development of those certain parcels of land , consisting of approximately 148.7 acres out of the 674.4± acres owned by Amoruso, as described in Exhibit "A" and shown on Exhibit "B" (hereinafter the "Property"), attached hereto, which constitutes a portion of the larger area comprising 694.4± acres commonly referred to the Amoruso Ranch Specific Plan area ("Specific Plan", " ARSP" or "Plan Area"), which Plan Area is also commonly referred to as the annexation area ("Annexation Area") that includes 20.0± acres designated as Urban Reserve. The Plan Area and Annexation Area are shown in Exhibit "C" attached hereto. The properties of all property owners in the Plan Area as of the date of this Agreement set forth above are shown in Exhibit "D" attached hereto. Amoruso owns the Property, and Brookfield is under contract to purchase the Property from Amoruso. Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by this Agreement.

C. Hearings. On April 14, 2016, the City Planning Commission, designated by Roseville Ordinance No. 3014 as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, in a duly noticed

public hearing, considered this Agreement and recommended that the City Council approve this Agreement.

D. Specific Plan Environmental Impact Report; Project Environmental Document. On _____, 2016, the City Council, in Resolution No. _____, certified as adequate and complete the Final EIR (the "EIR") (State Clearinghouse #2008032115) for the Specific Plan. EIR mitigation measures are incorporated in the Specific Plan and in the terms and conditions of this Agreement, as reflected by the findings adopted by the City Council concurrently with this Agreement.

E. Entitlements. Following consideration of and certification of the aforementioned EIR and adoption of CEQA related findings, the City Council on _____, 2016, adopted a Statement of Overriding Considerations with respect to and approved the following land use entitlements for the Property, which entitlements are the subject of this Agreement:

- 1) The EIR, as certified by Resolution No. _____, and the Mitigation Monitoring and Reporting Program ("MMRP"), adopted therewith;
- 2) Sphere of Influence Amendment to include the remaining 634.4 acres in the Plan Area in the City's sphere of influence not previously included in the City's sphere of influence;
- 3) The Roseville General Plan, as amended by Resolution No. _____;
- 4) The Amoruso Ranch Specific Plan and Design Guidelines as adopted on _____, _____, by Resolution No. _____;
- 5) The Pre-zoning of the Property pursuant to Ordinance No. _____ dated _____, 2016;
- 6) Zoning Ordinance Amendment to modify Residential Small Lot Development Standards pursuant to Ordinance No. _____ dated _____, 2016;
- 7) This Development Agreement, as adopted by Ordinance No. _____, dated _____, 2016 (the "Adopting Ordinance"); and
- 8) Annexation of 694.4 acres.

The approvals described in paragraphs 1 through 8, inclusive, are referred to herein collectively as the "Entitlements." No other action or approval by City shall be

deemed an "Entitlement," provided, however, that subsequent actions or approvals by City for development of the Property, including, but not limited to, large lot and small lot tentative subdivision maps, major project permits, conditional use permits and design review permits (the "Subsequent Entitlements"), shall be deemed included as part of the Entitlements upon City action or approval thereof. The inclusion of Subsequent Entitlements as part of the Entitlements vested hereunder shall not limit the City's discretion to impose time limits within which such Subsequent Entitlements must be implemented.

F. General and Specific Plans. Development of the Property in accordance with the Entitlements will provide orderly growth and development of the area in accordance with the policies set forth in the General Plan and the Amoruso Ranch Specific Plan. For purposes of the vesting protection granted by this Agreement, except as otherwise provided herein, or by state or federal law, the applicable law shall be as set forth in the Entitlements as of the date hereof.

G. Substantial Costs to Landowner. Landowner has incurred and will incur substantial costs in order to comply with conditions of approval of the Entitlements and to assure development of the Property in accordance with the Entitlements and the terms of this Agreement.

H. Need for Services and Facilities. Development of the Property will result in a need for municipal services and facilities, which services and facilities will be provided by City to such development subject to the performance of Landowner's obligations hereunder.

I. Contribution to Costs of Facilities and Services. Landowner agrees to contribute to the costs of such public facilities and services as required herein to mitigate impacts on the City from the development of the Property, and City agrees to provide such public facilities and services, according to the terms of this Agreement, to assure that Landowner may proceed with and complete development of the Property in accordance with the terms of this Agreement. Landowner will provide as a part of such development a diverse mix of housing meeting a wide range of housing needs for the City, public facilities such as open space, recreational amenities, commercial centers, professional offices, and other services and amenities that are of benefit to the entire City. City and Landowner recognize and agree that but for Landowner's contributions to mitigate the impacts arising as a result of development entitlements granted pursuant to this Agreement, City would not and could not approve the development of the Property as provided by this Agreement and that, but for City's covenant to provide the facilities and services necessary for development of the Property, Landowner would not and could not commit to provide the mitigation as provided by this Agreement. City's vesting of the right to develop the Property as provided herein is in reliance upon and in consideration of Landowner's agreement to make contributions toward the cost

of public improvements as herein provided to mitigate the impacts of development of the Property as such development occurs.

J. Development Agreement Ordinance. City and Landowner have taken all actions mandated by and fulfilled all requirements set forth in the Development Agreement Ordinance of the City of Roseville, Article V, Chapter 19.84 of Ordinance No. 3014 of the Roseville Municipal Code.

AGREEMENT

ARTICLE 1. GENERAL PROVISIONS

1.1 Incorporation of Recitals. The Preamble, the Recitals and all defined terms set forth in both are hereby incorporated into this Agreement as if set forth herein in full.

1.2 Binding Covenants. Upon satisfaction of the conditions to recordation of the Agreement set forth in Section 1.3.1 below, the provisions of this Agreement shall constitute covenants which shall run with the Property and the benefits and burdens hereof shall bind and inure to all successors in interest to and assigns of the parties hereto. Accordingly, all references herein to "Landowner" shall mean and refer to Brookfield Sunset, LLC and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005, and each and every subsequent purchaser or transferee of the Property or any portion thereof from Landowner.

1.3 Term.

1.3.1 Commencement Expiration. The term of this Agreement shall commence upon the Placer County Local Agency Formation Commission ("LAFCO") taking final action approving the annexation of the Property to City (the "Effective Date"), and shall extend for a period of thirty (30) years after the Effective Date, unless said term is terminated, modified or extended by circumstances set forth in this Agreement or by mutual consent of the parties hereto, provided, however, that the terms and conditions of this Agreement shall not be binding on the Property, nor shall Landowner have any development rights or improvements or payment obligations, with the exception of costs incurred by City in the processing of the Entitlements, with respect to any portion of the Property, as contemplated by the Entitlements and this Agreement, until LAFCO takes final action approving the annexation of the Property. The Agreement shall be recorded against the Property within ten (10) days after City enters into the Agreement, as required by California Government Code Section 65868.5. Following expiration of the term, this Agreement shall be deemed terminated and of no further force and effect. As set forth in the Recitals above, the City's agreement to

approve development of the Property (including the zoning of the Property and the annexation of the Property to the City) is being made in consideration of Landowner's covenants under this Agreement. In the event of any such termination prior to recordation of this Agreement, Landowner acknowledges that the Entitlements shall no longer be vested by this Agreement and that the City shall not be required to approve any development of the Property, unless and until an effective development agreement is entered into with the City for the Property.

1.3.2 Automatic Termination Upon Completion and Sale of Residential Unit.

This Agreement shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot by Landowner to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that; (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Public Services CFD required by Section 3.19 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this Section 1.3.2 shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

1.3.3 Termination Upon Landowner Request. This Agreement may also be terminated, at the election of the then property owner, with respect to any legally subdivided parcel designated by the Specific Plan for residential or non-residential use (other than parcels designated for public use), when recording a final residential lot subdivision map for such parcel, or receiving a certificate of occupancy or final inspection, whichever is applicable, for a multi-family or non-residential building within such parcel, by giving written notice to City of its election to terminate the Agreement for such parcel, provided that: (i) all improvements which are required to serve the parcel, as determined by City, have been accepted by City; (ii) the parcel is included within the Public Services CFD required by Section 3.19, or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) with respect to residential parcels, an affordable purchase or rental housing agreement, if required for such parcel pursuant to Section 2.6.1.1, has been recorded on the parcel. City shall cause any written notice of termination approved pursuant to this subsection to be recorded with the County Recorder against the applicable parcel at Landowner's expense. Termination of this Agreement for any such residential or non-residential parcel as provided for in this Section 1.3.3 shall not in any way be construed to terminate or

modify any assessment district or Mello-Roos Community Facilities District lien affecting such parcel at the time of termination.

1.3.4 Tolling During Legal Challenge. In the event that this Agreement or any of the Entitlements are subjected to legal challenge by a third party, and Landowner is unable or elects not to proceed with the Project due to such litigation, the term of and timing for obligations imposed pursuant to this Agreement shall be automatically tolled during such litigation.

1.4 Amendment of Agreement. This Agreement may be amended from time to time by mutual consent of City and Landowner (and/or any successor owner of any portion of the physical area to which the benefit or burden of the amendment would apply), in accordance with the provisions of the Development Agreement Statute. If the proposed amendment affects less than the entirety of the Property, then such amendment need only be approved by the owner(s) in fee of the portion(s) of the Property that is subject to or affected by such amendment. The parties acknowledge that under the City Zoning Code and applicable rules, regulations and policies of the City, the Development Services Director has the discretion to approve minor modifications to approved land use entitlements without the requirement for a public hearing or approval by the City Council. Accordingly, the approval by the Development Services Director of any minor modifications to the Entitlements that are consistent with this Agreement shall not constitute nor require an amendment to this Agreement to be effective or to be subject to this Agreement.

For purposes of this Section, minor modifications shall mean any modification to the Project that does not relate to (i) the term of this Agreement, (ii) permitted-uses of the Project, (iii) density or intensity of use, except as allowed pursuant to Section 2.3 of this Agreement, (iv) provisions for the reservation or dedication of land, (v) conditions, terms, restrictions or requirements for subsequent discretionary actions, or (vi) monetary contributions by Landowner, and may be processed under CEQA as exempt from CEQA, or with the preparation of a Negative Declaration or Mitigated Negative Declaration.

1.5 Recordation Upon Amendment or Termination. Except when this Agreement is automatically terminated due to the expiration of the Term or the provisions of Section 1.3.2 above, the City shall cause any amendment hereto and any other termination hereof to be recorded, at Landowner's expense, with the County Recorder within ten (10) days after City executes such amendment or termination. Any amendment or termination of the Agreement to be recorded that affects less than all the Property shall describe the portion thereof that is the subject of such amendment or termination.

1.6 Annexation. The ability to proceed with development of the Property

pursuant to the Entitlements shall be contingent upon the annexation of the Property into the City. Pending such annexation, Landowner, at its own risk, may process tentative parcel maps and tentative subdivision maps, design review permits, Major Project Permits (Stage 1), and improvement or construction plans for improvements and City may conditionally approve such tentative maps, design review permits, Major Project Permits (Stage 1) and/or improvement plans in accordance with the Entitlements, provided City shall not approve any final parcel map or final subdivision map for recordation nor approve the issuance of any grading permit for grading any portion of the Property or building permit for any structure within the Property prior to the annexation of the Property to the City. Prior to annexation of the Property to the City, Landowner may, subject to City's review and approval, seek a grading permit from Placer County for purposes of effectuating other agency permits or approvals on the Property or in the Specific Plan as provided in Sections 2.7.1 and 2.7.2 below, and City shall cooperate in Landowner's efforts to obtain any such grading permit.

City shall use its best efforts and due diligence to initiate such annexation process, obtain the necessary approvals and consummate the annexation of the Property into the City, including entering into any annexation agreement that may be required in relation thereto, subject to the City's review and approval of the terms thereof. Landowner shall be responsible for the costs reasonably and directly incurred by the City to initiate, process and consummate such annexation.

1.7 Pro Rata Share/Fair Share - Defined. Except as specifically provided otherwise in this Agreement, the terms pro-rata share or fair share shall mean a share of the total cost of a facility or facilities based on a dwelling unit equivalent calculation using the total units within the ARSP as the numerator and the total number of unbuilt and entitled units in the Annexation Area, as the case may be, as specified in this Agreement, as the denominator.

ARTICLE 2. DEVELOPMENT OF THE PROPERTY

2.1 Permitted Uses. The permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, and location of public improvements, and other terms and conditions of development applicable to the Property shall be those set forth in the Entitlements.

2.2 Vested Entitlements. Subject to the provisions and conditions of this Agreement, City agrees that City is granting, and grants herewith, a fully vested entitlement and right to develop the Property in accordance with the terms and conditions of the Entitlements, including, but not limited to, allocation of residential units to residentially designated parcels in the Specific Plan, minimum lot sizes, street locations and configurations in any approved tentative subdivision maps, and

allocation of building square footage to commercially designated parcels in the Specific Plan. City acknowledges that the Entitlements include the following Specific Plan land use designations and approximate acreages, net of road right of way ("Net Acre") for Low Density Residential and Medium Density Residential land uses (gross acres for all other land uses), for the Property as shown in the Specific Plan Land Plan in Exhibit "E", attached hereto and summarized below:

Low Density Residential	1,302 units on 248.8 Gross Acres;
Medium Density Residential	542 units on 50.3 Gross Acres;
High Density Residential	873 units on 38.1 Gross Acres;
Community Commercial	23.9 Gross Acres;
Community Commercial/Village District	109 units on 27.3 Gross Acres;
Park	22.1 Gross Acres;
Open Space	134.8 Gross Acres;
Open Space (Paseos)	10.7 Gross Acres;
School	9.6 Gross Acres;
Public/Quasi Public	7.6 Gross Acres;
Urban Reserve	20.0 Gross Acres;
Right of Way	52.0 Gross Acres;
NAPOTS (Placer Parkway)	49.2 Gross Acres.

Such uses shall be developed in accordance with the Entitlements, as such Entitlements provide on the Effective Date of this Agreement. Landowner's vested right to proceed with the development of the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses set forth in the Entitlements, and as more fully set forth in Section 2.4.1 below.

2.3 Density Transfer. The number of residential dwelling units planned for the different Parcels within the Project may be transferred to other Parcels within the Project, subject to compliance with the conditions for such transfer as set forth in the Specific Plan. All unused units must be transferred prior to approval by the City Council of the last small lot final map or design review permit for the last high-density residential parcel map for the Property. Any unused units not so approved for transfer shall revert to the City unit pool and Landowner shall have no subsequent claim to such units.

2.4 Rules, Regulations and Official Policies.

2.4.1 Inconsistency. Except as prohibited by Government Code Section 65869.5 or other applicable state or federal law, to the extent any future rules, ordinances, regulations or policies applicable to development of the Property are inconsistent with the land use designations or permitted or conditionally permitted

uses on the Property, density and intensity of use, rate or timing of construction, design requirements, maximum building height and size, or provisions for reservation and dedication of land or other conditions of approval or terms under the Entitlements as defined herein and as provided in this Agreement, the terms of the Entitlements and this Agreement shall prevail, unless the parties mutually agree to alter this Agreement. To the extent any future rules, ordinances, fees, regulations or policies applicable to development of the Property are not inconsistent with the land use designations or permitted or conditionally permitted uses on the Property, density and intensity of use, rate or timing of construction, design requirements, maximum building height and size, or provisions for reservation or dedication of land or other terms or conditions under the Entitlements or under any other terms of this Agreement, such rules, ordinances, fees, regulations or policies shall be applicable to the development of the Property, except as limited by Section 2.5.2 of this Agreement.

2.4.2 Obligation to Meet and Confer. If City attempts to apply to the Project future rules, ordinances, fees, regulations or policies which Landowner believes to conflict with the Entitlements, Landowner shall provide to City in writing a notice describing the legal and factual basis for Landowner's position. The parties shall meet and confer within thirty (30) days after the date of such written notice by Landowner to discuss the matter.

2.4.3 Application of Changes. Nothing in this section shall preclude the application to development of the Property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated or required by changes in State or Federal laws or regulations. To the extent that such changes in City laws, regulations, plans or policies prevent delay or preclude compliance with one or more provisions of this Agreement, City and Landowner shall take such action as may be required pursuant to Section 4.1 of this Agreement to comply therewith.

2.4.4 Authority of City. This section shall not be construed to limit the authority or obligation of City to hold necessary public hearings, or to limit discretion of City or any of its officers or officials with regard to rules, regulations, ordinances, laws and entitlements of use which require the exercise of discretion by City or any of its officers or officials, provided that subsequent discretionary actions shall not prevent or delay development of the Property for the uses and to the density and intensity of development as provided by the Entitlements and this Agreement, in effect as of the date that City executes this Agreement.

2.5 City Fees, Taxes and Assessments.

2.5.1 Processing Fees and Charges. Landowner shall pay those processing, inspection and plan checking fees and charges required by City under then current regulations for processing applications and requests for permits, approvals and

other actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Landowner hereunder.

2.5.2 Public Financing Limited to Specific Funding Mechanisms. This Agreement includes specific construction, funding and reimbursement obligations of Landowner and specific rights or obligations, as the case may be, to participate in a community facilities district(s) or a similar financing district to fund the acquisition and construction of specific facilities and the maintenance of certain improvements. Landowner's obligation with respect to the participation of the Property in any funding mechanisms to support the construction of any other public facilities and improvements or the provision of public services in relation to development of the Property shall be to pay City fees related to the construction and provision of such public facilities authorized by ordinance to be collected by City as of the date that City executes this Agreement as such fees may be adjusted from time to time in accordance with applicable law, or such other fees as may be duly adopted in the future by City from time to time in accordance with applicable law; provided, however, except as otherwise specifically provided in this Agreement, Landowner's obligation to pay future City fees is limited to those fees adopted on a City-Wide basis or which apply uniformly to all properties within the City of Roseville which are zoned consistent with Landowner's zoning as set forth in the Entitlements, or which apply uniformly to all properties which are similarly situated, whether by geographic location, drainage sheds or other distinguishing circumstances.

2.6 Affordable Housing. Consistent with the goals and policies contained in City's General Plan and the Specific Plan, Landowner shall develop or cause ten percent (10%) of the total residential units which are actually constructed within its Property to be developed as affordable housing. In accordance with the terms of this Section and subject to adjustment based on actual development, Landowner shall provide 283 units affordable to very low and low -income households. The breakdown of percentage of the total number of affordable units to the different income levels shall be 40% for very low and 60% for low income households. Any adjustment based on actual development shall be subject to the approval of the City Manager or his/her designee. Prior to issuance of a building permit for any affordable rental unit on a parcel within the Project, City and Landowner shall enter into an Affordable Rental Housing Agreement giving effect to the requirements and intent of this Agreement.

The term "very low income" means households earning 50% or less of median income, and "low income" means households earning 51% to 80% of median income, as published annually by the U.S. Department of Housing & Urban Development ("HUD"). Income eligibility and asset verification and calculation guidelines shall be determined in accordance with the HUD Handbook 4350.3 Chapter 5. For each of the household income ranges specified herein, household income at the upper limit of the

specified ranges shall be used in determining qualifying rents for affordable rental residential units. Unless a City subsidy is provided, as set forth in Section 2.6.1.3 below regarding any future potential subsidy, or other restrictions are placed on the Parcel due to the type of financing secured by the ultimate developer of the Parcel, qualifying rents for affordable rental residential units shall be based on the upper limit of specified income levels.

Locations of affordable housing sites are shown in the Specific Plan and Exhibit “F”. Such locations may be modified pursuant to Section 2.6.1.4 of this Agreement.

2.6.1 Multi Family Affordable Rental Units.

2.6.1.1 Affordable Obligation. Landowner agrees that two hundred and eighty-three (283) affordable rental units will be reserved within the Property, including one hundred and thirteen (113) units for rental to very low income households and one hundred and seventy (170) units for rental to low income households as follows:

Parcel	Total Units In Parcel	Total Affordable Unit Allocation	Very Low Income Rental Units	Low Income Rental Units
AR-19	230	170	68	102
AR-44	150	113	45	68
Total	380	283	113	170

2.6.1.2 Transfer/Satisfaction of Obligation. At the request of Landowner, the affordable rental housing obligation (or any portion thereof), including any excess affordable rental units committed to by Landowner above its allocated affordable rental housing obligation hereunder, may be transferred, with the consent of the Economic Development Director, from one Parcel to another parcel within the Specific Plan, subject to the approval of the owner(s) of both the transferring and receiving parcels. No such transfer shall require an amendment to this Agreement, but City and Landowner and the owner(s) of the receiving parcels shall execute an instrument memorializing such transfer of obligation that shall be recorded against the affected parcels, with reference to this Agreement.

2.6.1.3 Future Potential Compensation by City. If and to the extent funding to subsidize the provision of affordable housing within the City as described herein is or becomes available to City and is not otherwise committed by City to other affordable housing projects, City at its sole discretion may compensate Landowner or its successors from such available funds. Landowner acknowledges that, as of the Effective Date hereof, City does not have and does not anticipate obtaining any such subsidies that would be available to compensate Landowner hereunder, and if City cannot provide or identify any such subsidies, Landowner shall nevertheless be

obligated hereunder to provide the affordable housing as required by this Agreement. In connection herewith, Landowner hereby waives any claims, suits, or actions against City on account of or arising from the Costa-Hawkins Rental Housing Act, California Civil Code Section 1954.50 et seq.

If and to the extent available, to compensate Landowner for providing rental housing affordable to low income households and very low income households, such compensation (hereinafter, "subsidy" or "subsidies") may be issued through a combination of density bonus, fee deferrals or financing, federal, state and/or local programs or any other form agreeable to Landowner and City. Landowner shall join City in any application prepared for federal, state, local or private funding for any potential subsidies, and Landowner shall use its best efforts to cooperate with City to obtain approval thereof, provided any additional costs or liabilities associated with Landowner's participation therein shall be subject to Landowner's reasonable approval.

To the extent that public funds or subsidies are provided to the development of affordable rental units, Landowner shall provide written notice to builder(s) of such affordable units that such construction may be subject to a requirement to pay prevailing wage.

2.6.1.4 Community Facilities Districts. The City Manager or his/her designee shall maintain a list of low and very low-income affordable rental units for each Parcel which is subject to an Affordable Rental Housing Agreement (or applicable City-approved form) and, on or about May 1 of each calendar year, shall send a copy of such Affordable Rental Housing Agreement(s) to the City Finance Director. In reliance thereon, the Finance Director shall, to the extent allowed by law, if and when a Community Facilities District is formed encompassing the Property, set the applicable special tax for such Parcel at a level described in the rate and method for said Community Facilities District.

2.6.1.5 In Lieu Fee – Affordable Housing. In the event City adopts a fee to be paid in lieu of construction rental housing affordable to low or very low income households, Landowner shall be eligible to pay such in lieu fee rather than construct affordable housing units on the Property.

2.6.2 Not a Limitation. Nothing in the foregoing Sections 2.6.1 and 2.6.2 shall be construed to limit Landowner from offering units for rental or purchase to households of very low, low or middle incomes in excess of the number of units specified.

2.7 Wetlands.

2.7.1 404 Permit. Landowner has obtained verification from the U.S. Army Corps of Engineers (the "Army Corps") of the presence of vernal pools and of wetland swales/channels on the Property. Landowner shall obtain from the Army Corps a permit (the "404 Permit") to fill specific wetland resources in conjunction with development of the Property, as well as all offsite improvements required to be constructed by Landowner. Landowner shall diligently pursue and obtain issuance of the 404 Permit and any amendment, modification or supplement thereto, or an additional 404 Permit if required, in order to implement the Project. Such 404 Permit or Permits shall be approved, with conditions satisfactory to the City if such conditions impact any public uses or improvements to be conveyed pursuant to this Agreement, prior to commencement of construction of any improvements on the Property. Landowner shall, in implementation of the 404 Permit, be required to append to the City's Open Space Preserve Overarching Management Plan. Landowner intends to mitigate the impacts of such wetland fills through a combination of on-site preservation ("Preserve Area(s)"), off-site preservation and/or on-site and off-site creation or restoration of wetland resources. Should on-site preservation require monitoring and a corresponding conservation easement recorded in favor of a third party non-profit entity, City shall have the right to approve the conservation easement and third party non-profit entity, and Landowner shall be responsible for any required endowment to fund long-term third party monitoring and reporting as may be required under the conservation easement. In addition, any off-site preservation properties that Landowner obtains to partly or wholly mitigate the impacts of such wetland fills, where such off-site preservation properties (the "Off-Site Preservation Properties") are adjacent to City's Al Johnson Wildlife Area, may be dedicated to City by Landowner, subject to approval by City. The Off-Site Preservation Properties shall be consistent with the requirements of this Section 2.7 of the Agreement, including appending to City's Open Space Preserve Overarching Management Plan, and funding of management, maintenance, monitoring and reporting obligations. Landowner shall use its reasonable best efforts, subject to approval of Federal and State resource agencies, to provide for the establishment of passive recreation opportunities (such as Class I bike trails and wildlife viewing) in such Off-Site Preservation Properties that are adjacent to City's Al Johnson Wildlife Area. Should the Off-Site Preservation Properties to be dedicated to City require monitoring and a corresponding conservation easement recorded against the Off-Site Preservation Properties in favor of a third party non-profit entity, City shall have the right to approve the conservation easement and third party non-profit entity. In addition, Landowner shall be responsible for any required endowment to fund long-term monitoring and reporting by the third party non-profit entity that may be required under the applicable conservation easement.

Landowner shall obtain any amendments to the 404 Permit(s) that are, or may be, required and any other State or Federal permits that may be required in order

to construct improvements specified in the Specific Plan, the 404 Permit and this Agreement, including improvements for the Preserve Area(s). Notwithstanding this obligation of Landowner, City and Landowner shall, to the maximum extent feasible, avoid infrastructure designs and locations that would require Landowner to amend its 404 Permit or any other permit required by State or Federal agencies.

2.7.2 Westbrook Boulevard. Among the public improvements to be constructed on the Property that will be covered by the 404 Permit is Westbrook Boulevard from the southern boundary of the Plan Area through the ARSP. Unless constructed by another third party, Landowner is also obligated to construct Westbrook Boulevard, including the utilities located within or adjacent to Westbrook Boulevard, from the point that Westbrook Boulevard reaches the southern boundary of Parcels C-51 and C-52 in the Creekview Specific Plan ("CSP") area up to the southern boundary of the ARSP. However, Landowner is not obligated by this Agreement to obtain a 404 Permit for that portion of Westbrook Boulevard between Parcels C-51 and C-52 in the CSP. Rather, Landowner and City acknowledge that property owners in the CSP area have obtained 404 permits that include the portion of Westbrook Boulevard between Parcels C-51 and C-52 in the CSP pursuant to Section 2.7 of the CSP development agreement with City.

The CSP development agreement provides for assignment by the CSP property owners of the 404 Permit or portions of the 404 Permit for the CSP that relate to the portion of Westbrook Boulevard between Parcels C-51 and C-52, along with mitigation therefor, if such mitigation has been acquired and implemented by the CSP landowners at the time that Landowner or third parties are prepared to advance construction of that segment of Westbrook Boulevard. The CSP development agreement further provides that if the property owners in the CSP have not yet acquired and/or implemented the mitigation required to build such segment of Westbrook Boulevard, then the CSP landowners shall reimburse the constructing party for the cost of acquiring and implementing the needed mitigation to construct that segment of Westbrook Boulevard, as set forth in the CSP development agreements and as set forth in this Agreement. Under no circumstances shall Landowner be required to reimburse the CSP property owners for the cost of mitigation and/or implementation of mitigation required for constructing the identified portion of Westbrook Boulevard as set forth herein, including any costs of state and federal permitting, or any mitigation costs for infrastructure in the CSP.

2.7.2.1 Compliance with 404 Permit Conditions. Any violation of the 404 Permit by Landowner arising out of construction of drainage outfalls and other drainage improvements in a Preserve Area shall be the responsibility of Landowner. Following any required establishment periods as provided in this Agreement, outside agency permit(s), and upon City acceptance of such improvements (which shall occur upon completion of such drainage improvements prior to City acceptance of the

Preserve Area(s)), City shall be responsible for the normal operation and maintenance of such outfalls and other drainage improvements within dedicated areas, the cost of which shall be funded through the CFD for Public Services as set forth in Section 3.19 below. Notwithstanding City's acceptance of the drainage improvements, the City shall not be responsible for any 404 Permit or Clean Water Act violations arising from Landowner or third party actions affecting the normal operation of the drainage system. City shall be responsible for any 404 Permit or Clean Water Act violations, and the costs thereof, arising out of actions of the City causing such violation(s). It is also acknowledged that the City's acceptance and normal operation of the public storm drain system does not alter Landowner's obligation and responsibility for compliance with the applicable 404 Permit Preserve Area Establishment Period (as defined in Section 2.7.2.3 below) success criteria.

2.7.2.2 Preserve Area Establishment and Perpetual Monitoring Phases. It is anticipated that the 404 Permit referenced in Section 2.7.1 of this Agreement and subsequent subsections will require preservation and/or creation or restoration of wetland resources within Preserve Areas to be established on the Property as well as on the Off-Site Preservation Properties. City and Landowner shall cooperate with one another in the formation of a financing mechanism as provided for in Section 2.7.4, to fund the costs of monitoring and maintaining the Preserve Area and the Off-Site Preservation Properties in accordance with the 404 Permit. The financing mechanism may be established to address the two separate phases of on-site Preserve monitoring: the Establishment Monitoring Phase and/or Perpetual Monitoring Phase, as described below.

The first phase, or the Establishment Monitoring Phase, would occur during the time that the Preserve property remains under ownership of Landowner and adjacent build-out is occurring in accordance with the Entitlements and 404 Permit(s). During the Establishment Monitoring Phase, created wetlands would be monitored for success in accordance with criteria identified in the 404 Permit, and the balance of the Preserve Areas would be monitored in accordance with City's Open Space Preserve Overarching Management Plan. Prior to City acceptance of the Preserve Areas, all other identified Preserve improvements would have been constructed, including, but not limited to, perimeter fencing, outfalls, drainage swales, and utility lines. The duration of the Establishment Monitoring Phase will be specified in the 404 Permit and will depend in part on the ability of created mitigation wetlands to meet success criteria identified in the 404 Permit. City and Landowner acknowledge and agree that City will take ownership of the Preserve in accordance with the process outlined in the City's then current Open Space Preserve Overarching Management Plan after the Establishment Monitoring Phase has demonstrated that all created habitat has met the required success criteria, any special management conditions related to the Preserve Area as may be identified in the 404 Permit have been implemented, and all required Preserve improvements and/or facilities have been completed to the

satisfaction of the City and applicable Federal permitting agencies.

The second phase, or Perpetual Monitoring Phase, would begin immediately following the Establishment Monitoring Phase. At the outset of the Perpetual Monitoring Phase, on-site Preserve areas would be dedicated to and accepted by the City and then managed by City in accordance with the City's Open Space Preserve Overarching Management Plan and any Perpetual Monitoring Phase or special management conditions identified in the 404 Permit.

2.7.3 Maintenance by Landowner During the Establishment Monitoring Phase. Landowner shall be solely responsible for satisfying all mitigation, monitoring, reporting, and maintenance required for on-site Preserve Areas and Off-Site Preservation Properties, in accordance with the City's then current Open Space Preserve Overarching Management Plan, including, but not limited to, development of any 404 Permit required supplemental Establishment Monitoring Phase Operations and Management ("O&M") Plan, or any extended Establishment Monitoring Phase, as determined by the Army Corps, for the Preserve Area.

Furthermore, during said Establishment Monitoring Phase, Landowner shall indemnify, defend and hold City harmless from any and all costs, liabilities or damages for which the City is held responsible or alleged to be responsible under the 404 Permit, which arise out of or relate to any failure of Landowner to satisfy such 404 Permit and Establishment Monitoring Phase requirements, excluding any such failure caused by the active negligence of City or any employees, agents or contractors thereof. City acknowledges and agrees that any proposed use or improvement of the Preserve Area will be subject to the provisions of the 404 Permit and the City's then current Open Space Preserve Overarching Management Plan (as defined herein and in Section 2.7.4 below). Landowner acknowledges responsibility for obtaining 404 permit coverage for all open space uses specified in the Project and this Agreement.

Funds collected by the Public Services CFD or other financing mechanism for the purpose of maintenance of Preserve Area(s) on the Property and the Off-Site Preservation Properties will be made available to Landowner for on-going Preserve Area maintenance, monitoring, and reporting up to and until such time as City assumes the obligation for Perpetual Monitoring.

2.7.4 Maintenance by City During the Perpetual Monitoring Phase. A PAR Analysis shall be prepared and approved by the City to determine the amount of funding required to manage Preserve Areas during the Perpetual Monitoring Phase. The annual funding needs would be generated via establishment of a Public Services CFD. Following successful completion of the Establishment Monitoring Phase and transfer of applicable Preserve areas to the City, the City, at the expense of the Public Services CFD, shall have sole responsibility to manage the Preserve Area(s) according to

the City's Open Space Preserve Overarching Management Plan and any Perpetual Monitoring Phase or special management conditions identified in the applicable 404 Permit(s). During said Perpetual Monitoring Phase, Landowner shall, to the extent Public Services CFD funds generated by the Property are available to correct such below-referenced failure to comply with the Overarching Management Plan and/or any special management conditions identified in the 404 Permit by Landowner or third party, indemnify, defend and hold City harmless from any and all costs, liabilities or damages for which the City is held responsible or alleged to be responsible under the 404 Permit (of the transferred Preserve), which solely arise out of or relate to any failure of Landowner to satisfy such Overarching Management Plan and/or any special management conditions identified in the 404 Permit and mitigation monitoring requirements, excluding any such failure caused by the active negligence of City or any employees, agents or contractors thereof. City acknowledges and agrees that any proposed use or improvement of the Preserve Area(s) during the Perpetual Monitoring Phase will be subject to the provisions of the 404 Permit and the City's Open Space Preserve Overarching Management Plan and/or any special management conditions identified in the 404 Permit.

2.7.5 Facilities Included in 404 Permit. Landowner shall use its best efforts to ensure that the approval of its 404 Permit includes development of the bike paths, fuel modification areas, water quality structures and drainage and flood control facilities, outfalls, culverts, and ancillary improvements that are described in the Specific Plan and this Agreement. To the extent feasible, these improvements within the Property should be located within the Preserve "transition zone", a separate approximately 30-foot wide open space parcel located between the Preserve Area and development parcels. In this regard, Landowner shall include the location of known proposed bike paths, fuel modification areas, passive recreation areas, vehicular access routes for maintenance of open space, sewer facility maintenance, water quality structures and drainage and flood control facilities on all maps and/or exhibits accompanying all 404 Permit(s) applications to ensure all proposed open space improvements are disclosed and considered by the Army Corps during 404 Permit processing and drafting of permit conditions. Such open space improvements shall include the following:

- (i) Maintenance access ramps from Westbrook Boulevard to the Preserve Area north and south of University Creek (from both the east and west sides of Westbrook Boulevard), as shown in Exhibit "Z-1";
- (ii) A maintenance access crossing of University Creek capable of accommodating a 30,000 pound vehicle (grass fire rig) as part of off-site drainage improvements located west of Parcel AR-92 on the Al Johnson Wildlife Area to access the southwest open space south of University Creek within the Property, as shown in Exhibit "Z-2".

- The bridge design shall be supported by a hydraulic analysis demonstrating no flood plain impacts from the structure;
- (iii) Subject to the results of Landowner's reasonable best efforts as set forth in Section 2.7.1 above, opportunities for passive recreation in the Off-Site Preserve Properties for wildlife viewing and a bike trail linking West Sunset Boulevard and the Al Johnson Wildlife Area.

If any significant modifications are proposed which conflict in any manner with the Entitlements related thereto and to the planned location and improvement of the bike paths as a result of approval of the applicable 404 Permit(s), the revised relocation and/or improvement of such paths or other facilities shall be resubmitted to the City for review. The City shall not unreasonably deny any request to relocate any of the paths or other facilities within or outside of the Open Space Preserves and the review of such modifications shall be made in accordance with CEQA.

2.7.6 Preserve Area Operation and Management Plan Fee. As discussed in this Section 2.7, it is anticipated that the on-site Preserve Area(s) and, if approved by City, the Off-Site Preservation Properties will append to and be managed in accordance with the City's Open Space Preserve Overarching Management Plan, which may include supplemental management requirements and success criteria identified in the 404 Permit. In recognition of efficiencies achieved by appending to City's Open Space Preserve Overarching Management Plan, Landowner shall pay to City a one-time fee of \$20,000. Payment shall be made by Landowner upon effectuation of the 404 Permit and initiation of the Establishment Monitoring Phase management as outlined in City's Open Space Preserve Overarching Management Plan. Should the applicable resource agencies approve an independent preserve area operations and management plan for the Preserve Area(s) and Off-Site Preservation Properties such that City's Open Space Preserve Overarching Management Plan will be not applicable to such preserves, Landowner shall have no obligation to pay the fee referenced in this Section 2.7.6.

2.7.7 Optional Participation in the Placer County Conservation Plan. Landowner may elect to participate in the Placer County Conservation Plan (PCCP) as a Participating Special Entity as a means of obtaining the Project's 404 Permit. Landowner and City recognize that PCCP participation may alter the currently anticipated Federal Clean Water Act and Endangered Species Act mitigation approach set forth in this Agreement, including, but not limited to, on-site and off-site Preserve Area dedication, management, monitoring, maintenance, and funding requirements. Landowner and City shall use their reasonable best efforts and work cooperatively to implement PCCP permitting requirements for the Project, provided, however, that City shall not be responsible for any added costs that may result from Landowner's decision to participate in the PCCP.

2.8 Provision of Off-Site Real Property Interests. In any instance where Landowner is required to construct any public improvement on land not owned by Landowner, Landowner shall as its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. The public improvements subject to the provisions of this Section 2.8 are as follows:

- (1) Westbrook Boulevard south of the Property, and utility easements adjacent to and/or thereunder, to the extent such real property interests have not previously been dedicated to City;
- (2) Improvements to the Al Johnson Wildlife Area not otherwise owned by City; and,
- (3) any other real property interest pertaining to public improvements which City requires Landowner to construct.

In the event Landowner is unable, after exercising commercially reasonable efforts, including, but not limited to, the rights under Sections 1001 and 1002 of the California Civil Code, to acquire the real property interests necessary for the construction of such public improvements, and if so requested by Landowner and upon Landowner's provision of adequate security as determined by City for costs City may reasonably incur, City shall negotiate for purchase of the necessary real property interest for property within the City to allow Landowner to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established and to the extent allowed by law, use its power of eminent domain to acquire such required real property interest. Landowner shall pay all costs associated with such acquisition or condemnation proceedings. This Section is not intended by the parties to impose upon the Landowner an enforceable duty to acquire land or construct any public improvements on land not owned by Landowner, except to the extent that the Landowner elects to proceed with the development of the Property, and then only in accordance with valid conditions imposed by the City upon the development of the Property under and subject to the Subdivision Map Act or other legal authority.

In those circumstances where the City owns property in fee on or over which development of the Property requires permanent and temporary construction easements, road rights-of-way and/or sites for public facilities, City shall grant such permanent easement or temporary easements, right-of-way, or sites as needed for the timely and efficient development of the Property.

ARTICLE 3. LANDOWNER OBLIGATIONS

3.1 Development, Connection and Mitigation Fees. Except as otherwise provided in Section 2.5 of this Agreement, any and all required payments of development, connection or mitigation fees by Landowner shall be made at the time and in the amount specified by then applicable City ordinances. Wherever this Agreement obligates Landowner to design, construct or install any improvements, the cost thereof may be provided by Landowner, or by traditional assessment district, CFD or other such financing mechanism, subject to and in accordance with the provisions thereof and with City approval.

3.2 Public Improvements To Be Dedicated, Constructed or Financed by Landowner. In conjunction with each phased Final Map, or as otherwise required by this Agreement, Landowner agrees to dedicate, construct or acquire the improvements or facilities and to perform the obligations set forth in this Section 3, at its expense, subject only to reimbursements or credits specified in this Agreement. Prior to dedication of sites to City, Landowner shall obtain and fulfill the terms of any state and federal permits needed for anticipated development (e.g., 404 Permit and CDFW 1600 Streambed Alteration Agreements, RWQCB General Construction Permit, and 401 Certification, as needed) and complete said development if said development is a Landowner responsibility under this Agreement. At the time of City acceptance of any land dedications, all land dedications, except for the NAPOTS Area described in Section 3.3.1 below, shall be free of environmental or other constraints or other encumbrances inconsistent with the intended use of the Property (e.g., all wetlands shall be filled in accordance with applicable 404 Permits), unless expressly waived by the City. In the event, however, that the land dedication by Landowner is triggered by the proposed construction of a third party for a public improvement identified in this Agreement, such third party shall assume the obligation to assure that, at the time of City acceptance, the land dedicated is free and clear of all Encumbrances, unless expressly waived by City. Landowner agrees to cooperate with such third parties to use their best commercially reasonable efforts to remove all Encumbrances, subject to lender or mortgagee consent, as may be required. Such cooperation by Landowner shall be at the sole cost to the third party requesting removal of Encumbrances prior to final dedicating acceptance by City. Title shall be conveyed to City in fee simple and without restriction or limitation on use(s), unless approved otherwise by the City Attorney. Signage shall be installed in accordance with Section 3.25. With respect to the wetland obligation referenced in Section 2.7.1 above, the third party shall assume the obligation to remove such wetland environmental constraint on the Property to be dedicated to City triggered by the third party's construction of the public improvements.

3.3 Project Phasing. Landowner shall develop and construct the infrastructure necessary to serve the Project in Phases 1 through 3 substantially consistent with the Phasing Plan set forth in Exhibit "G" attached hereto. Infrastructure

may be constructed in sub-phases as approved at the discretion of the City, in consultation with all affected City departments.

In the event that sub-phases are proposed within the identified Phases 1 thru 3, the following criteria will be used to establish the conditions and requirements for that portion of work:

- The progression of sub-phase development shall provide the necessary facilities to support the land uses within the proposed sub-phase of development.
- The phase size shall be as mutually agreed upon by Landowner and City, subject to the criteria set forth in this Section 3.3.
- Provide detailed information (maps, analysis, written detail of improvements, etc.), to the satisfaction of City, to support the proposed sub-phase improvements for each utility/ public service within the phase.
- Prior to the approval of development of any parcel, the cumulative effect of that increment of development shall be evaluated to determine its impact on existing systems. This may require, as determined by City, that special studies be conducted to demonstrate how the sub-phase is in substantial conformance with infrastructure master plans prepared for the Project.

The sub-phase shall demonstrate to the City's satisfaction that the following performance criteria are met:

- Sanitary Sewer – One point of connection to the sewer outfall required, which may include a sanitary sewer lift station or interim lift station.
- Recycled Water – One point of connection required. A looped system is not required. Potable water may be utilized on an interim basis via a potable water charging station, until such time as the Environmental Utilities Director makes a determination that potable water service can no longer be allowed. At that point in time the system shall be switched over to recycled water by eliminating each potable water charging station and connecting to the West Roseville Specific Plan recycled system, as described in Section 3.9 herein (Recycled Water Facilities). At the time that a water charging station is abandoned, a fire hydrant shall be installed to separate the potable water and recycled water systems. Up to three temporary potable water charging station connections to the recycled water system shall be allowed among the 3 phases 1-3, with one

temporary potable water charging station connection anticipated for Phase 1. The connection of the recycled water pipe to the potable water pipe shall consist of one gate valve and one backflow prevention device between the connections. The charging stations may be relocated within a phase or to another phase and multiple sub-phases can share a single station. Recycled water pipe lines shall be constructed concurrent with roadways construction and paving within a phase or sub-phase. Additional temporary potable water charging station connections to the recycled water system may be utilized subject to the approval of the Environmental Utilities Director.

- Potable Water – Two independent points of connection required to the ARSP Backbone water system to provide system looping.
- Roadway – Two points of access required (one may be a temporary EVA) and reasonable traffic circulation.
- Electric – Any sub-phase shall be consistent with Section 3.11 below.
- Grading -- A substantial earthwork effort is required by the ARSP. Sub-phasing plans will be required to demonstrate, through a detailed mass grading plan, that all sites (whether cut or fill) will be able to be constructed over time with an effort to minimize use of retaining walls. Haul roads, stock pile sites and adequate drainage facilities shall be identified on grading plans.
- Drainage – Any sub-phase shall demonstrate that adequate storm water management is provided.
- Streetscape Irrigation – Irrigation systems for streetscapes shall be separated by sub-phase and fully operational.

Landowner acknowledges that modifications to the Phasing Plan as shown in Exhibit “G” shall require additional City review. Special studies including but not limited to, water/recycled water/sewer/storm water systems, grading, traffic, fire response, electric supply, and other environmental review may be required. The Landowner will be responsible for all costs associated with the preparation of special studies, and for the associated costs of time and materials of City Staff for the review and processing of the requested deviation as deemed necessary by City.

3.3.1 Recordation of Large Lot Map(s). One Large Lot Tentative Map (“LLM”) shall be prepared for the entire Plan Area, allowing phasing of the final map (“Large Lot Final Map”). Large Lot Final Maps can record independent of the others

consistent with the LLM. Consistent with Section 3.5.4.2 below, performance security (in a form acceptable to City) shall only be required for small lot subdivision maps being recorded prior to the acceptance of improvements by City. Future public lands within the Plan Area, including the well site, sewer lift station, fire station, open space, drainage channels, and parks shall be dedicated to the City on the face of each Large Lot Final Map as an irrevocable offer to dedicate ("IOD").

With the recordation of the first Final Map, the Landowner shall grant to City separate IODs for (1) rights-of-way ("RoW") for all arterial roadways to include all landscape corridors adjacent to Low Density Residential and Medium Density Residential parcels, (2) open space parcels within the Project, (3) public utility easements ("PUEs") consisting of twenty-five (25) feet adjacent to RoW dedications adjacent to land uses other than Low Density Residential and Medium Density Residential land uses, except as otherwise shown in the Specific Plan, (4) drainage channels, (5) all P/QP parcels (except the school site), and (6) temporary construction easements ("TCEs") with rights of access and rights to construct, covering the combined width of the RoW, PUEs, IODs and open space parcels (subject to any conditions in the 404 Permit). City shall have the right to accept IOD and TCE dedications on behalf of or for use by any third party developer(s), subject to such third parties executing a right of entry agreement, including indemnification provisions, acceptable to Landowner, which acceptance shall not be unreasonably withheld.

In addition, Landowner shall with recordation of the first Final Map grant to City a separate IOD for the future Placer Parkway alignment, including an area for the portion of a potential future interchange at the Placer Parkway/Westbrook Boulevard intersection that would lie within the Project boundaries, area that are designated "not a part of this subdivision" ("NAPOTS" or "NAPOTS Area") on the Land Use Plan. Notwithstanding the provisions below for City acceptance of all RoW IOD's, City shall not be obligated to accept such IOD for the NAPOTS Area until the earlier of the recordation of the final small lot map for Phase 3 of the Project or execution of the contract for the construction of the segment of Placer Parkway including the NAPOTS Area. Landowner shall include the maintenance of the NAPOTS Area in its Community Facilities District - Public Services under Section 3.19 below, until such time as the contract for the construction of the segment of Placer Parkway including the NAPOTS Area is executed. Landowner shall maintain the NAPOTS Area prior to City acceptance, using funding from the CFD - Public Services. Upon City acceptance of the IOD for the NAPOTS Area, City shall be responsible for maintenance of the NAPOTS Area, using funding from the CFD - Public Services, until such time as indicated herein.

City shall accept all RoW and PUE IOD's subject to improvement. IOD's shall remain in force until such time as all Landowner obligations for public improvements and/or Preserve Area Establishment Monitoring Phase monitoring is

complete. Upon issuance of a Certificate of Completion ("COC") for the completed improvements within the IOD's, and following the acceptance of those improvements by the City Council, the City shall accept the dedications. The City is not obligated to accept land dedications for future P/QP, Open Space, Park, or other public improvements until the frontage improvements to such land dedications are completed. Furthermore, Open Space Preserve Area acceptance shall take place as described in Section 3.12.9.1 and the City's Open Space Preserve Overarching Management Plan. Except as provided in Section 3.12.9 below, maintenance of these properties remains a Landowner obligation until accepted by City.

3.4 Public Utilities Within Rights-of-Way. All public utilities shall be located within the rights-of-way to be granted by Landowner to City for the arterials, collectors and other local streets within the Property or within public easements granted by Landowner to City for such purposes. Accordingly, upon approval of any final large lot subdivision map (or any phase of it), or demand of the City based upon service needs, whichever occurs first, Landowner agrees to grant an IOD to City for the rights-of-way, pursuant to Section 3.3.1, for any arterials, collectors, or public easements that include the area within which such public utilities will be located. If such utilities need to be installed prior to the construction of the applicable street(s), Landowner shall grant a temporary public utility easement which shall merge with the rights-of-way upon completion of the applicable street improvements. The width of the rights-of-way, including the area for the applicable roadways, utilities and power line corridors shall be as shown in the Specific Plan.

Nothing in this Agreement shall be construed to limit or restrict the right of the City to require the dedication of an easement for utility, bus shelter, or powerline corridor purposes related to development of any parcel when such requirement would be otherwise consistent with the reasonable exercise of the police powers of the City and is reasonably related to a requirement to serve the parcel or parcels adjacent to the easement.

3.5 Road Improvements. Landowner, at its expense, shall provide the road improvements set forth in this Agreement, the Specific Plan, the Phasing Plan, as may be modified as provided in Section 3.3, the Infrastructure Phasing and Reimbursement Schedule set forth in Exhibit "BB", and as shown in Exhibit "H".

3.5.1 Landowner's Obligations. Landowner obligation for residential and collector roadway improvements shall consist of the construction of curb, gutter, sidewalk, utilities, streetlights, appropriate striping, all necessary drainage improvements including storm water management requirements, fiber optic cable conduit as set forth in Exhibit "T", and pavement section. Except as provided below in Section 3.5.2, Landowner's frontage obligation for arterial roadways shall consist of curb, gutter, sidewalk, one-half of the median landscaping and median curbing,

grading of ½ of the full road section, drainage facilities including storm water management requirements, utilities, street lights, signal interconnect conduits, fiber optic cable conduit as set forth in Exhibit "T", and eighteen feet (18') of asphalt pavement adjacent to the property, including aggregate base and sub-base, striping, and any additional pavement widening at intersections and driveways to accommodate turn lanes and bus turnouts as may be required by the City Engineer (collectively "Frontage Improvements"). Right turn auxiliary lanes, turn flares, decel lanes, tapers, transition lanes, widening at driveways and bus turnouts shall be constructed by Landowner in, and encroach into, the public utility easement/landscape easement corridors per the Specific Plan. Additional RoW dedication is required where multiple left turn lanes are required per City Standards. The area within which such Frontage Improvements are to be located shall be referred to herein as Landowner's frontage. Unless specifically identified within this Agreement, Landowner shall not be entitled to reimbursement or credit towards the City's traffic mitigation fee for any required Frontage Improvements along arterial roadways, or for any residential and/or collector roadway improvements.

Except as set forth below, installation of median landscaping and median curbing shall be constructed concurrent with roadway construction. Landscaping and sidewalks adjacent to roadways may be constructed concurrent with the development of adjacent parcels. Paseo and Bike trail connections will be constructed consistent with Sections 3.12.6 and 3.12.7, respectively, of this Agreement.

3.5.2 Arterial Roadways. Landowner shall grant easements and dedicate all IODs for all arterial roadways as set forth in Sections 3.2 and 3.3.1 above. Arterial roadways wholly within and adjacent to the Project are Westbrook Boulevard, and Roads B and D east of Westbrook Boulevard. City and Landowner acknowledge that the locations of these roadways are schematic in nature and may be revised during the design of the improvement plans based on the final design for such arterials and the final small lot subdivision for the Property. The number of lanes and width of pavement shall be as required within the Specific Plan. The phasing and improvements required for each arterial are shown on Exhibit "H" and described in the Phasing Plan, Exhibit "G". Arterial roadway improvements in excess of required Landowner's Frontage Improvements constructed by Landowner pursuant to this Section 3.5.2 shall be subject to a funding, construction and acquisition agreement (the "Funding, Construction and Acquisition Agreement") between Landowner and City. City shall establish a traffic mitigation fee set-aside fund dedicated to CIP improvements within the Project that are in excess of required Frontage Improvements by withholding 25% (the "TMF Set-Aside Fund") of City traffic mitigation fee ("TMF" or "City TMF Fund") revenues paid by Landowner, provided, however, that if Landowner constructs CIP improvements that are the obligation of the CSP, the TMF Set-Aside Fund percentage for the Project out of the City TMF Fund shall be 50 percent (50%). Payments to Landowner for CIP improvements shall be on a first completed, first paid basis and shall be distributed

from the TMF Set-Aside Fund as improvements are constructed and invoiced pursuant to the Funding, Construction and Acquisition Agreement.

Within thirty (30) days of City acceptance of improvement plans, City and Landowner shall enter into a Funding, Construction and Acquisition Agreement to provide for periodic progress payments to Landowner, based upon invoices for actual work constructed, for stages of the arterial roadway improvements described in this Section 3.5.2 that have been signed off by City inspectors.

Landowner's specific construction obligations for the above referenced arterial roadways, where applicable to Landowner, are as follows:

(a) Roads B and D. Roads B and D are planned as 4-lane arterials east of Westbrook Boulevard. Landowner shall construct the Frontage Improvements, as defined in Section 3.5.1, as well as the adjacent inside lane, i.e., the CIP Improvements, for both sides of Roads B and D east of Westbrook Boulevard to the eastern Plan Area boundary, pursuant to the Phasing Plan set forth in Exhibit "G".

City shall pay Landowner out of the TMF Set-Aside Fund for the cost of the additional inside lane pursuant to the terms of the Funding, Construction and Acquisition Agreement, but if insufficient funds are available for such payment, City shall make payment to the extent funds are available, then provide 25% credits (50% if Landowner constructs CIP improvements that are the obligation of the CSP) against the TMF applied to the building permits on Landowner's Property, for all DUEs on Landowner's Property, up to the amount of the payments due to Landowner, provided, however, that once sufficient TMF Set-Aside Fund revenues are available to pay for such improvements, City shall pay Landowner such amount, less the amount of any payments and credits previously extended to Landowner against the TMF applied to DUEs on Landowner's Property.

(b) Westbrook Boulevard. Westbrook Boulevard is planned as a 6-lane arterial roadway. Landowner shall construct both outside Frontage Improvements to form a continuous roadway from south to north and shall include the full grading of the ultimate roadway section and the construction of a 4-lane road section of the ultimate 6-lane roadway, including specified landscape median (8 feet south of Road A and 14 feet north of Road A), as defined in Section 3.5.1, which 4-lane section includes the frontage improvements as well as the adjacent inside lane, i.e., the CIP Improvements, on each side of Westbrook Boulevard.

City shall pay Landowner out of the TMF Set-Aside Fund for the cost of the additional two inside lanes pursuant to the terms of the Funding, Construction and Acquisition Agreement, but if insufficient funds are available for such payment, City shall make payment to the extent funds are available, then provide 25% credits against

the TMF (50% if Landowner constructs CIP improvements that are the obligation of the CSP) applied to building permits on Landowner's Property, for all DUEs on Landowner's Property, up to the amount of the payments due to Landowner, provided, however, that once sufficient TMF Set-Aside Fund revenues are available to pay for such improvements, City shall pay Landowner such amount, less the amount of any payments and credits previously extended to Landowner against the TMF applied to DUEs on Landowner's Property.

Westbrook Boulevard Frontage Improvements shall be constructed in phases consistent with the Phasing Plan set forth in Exhibit "G". Each phase of such Westbrook Boulevard Frontage Improvements shall be triggered upon on-site development of the specific parcels adjacent to the roadway and shall include the full grading of the ultimate roadway section and the construction of a 4-lane road section of the ultimate 6-lane roadway, including specified landscape median (8 feet south of Road A and 14 feet north of Road A), and frontage improvements on both sides. Limits of construction phases of Westbrook Boulevard shall be determined by the City Engineer at such time as Landowner submits sub-phasing plans as provided for in Section 3.3.

In the event that development of the ARSP precedes the extension of Westbrook Boulevard through the Creekview Specific Plan ("CSP") by the CSP landowners, Landowner shall assume the obligation to extend Westbrook Boulevard through the CSP and into the Plan Area. Within thirty (30) days of City acceptance of Landowner's improvement plans for Westbrook Boulevard, including the portion of Westbrook Boulevard through the CSP, City and Landowner shall enter into a Funding, Construction and Acquisition Agreement to provide for periodic progress payments to Landowner for the CIP portion of Westbrook Boulevard, based upon invoices for actual work constructed, for stages of Westbrook Boulevard that have been signed off by City inspectors. All City reimbursements to Landowner for the CIP portion of Westbrook Boulevard shall be from funds from the TMF Set-Aside Fund. All frontage improvements for that portion of Westbrook Boulevard through the CSP that Landowner constructs shall be reimbursed to Landowner by the CSP at such time when construction of the improvements would have been required had the improvement not been so advanced by Landowner. Reimbursement shall be adjusted annually by the CCI from the date the reimbursable costs were incurred by Landowner to the date of reimbursement, as provided in Section 3.26 of the CSP Development Agreement.

3.5.3 West Sunset Boulevard. Landowner shall have the obligation to construct improvements to West Sunset Boulevard in unincorporated Placer County immediately north of the Annexation Area (the "West Sunset Improvements") to a Rural Secondary Roadway standard pursuant to Placer County standards in effect as of the Effective Date of the Agreement. The West Sunset Improvements shall be constructed as initial improvements and ultimate improvements, as set forth in Exhibits

“H-3-A, -B, and -C” hereto. Initially, the West Sunset Improvements shall consist of an all weather fire access road (emergency vehicle access only) along the future alignment of Westbrook Boulevard from West Sunset Boulevard south to where initial Westbrook Boulevard improvements in the Project have been constructed, including a gate and fencing to restrict public access to the satisfaction of the City Engineer. As set forth in the Phasing Plan in Exhibit “G”, the ultimate West Sunset Improvements shall be constructed by Landowner at the time of commencement of construction of Phase 3 of the Project. The West Sunset Improvements shall consist of two 12-foot travel lanes, two 4-foot shoulders, a new 8-foot wide drainage ditch on the south side of roadway, and necessary turn lanes, as shown in Exhibit “H-3-A, -B, and -C”, along with a 5-foot sidewalk within a 25-foot landscape corridor along the southern edge of West Sunset Boulevard adjacent to the Property and within the new City boundary to be created by annexation. There shall be no requirement for street lighting along West Sunset Boulevard, and the only electrical facilities along West Sunset Boulevard required of the Project shall be electrical facilities to serve the traffic signal to be constructed at the intersection of Westbrook Boulevard and West Sunset Boulevard, as well as the electrical facilities to serve the landscaping to be constructed by Landowner as part of the West Sunset Improvements. In order for Landowner to construct such West Sunset Improvements, Placer County shall need to abandon a portion of its existing right-of-way on the southern portion of West Sunset Boulevard along the entire northern border of the Project (as shown in Exhibit “H-3-A”). The annexation of the ARSP shall extend north to a point south of the West Sunset Improvements, including land that the County needs to abandon as herein described, as shown in Exhibit “H-3-A”. Landowner and City shall work together with Placer County to convey all existing interests in the LSE/PUE within the annexed area to City or to Landowner, who shall in turn offer the dedication of the landscaped corridor as RoW to City.

Should Placer County, or the City and Placer County jointly, develop a fee program that includes the West Sunset Improvements or any portion thereof, which fee program requires payment of traffic impact fees to fund the West Sunset Improvements at the time of issuance of building permits in the Project, Brookfield Sunset, LLC shall be entitled to reimbursement for the cost of the West Sunset Improvements that Brookfield Sunset, LLC or its assignee(s) has constructed pursuant to this Agreement, with reimbursement from such traffic fees collected in the above referenced fee program from the issuance of building permits in the Project or paid by third parties. Such reimbursement shall be personal to Brookfield Sunset, LLC, and does not run with the Property to successors and assigns, unless Brookfield Sunset, LLC provides written notice to Placer County or to City and Placer County, as the case may be, that said reimbursements have been assigned by Brookfield Sunset, LLC to a third party.

3.5.4 Timing of Dedication and Security for Road Improvements.

3.5.4.1 Rights-of-way for the arterial roadways and the NAPOTS

Area shall be dedicated as an IOD to the City as set forth in Sections 3.2 and 3.3.1, and with the recordation of the first Large Lot Map. All other dedications of roadways to the City shall be made with subsequent final small lot subdivision maps and City acceptance of completed improvements.

3.5.4.2 Prior to the recordation of a small lot residential subdivision map for the Property, Landowner shall provide adequate assurances to City, either in the form of subdivision improvement bonds, issuance and sale of bonds by the CFD or other manner acceptable to the City, that adequate funds are available to finance the completion of all improvements to arterial roadways and the single collector street in the Project to serve the portion of the Property which is the subject of the small lot residential subdivision map; provided, however, Landowner shall not be required to post security for the portion of the work associated with Road CIP improvements.

3.5.5 Road Improvement Standards. All improvements to be installed by Landowner shall comply with the City's development standards for public streets in effect as of the date of improvement plan approval unless modifications are otherwise mutually agreed to by Landowner and the City Engineer. The rights-of-way required for such road improvements shall be as set forth in the Specific Plan, or, if not shown in the Specific Plan, then as set forth in the City's Improvement Standards.

3.5.6 Landscape Setbacks. For the roadways within and/or adjacent to the Property, Landowner shall establish the applicable landscape setbacks provided therefore by the Specific Plan and/or Design Guidelines. Such setbacks shall be measured generally from back of curb, except bus turnouts, right turn auxiliary lanes, turn flares, decel lanes, and turn lane tapers may encroach into the landscape setback to the extent permitted by the Specific Plan Design Guidelines. Such landscape setbacks shall be limited to landscaping, streetlights, utilities, sidewalks, traffic control equipment (signs and traffic signals), walls and related uses, and shall be included in the road rights-of-way, adjacent to LDR and MDR parcels. Such setbacks shall not be included within rights-of-way adjacent to High Density Residential and nonresidential uses as set forth in the Specific Plan.

3.5.6.1 Separated Sidewalks. Landowner shall ensure that if a residential property is improved with separated sidewalks, the residential property shall be subject to recorded CC&R's containing a requirement that the owner of a residential unit immediately adjacent to a separated sidewalk is responsible for the maintenance of all landscaping (consistent with City's Water Efficient Landscape Ordinance) within the landscape planter, including, street trees (to be trimmed per City standards) located between the separated sidewalk and curb, except where a Homeowners Association maintains the landscaping within the landscape planter. Individual homeowners shall be notified by any such applicable Homeowners Association of a restriction against replacing landscaping with hard surface

improvements within the above referenced landscape planter.

3.5.7 Traffic Signals. Landowner shall be responsible for the costs of construction of traffic signals as shown on Exhibit "I" and described in the Phasing Plan through the payment of the TMF. Landowner shall construct the traffic signals set forth in Exhibit "I", for which City shall make progress payments to Landowner for the cost of construction of such traffic signals from the City's TMF Set-Aside Fund, as defined in Section 3.5.2 above. At a minimum, and in the case where full signal improvements are not warranted at the time of construction by Landowner, then, at the discretion of the City Engineer, Landowner shall install underground conduit, loops, and poles for those signals, subject to the progress payment and credit provisions set forth in this Section 3.5.7. For those traffic signals to be completed at a later date, City shall be responsible to install mast arms, signals and signal controllers when they are needed. If TMF Set-Aside Fund revenues are not available to fully pay Landowner for any traffic signal improvements constructed by Landowner under this Section 3.5.7, City shall provide 25% credits (50% if Landowner constructs CIP improvements that are the obligation of the CSP) to Landowner against the TMF applied to building permits on Landowner's Property, up to the amount of the reimbursement then un-reimbursed by City to Landowner, provided, however, then once sufficient City revenues are available to fully pay Landowner, City shall so pay Landowner, less the amount of any credits previously extended to Landowner against the TMF applied to DUEs on Landowner's Property. Landowner shall be entitled to reimbursements and/or credits toward the appropriate City traffic mitigation fee for the design and construction of public traffic signals and/or signals warranted by City that are constructed in their ultimate location. Landowner shall not be entitled to any reimbursements or traffic mitigation fee credits for any portion of a traffic signal that serves a private driveway, unless the driveway is the fourth leg of a warranted three legged signal that serves public rights-of-way on three legs, at which time the public legs would be available for reimbursement from the TMF Set-Aside Fund.

3.5.8 Update of City Fee. Landowner acknowledges that as a result of approval of the Project, the City will need to update the Capital Improvement Program and Traffic Mitigation Fee to include the Project. Landowner and City shall use their best efforts to cause such update to be completed within twelve (12) months of the Effective Date hereof. Until such update has been completed and approved by the City, Landowner agrees to pay the fee rate then currently charged to the Creekview Specific Plan Area. To the extent that the Traffic Mitigation Fee adopted for the Project is higher than that charged in the Creekview Specific Plan Area, Landowner shall pay the difference as a surcharge to future Traffic Mitigation Fee obligations on a per-DUE basis for the remaining DUE's within the Project. To the extent that the Traffic Mitigation Fee adopted for the Property is lower than that charged in the Creekview Specific Plan Area, Landowner shall receive a credit against future Traffic Mitigation Fee payments until such time as the amount of the overpayment is exhausted.

3.5.9 Highway 65 Joint Powers Authority. Landowner agrees that the Property shall be subject to and shall pay the Highway 65 Joint Powers Authority Fee ("Highway 65 JPA Fee"). City shall initiate and complete the actions necessary to amend the Highway 65 JPA Fee to include the Property and Landowner hereby consents to and waives any objection to such inclusion.

Landowner agrees that until such time as the Highway 65 JPA Fee is amended to include the Property, Landowner shall pay the fee applicable to the Creekview Specific Plan Area ("Interim Highway 65 JPA Fee") in the amounts and at the times specified by the Highway 65 JPA Fee program. If Landowner pays the Interim Highway 65 JPA Fee and the Interim Highway 65 JPA Fee exceeds the Highway 65 JPA Fee as amended, then the excess amount collected shall be applied as a credit towards Highway 65 JPA Fees on a per DUE basis for the remaining DUE's within the Specific Plan. If the Interim Highway 65 JPA Fee is less than the amended Highway 65 JPA Fee, the total amount of the shortfall shall be added as a surcharge to such future Highway 65 JPA Fee on a per DUE basis.

Nothing in this Section shall be construed as an agreement to an allocation of assessment or benefit to a particular parcel or parcels or to constitute a waiver of the right of Landowner to protest an allocation of a particular assessment burden or benefit associated with the updates of the foregoing fee programs.

3.5.10 South Placer Regional Traffic Fee. Landowner agrees that the Property shall be subject to and pay the South Placer Regional Traffic ("SPRTA") Fee as established by the Placer County Transportation and Planning Agency ("PCTPA") and adopted by the City. City shall initiate and complete the actions necessary to amend the SPRTA Fee to include the Property and Landowner hereby consents to such inclusion.

Landowner agrees that until such time as the SPRTA Fee is amended to include the Property, the fee applicable to the Creekview Specific Plan Area shall apply to the Property and Landowner shall pay such fees ("Interim SPRTA Fee") in the amounts and at the times specified by the SPRTA Fee program. If Landowner pays the Interim SPRTA Fee and the Interim SPRTA Fee exceeds the SPRTA Fee as amended, then the excess amount collected shall be applied as a credit towards SPRTA Fees on a per DUE basis for the remaining DUE's within the Property. If the Interim SPRTA Fee is less than the amended SPRTA Fee, the total amount of the shortfall shall be added as a surcharge to such future SPRTA Fees on a per DUE basis.

Nothing in this Section shall be construed as an agreement to an allocation of assessment or benefit to a particular parcel or parcels or to constitute a waiver of the right of Landowner to protest an allocation of a particular assessment burden or benefit associated with the updates of the foregoing fee programs.

3.5.11 Tier II Traffic Fee. The SPRTA Tier II Fees are administered by the Placer County Transportation Planning Agency ("PCTPA"). Landowner acknowledges and agrees to pay the Tier II Traffic Fee, collected to pay for construction of the Placer Parkway and improvements to the I-80/SR65 interchange. The Tier II Traffic Fee program participants include the jurisdictions of Placer County, and the Cities of Roseville, Rocklin, and Lincoln. The current Tier II Traffic Fee is \$6,332.96 per DUE and will be allocated to the various land uses using a methodology approved by the SPRTA Board. The Tier II Fees shall be adjusted for inflation annually based on the Construction Cost Index ("CCI") shown in the Engineering and News Record in May of each year and based on the average of the 20 Cities average and San Francisco average. Upon approval by the SPRTA Board, SPRTA Tier II Traffic Fees to be paid by the Project shall be subject to a credit per DUE for costs advanced by Landowner applicable to future resource agency permitting for the future alignment of the segment of Placer Parkway within the Project boundaries, as well for any land acquisition component of the SPRTA Tier II Traffic Fee that applies to that segment of Placer Parkway that lies within the Project.

3.5.12 Transit Master Plan Funding. Landowner shall pay, as its fair share on a City-Wide basis, for the update of the City's Long Range Transit Master Plan, Short Range Transit Plan Update, and Bicycle Master Plan Update, the amounts of \$4,166, \$4,998, and \$4,166, respectively, prior to the recordation of any Large Lot Final Map on the Property. Landowner's pro-rata share, based on 148.7.7 acres as the numerator and 674.4 acres as the denominator is 22.05% of \$13,330, or a total of \$2,939.

3.5.13 City-County Fee. Landowner acknowledges that City and Placer County have adopted a funding mechanism (the "City-County Traffic Mitigation Fee") for improving certain roads in the City and County, including Baseline Road and Walegra Road. Landowner agrees that the Property shall be subject to and pay the City-County Traffic Mitigation Fee. Until such time as an update of the City-County Traffic Mitigation Fee has been completed to include the Property, Landowner agrees to pay the fee rate then currently charged in the CSP.

3.5.14 Santucci Boulevard and Vista Grande Boulevard Extension and Traffic Mitigation Fee. If and when the City and County of Placer develop fee programs to mitigate regional traffic concerns, Landowner consents to and agrees that any then-undeveloped portion of the Property, for which no building permit has been issued, shall participate to the extent of its fair share in a City-Wide funding mechanism. Such regional roadway extensions and improvements shall consist only of Santucci Boulevard between the Regional University Specific Plan and the future Placer Parkway and Vista Grande Boulevard west of the Sierra Vista Specific Plan boundary to Baseline Road. At the time of the adoption, Landowner does not waive its right to protest the amount of the fee.

3.5.15 Placer County Traffic Mitigation Fee. Landowner agrees to pay to City a fee of \$215 per DUE (the "Placer County Road Impact Fee") to provide fair share funding to Placer County as full mitigation of impacts on the Placer County roadway circulation system for roadways in the adopted County Capital Improvement Program at the date of approval of this Agreement that are north of Interstate 80, west of Highway 65, and outside of County approved specific plan areas (but excluding Santucci Boulevard, the extension of Vista Grande Boulevard as provided in Section 3.5.14 above), and the West Sunset Boulevard/Fiddymont Road intersection. The Placer County Road Impact Fee shall be adjusted annually after the completion of annexation proceedings for the Specific Plan by the percentage of change in the CCI.

3.5.16 Fee Credits/Reimbursement for Construction of CIP Improvements. Landowner shall be entitled to credits against the City traffic mitigation fees for the cost of constructing roadway improvements that are included in City's roadway capital improvement program ("Roadway CIP") and identified in this Agreement, as more fully set forth in Sections 3.5.1 and 3.5.2 above and Section 4.2 below.

3.5.17 Transportation Systems Management. Landowner shall comply with the City's Transportation Systems Management Ordinance.

3.5.18 Alternative Transportation Marketing. Landowner shall provide educational and marketing materials for alternative modes of transportation (e.g. Roseville Transit Services Guide, Bikeways Map and carpool/vanpool information) to each new homeowner and the first resident of each attached housing unit.

3.5.19 Park and Ride Lot. Twenty-five (25) park and ride spaces shall be provided on Parcel AR-53, as shown in Exhibit "H". Such park and ride spaces shall be included in addition to the parking required for the applicable underlying land use by the City's Zoning Code. Landowner shall install the park and ride spaces at the time of development of the parcel on which the park and ride lot is located. The park and ride lot shall be located proximate to a bus stop location. Park and ride spaces shall allow for exclusive daily weekday parking between the hours of 5:00am and 8:00pm.

3.6 Sewer Facilities. Landowner shall construct on-site sewer facilities as described in this Section, the Phasing Plan, and as shown in Exhibits "J-1" and "J-2", attached hereto. In the event that the WRSP and/or CSP has not constructed sewer facilities necessary to serve the Property, Landowner shall construct the necessary off-site sewer facilities and obtain reimbursement from the WRSP and/or CSP in accordance with Section 4.2.2 herein. Landowner shall, subject to the provisions of Section 2.8 of this Agreement, be solely responsible for obtaining easements and rights-of-way that are required for construction of such improvements. City shall provide

Landowner with any rights-of-entry needed to connect these improvements to the City's existing sewer system. Except for the improvements expressly described herein and as shown on Exhibits "J-1" and "J-2", Landowner shall have no obligations to install or pay for the installation of any off site treatment facilities, except through the payment of sewer connection fees (local, regional and special benefit) levied and collected by the City at the time of development pursuant to City ordinances.

3.6.1 Lift Station Sites. Landowner shall, at its expense, design and construct two sewer lift stations (Parcels AR-56 and AR-57). Landowner shall be responsible for installation of all frontage improvements to Parcels AR-56 and AR-57, including storm drainage, water, wastewater, electric and communication fiber conduit per City standards. Construction of such sewer lift stations shall be consistent with Exhibits "J-1" and "J-2" attached hereto and Figures 9 and 10 of the Sanitary Sewer Master Plan. As disclosure to subsequent purchasers, Landowner shall install signage at both future lift station sites describing the facilities to be constructed on the particular lift station site. Signs shall be provided pursuant to City specifications. The Environmental Utilities Director shall review and approve the signs prior to their installation.

3.6.2 Master Wastewater Plan. Landowner shall construct wastewater conveyance facilities to connect the Project to the Pleasant Grove Wastewater Treatment Plant ("Treatment Plant"). Construction of such facilities shall be consistent with Exhibits "J-1" and "J-2".

Where wastewater conveyance facilities are to be located within roadways, such facilities shall be installed concurrent with the construction of the corresponding road improvements, if not earlier. All weather maintenance access roads shall be provided to provide a single point of access to all manholes that are not located within roadways, to be determined by the Environmental Utilities Director.

3.6.3 Improvement Standards. All sanitary sewer facilities shall be designed and constructed pursuant to City's then current Improvement Standards and shall be subject to City plan review, construction inspection and final approval. Landowner shall pay then current plan check, mapping and inspection costs as incurred by City for review, mapping and inspection of such improvements.

3.6.4 Access to Manholes. Manholes shall be located so that they are accessible by City sewer maintenance vehicles unless otherwise approved by the Environmental Utilities Director. All manholes shall be made watertight during construction. Landowner shall maintain access for City sewer maintenance vehicles to access all selected manholes in the Project, as determined by the Environmental Utilities Director. Where feasible, maintenance roads shall be combined with bikeways.

3.6.5 Public Utility Easements. Where wastewater improvements to be constructed by Landowner are not located within road rights-of-way, as and when Landowner installs such wastewater improvements, Landowner shall grant and City shall accept a non-exclusive public utility easement for the ownership and maintenance of such lines, together with access thereto for maintenance purposes. Easement widths shall be granted in accordance with the City's Improvement Standards.

3.6.6 Wastewater Facilities for Reimbursement. Subject to the provisions of Section 4.2 of this Agreement, Landowner shall be entitled to reimbursement from third parties whose property is benefited by Landowner's construction of wastewater facilities required by City in which there exists capacity in excess of that required to serve the development of the Property (excluding any operational adjustments by City). Such reimbursement shall be pro rata, based on the respective capacity requirements (i.e., flow in the pipes) of the Property and other property benefited by such construction. Specific wastewater facilities subject to reimbursement pursuant to this Section 3.6.6 and Section 4.2 of this Agreement are shown in Exhibits "K-1" and "K-2" and listed in Exhibit "BB". For properties outside of the Plan Area, Landowner shall submit documentation to the City to justify the requested reimbursement.

The timing for the payment of any such reimbursement by such third party/benefiting landowner to Landowner shall be upon the earlier the formation of a CFD and issuance of bonds for such CFD serving development by such third parties or, recordation of the first large lot subdivision map serving the development by such third party.

3.6.7 Wastewater Service Area Boundary. Landowner shall be responsible for its pro rata share, based on acreage (148.7 acres out of 674.4 acres in the ARSP), of all costs associated with obtaining approval from the South Placer Wastewater Authority (SPWA) for expansion of the existing wastewater service area boundary to include the Plan Area.

3.7 Water Supply.

3.7.1 Placer County Water Agency Supply. City is negotiating with the Placer County Water Agency (PCWA) to acquire an additional treated surface water supply from PCWA via a wholesale water agreement, inclusive of 1,067 acre feet per year ("AFY") to serve the Project. Water obtained from PCWA by City through the wholesale agreement would be delivered to the City through PCWA's Tinker Road Pump Station and Reservoir located in the Sunset Industrial Area of unincorporated Placer County (the "Tinker Road Facility"), and then transported through the City's water infrastructure to the Project site. In the interim period before the PCWA infrastructure is in place to provide water to the Project, the Project will be supplied using existing City supplies and water treatment capacity. Additional infrastructure,

including the Ophir Water Treatment Plant and improvements at the Tinker Road Facility, as described below, are needed to provide the PCWA treated surface water to the Project. As set forth in the EIR, prior to the approval of any building permits in the Project, Landowner shall pay its proportionate share of required funding to City for the acquisition and delivery of treated potable water supplies to serve the Project. No building permits shall be issued for the Project until City has entered into the herein described wholesale water agreement with PCWA to acquire sufficient water supplies to serve the Project's water demands.

3.7.2 Financing of Water Supply. To provide the needed surface water supply to serve the Project, and subject to the direction of and at the time City so directs, Landowner is required to participate in the funding of certain PCWA off-site water facilities. Such facilities consist of the future PCWA Ophir Water Treatment Plant ("Ophir WTP"), associated PCWA transmission facilities necessary to wheel treated water to the Tinker Road Facility, and improvements to the PCWA Tinker Road Facility. Landowner is obligated to fund the construction of the off-site water facilities at the Tinker Road Facility such that capacity is increased by 2.7 MGD. Such off-site water facilities include but may not be limited to the following: (i) approximately 800 feet of 24 inch diameter pipe; (ii) a new 2.7 MGD firm capacity booster pump station; and (iii) either a new pipeline connection into the existing fluoride feeder station, or a new fluoride feeder station inside a new pump building. To the extent that the improvements to the Tinker Road Facility constructed by Landowner provide capacity or enhance water supply reliability benefitting third parties, Landowner shall be entitled to reimbursement from such third parties to the extent that they benefit from Landowner's constructed improvements to the Tinker Road Facility. In addition to the improvements required at the PCWA Tinker Road Facility as set forth herein, Landowner agrees that no building permits shall be issued for the Project until such time as City and Landowner agree to a funding source for the PCWA water supply. The funding source for the PCWA water supply may consist of one, or any combination, of the following, without the need to amend this Agreement: (i) a water connection fee representing the required PCWA infrastructure; (ii) CFD proceeds that have been allocated for the Project's water supply; or (iii) any other funding source or strategy mutually agreed to in writing by City and Landowner. If CFD proceeds are used to fund the PCWA water supply, such CFD proceeds shall be provided at such time and amount as jointly agreed to by City and Landowner. In addition to the PCWA water facilities described herein, Landowner shall pay for the installation of any off-site water storage, treatment, and transmission facilities benefitting the Project through the payment of water connection fees levied and collected by City, in accordance with any applicable City ordinances as may be established by City.

3.7.3 Groundwater Well. Landowner shall dedicate to City Parcel AR-55 for one (1) groundwater well at the approximate location shown on Exhibit "L". Landowner shall construct frontage improvements for Parcel AR-55, including water,

recycled water, wastewater, storm drainage, electric and communication fiber conduit. As shown in Exhibit "L", the well site shall be constructed adjacent to the 24" water line to be constructed in Road B, and be connected to that 24" water line with a 16" water line. Landowner shall install a test well in a location mutually agreed upon by Landowner and City to determine if the well location utilized meets desired capacity and water quality. If the desired capacity and water quality are confirmed in the test well, Landowner shall be responsible for drilling and completing the production well (but not above ground well improvements such as pumping and treatment facilities) as further described below. City shall be responsible for the construction and costs of above ground production well (topside) improvements such as pumping and treatment facilities.

It is the intent of this section (and the Parties) that the groundwater well location identified within the Project shall be capable of achieving a yield of approximately 1,800 gallons per minute, be designed for Aquifer Storage and Recovery, and the groundwater water is of such quality that only disinfection will be required to meet California Drinking Water Quality Standards. Should the City determine the available capacity or water quality does not achieve these objectives, Landowners shall, at its own cost, work with the City to relocate the well site within the Project to an alternative site mutually agreed to by City and Landowner until these objectives are satisfied.

Landowner shall contact the City Environmental Utilities Department prior to design and construction of the production well. The production well shall be in operation at the time of occupancy of the 250th residential unit in the Project. Landowner shall receive approval from the City of the well design and drilling method prior to commencement of this work. In addition, notwithstanding the foregoing, the well shall be drilled prior to the time of occupancy of any residential units within 500 feet of the well site. Landowner shall include noise curtains for the well if at the time of construction of the well homes are occupied between 500 feet and 1,000 feet of the well.

If City determines that the production well is required prior to the occupancy of the 250th residential unit in the Project, City has the right to construct the test well and the production well. Landowner shall reimburse City for the actual cost of the below ground improvements for the test well and production well, as set forth above, including annual CCI adjustments of such costs, upon occupancy of the 250th residential unit in the Project. If City constructs the test well and production well prior to the occupancy of the 250th residential unit in the Project, Landowner agrees to construct an all weather access roadway within either the Road A or Road B RoW and all associated infrastructure to serve Parcel AR-55 as specified in this Section 3.7.3 within one (1) year of notification from City if Road B has not otherwise already been constructed by Landowner.

Landowner shall, prior to the issuance of the first building permit in the Project phase where an existing well is located, destroy the well or wells in that particular Project phase from among the two existing agriculture irrigation wells and one domestic well in the Project Area. Landowner shall obtain from City a Well Permit and follow the California Well Standards for the destruction of the wells on the Property. All construction plans shall be designed pursuant to City's then current Standards and mutually agreed to by Landowner and the Environmental Utilities Director, and subject to City plan review, construction inspection and final approval. Landowner shall pay the then current plan check, mapping and inspection costs as incurred by City for review, mapping, and inspection of the destruction of the wells.

3.7.4 Water Conservation Measures. Landowner and its successors shall implement a Water Conservation Plan included as Exhibit "M" to this Agreement. The Water Conservation Plan shall include compliance with the City's then current Water Efficient Landscape Ordinance and outline all water conservation measures being implemented within the Project and measures to ensure water conservation objectives are achieved in perpetuity and shall be approved, at the discretion of, the Environmental Utilities Director prior to issuance of the first building permit. Such water conservation measures shall include, but are not limited to, Smart Timers, re-circulating hot water systems, and turf limitations, and shall be disclosed to each purchaser of real property within the Property. Modifications to the Water Conservation Plan as approved by the Environmental Utilities Director shall not require an amendment to this Agreement.

3.7.5 Periodic Confirmation of Water Conservation Goal. The City has determined, and the Landowner agrees, that the available water supply, as documented in the Water Supply Assessment for the Project, is sufficient to serve all phases of the Project. This determination was the conclusion of a review of the various technical studies completed in connection with the environmental review of the Project. The demand for water at build-out of the Project was determined by reference to the City's current information on water usage by the various land uses included and permitted within the City and the proposed land uses within the Project and by reference to the Landowner's Water Conservation Plan which includes a reduction in water use by approximately 15% over current (i.e., Effective Date of this Agreement) use characteristics.

The sources for water evaluated for the Project includes the addition of a new treated water supply from PCWA which adds to the water source currently used throughout the City; namely, surface water contracts with federal and local agencies and in drought or emergency situations the use of groundwater. City and Landowner are satisfied, based upon detailed technical analysis, that the demand and source assumptions relied upon to assure water from the Project are valid. However, the Parties have agreed to the following procedure to assure the continued validity of the underlying

assumptions and the continued availability of sufficient water to service all phases of the Project.

Upon construction of the dwelling units in the Project that cumulatively utilize 50% of the projected potable water usage at buildout of the Project, and then every three years thereafter during the term of this Agreement, at the same time as the annual review provided for in Section 5.2 of this Agreement, the Parties shall review the underlying assumptions regarding water demands, the achievement of project water conservation goals and sources of water for the Project, all as set forth in the EIR. Water conserved by Landowner pursuant to measures implemented under Section 3.7.4 of this Agreement shall be factored into the review provided hereunder to the benefit of Landowner. If the City determines that the actual demand and sources differ materially from the assumptions in the EIR and that the difference(s) will negatively affect the City's ability to provide water for the Project, then the Parties shall meet and in good faith attempt to implement whatever measures are needed to assure the water supply will meet the Project's demands, provided, however, that should City adopt City-Wide a requirement for a reduction in water use by more than the approximately 15% over current potable water usage as set forth herein, and the then built portion of the Project has met its approximately 15% objective set forth in this Section 3.7.5, the residential units for which building permits have not yet been issued shall be required to implement such measures necessary to achieve such City-Wide requirement, above the approximately 15% objective set forth in this Section 3.7.5. Development and implementation of such measures shall be at Landowner's cost. The foregoing notwithstanding, should City achieve its adopted City-Wide water conservation goals, the Project shall not under any circumstances be deemed out of compliance with its Water Conservation Plan water conservation objective as set forth herein.

3.8 Water System Improvements.

3.8.1 Water Study. Landowner has prepared a Water Study for its on-site water facilities and prepared a general design of the water system as shown on Exhibit "N" that identifies the size and location of waterlines, storage facilities, and pump stations. The timing of construction of such facilities is set forth in the Infrastructure Phasing "Exhibit "BB".

3.8.2 Water Facilities. Landowner shall construct on-site water system facilities as shown on Exhibit "N". In the event that the CSP has not constructed water lines necessary to serve the Project, and it can be demonstrated through the City hydraulic model that the water lines within the CSP are needed to supply water to the Project consistent with City standards, Landowner shall construct the necessary water lines and obtain reimbursement from the CSP in accordance with Section 4.2.2 herein. All such facilities to be constructed by Landowner, including mains, shall be designed and constructed pursuant to City's then current Improvement Standards, unless

modifications are otherwise mutually agreed to by Landowner and the Environmental Utilities Director, and subject to City plan review, construction inspection and final approval. Landowner shall pay then current plan check, mapping and inspection costs as incurred by City for review, mapping and inspection of such improvements. Other than those facilities set forth in Section 3.7.2 above, Landowner will not be responsible for the construction of potable water reservoirs, water storage tanks, topside well improvements, water treatment facilities and pump stations except through the payment of City water connection fees and special benefit fees as may be applicable or otherwise described herein.

3.8.3 Water Facilities for Reimbursement. There are water facilities to be constructed in the CSP for which Landowner has a construction obligation only if City determines the facilities are required to serve the Project, and if Landowner is not obligated to construct, or CSP landowners or other third parties have constructed the facilities, Landowner is obligated to pay its pro-rata share of the costs of such water facilities, as provided in this Section 3.8.3. There are other water facilities which either Landowner or other third party landowners may construct, the costs of which construction are subject to reimbursement to the constructing party, as set forth in Section 3.26 below (where reimbursement is by Landowner to constructing third parties), or in Section 4.2 below (where reimbursement is from third parties to Landowner). Finally, there are water facilities to be constructed by Landowner which the City may in the future determine are eligible for reimbursement from third parties currently outside the City (but excluding the Urban Reserve, which will not be served by water facilities constructed as part of ARSP infrastructure). Reimbursement for water facilities under this Agreement shall be pro-rata, based on the respective capacity requirements of the Property and other property benefited by the construction. Specific water facilities subject to reimbursement pursuant to this Section 3.8.3 and Section 3.26 and Section 4.2 of this Agreement are shown in Exhibits "O-1", "O-2", and "O-3" and listed in Exhibit "BB". Exhibit "O-2" sets forth reimbursements for infrastructure between Landowner and parties within the CSP assuming no other third parties benefit. Exhibit "O-3" sets forth reimbursement for certain water lines between Landowner, the CSP, and other third parties (namely, the Placer Ranch Specific Plan ("PRSP")), should such other third parties connect to or construct identified infrastructure.

With respect to the 24 inch waterline to be installed in Westbrook Boulevard from the southern boundary of the Property and the 24 inch waterlines to be installed in Roads B and D east of Westbrook Boulevard (the "Westbrook Boulevard 24" Water Line"), the Property, and the PRSP will all benefit from the Westbrook Boulevard 24" Water Line.

If the PRSP proceeds with a City development project prior to Landowner, and City determines that the PRSP must construct water facilities in the ARSP to serve the PRSP, then the City shall require in the PRSP development agreement the obligation

to construct such water facilities needed to serve the PRSP that are located in the ARSP, with reimbursement due to the PRSP from Landowner for its pro-rata share of the costs of construction of ARSP water facilities that are constructed by the PRSP, as set forth in this Section 3.8.3.

The timing for the payment of any such reimbursement shall be upon the earlier of the formation of a CFD and issuance of bonds for such CFD serving development by such third parties or recordation of the first large lot subdivision map serving the development by such third party, as set forth in Section 3.26 or Section 4.2, depending on the reimbursing party or parties (i.e., Landowner or PRSP landowners).

3.8.4 Water System Sequencing. Water system facilities shall be constructed as provided in the Phasing Plan concurrently with the construction of the road improvements described in Section 3.5 of this Agreement, and as generally shown on Exhibit "N". Extensions into the neighborhoods will be completed with development of each neighborhood. Water line extensions shall be sequenced to assure looped systems in all developing areas, except as otherwise approved by the Environmental Utilities Director.

3.8.5 Public Utility Easements. Where the water improvements to be constructed by Landowner are not located within road rights-of-way, as and when Landowner installs such water facilities, Landowner shall grant and City shall accept a non-exclusive public utility easement the width of which shall be in accordance with City's then current Improvement Standards, for the ownership and maintenance of such lines, together with access thereto for maintenance purposes only.

3.8.6 Water Softeners. As part of its development of the Project, Landowner and its successors shall not provide water stubouts for the installation of water softeners.

3.8.7 Disclosure to Buyers. Landowner shall disclose to all residential and nonresidential buyers that the Property will be served by both surface water and groundwater supplies and that variations in the appearance, taste and color of water may be noticed from time to time and include such disclosure in the CC&Rs for the Property. The disclosure shall describe the location of groundwater wells and water storage facilities.

As further disclosure Landowner shall install signage at future water facility sites describing the facilities to be constructed on the subject site. Signs shall be provided per City specifications. The Environmental Utilities Director must review and approve sign layouts prior to installation. (See Section 3.24).

3.8.8 Water Service Area Boundary Modification. Landowner shall

reimburse City for all costs associated with modifying City's service area boundary to include the Project with the U.S. Bureau of Reclamation.

3.9 Recycled Water Facilities. Landowner shall construct recycled water system facilities as provided in this Section, the Phasing Plan, and as shown in Exhibit "P", attached hereto and made a part hereof. Recycled water shall be used for irrigation of parks and landscape setbacks, medians, paseos adjacent to collector streets and other landscape areas including all multi-family and non-residential landscaping uses. Landowner shall construct and dedicate upon completion thereof, a recycled water line system as generally shown in Exhibit "P". In the event that the CSP has not constructed recycled water facilities necessary to serve the Project, Landowner shall construct the necessary off-site recycled facilities and obtain reimbursement from the CSP in accordance with Section 4.2.2 herein.

All recycled water system facilities including transmission, distribution and public and private irrigation systems shall be designed and constructed pursuant to City's then current Improvement Standards, unless modifications are otherwise mutually agreed to by Landowner and the Environmental Utilities Director, and shall be subject to City plan review, construction, inspection and final approval and payment of all applicable fees for plan review, mapping and inspection of such improvements.

3.9.1 Non-Exclusive Public Utility Easement. Where the recycled water facilities are not located within road rights-of-way, as and when such facilities are installed, Landowner shall grant and City shall accept a non-exclusive public utility easement for the ownership and maintenance of such facilities, together with access thereto for maintenance purposes only. Easement widths shall be granted in accordance with the City's then current Improvement Standards.

3.9.2 Recycled Water Facilities for Reimbursement. Subject to the provisions of Section 4.2 of this Agreement, Landowner shall be entitled to reimbursement from third parties outside the Project whose property is benefited by Landowner's construction of recycled water facilities required by City in which there exists capacity in excess of that required to serve the development of the Property (excluding any operational adjustments by the City). Such reimbursement shall be pro rata, based on the respective capacity requirements of the Property and other property benefited by the construction. Specific recycled water facilities subject to reimbursement pursuant to this Section 3.9.2 and Section 4.2 of this Agreement are shown in Exhibits "Q-1" and "Q-2" and listed in Exhibit "BB". For properties outside of the Specific Plan, Landowner shall submit documentation to the City to justify the requested reimbursement.

The timing for the payment of any such reimbursement shall be upon the earlier of the formation of a CFD and issuance of bonds for such CFD serving

development by such third parties or recordation of the first large lot subdivision map serving the development by such third party.

Landowner shall likewise be required to contribute its pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station located north of the Pleasant Grove Wastewater Treatment Plant that is required to serve the WRSP, as set forth in Sections 3.27 and 3.28 of this Agreement, and as set forth in Exhibits “Q-1” and “Q-2”. Landowner’s pro-rata share of the cost of expansion of the WRSP recycled water tank and pump station referenced herein, estimated at \$2.287 million, shall be paid through the CFD for the Project, with payment from the CFD not required until after the 1,000th building permit is issued in the Project.

If City institutes a recycled water connection fee, or such fee is embedded into City’s water connection fee, prior to the issuance of any building permits in the Project, Landowner shall not be responsible for the payment of the estimated \$2.287 million pro-rata share of the cost of the expansion of the WRSP recycled water tank and pump station except through the payment of the City recycled water connection fee, or City’s water connection fee if a recycled water connection fee is embedded into City’s water connection fee, or any special benefit fees as may be applicable to the Project to fund the expansion of the WRSP recycled water tank and pump station.

3.9.3 Recycled Water Engineering Report. Landowner shall prepare a Title 22 Recycled Water Engineering Report for submittal to and review by the State Regional Water Quality Control Board and State Department of Public Health documenting the use of recycled water in the Project. Prior to submittal to the State Water Quality Control Board, Landowner shall obtain approval of the City’s Environmental Utilities Director. Recycled water shall not be provided for use within the Project until the Title 22 Recycled Water Engineering Report has received all required State approvals.

3.9.4 Recycled Water Use Disclosure to Buyers. Landowner shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape corridors, medians, paseos adjacent to collector streets and other landscape areas, including all multifamily and non-residential landscaping uses. Such disclosure shall be included in the CC&Rs for all residential buyers and other recorded notice instrument for all non-residential buyers.

3.9.5 Terms and Conditions for Recycled Water Operations, Use, and Service. All private commercial recycled water customers within the Project shall sign a Terms and Conditions for Recycled Water Operations, Use and Service prior to service meter installation and recycled water being introduced to the site per requirements of the City’s Municipal Code at the time of connection.

3.10 Drainage Facilities. Landowner shall be responsible for the design and construction of all storm drain facilities required to serve the Property in conformance with the Project Drainage Master Plan (including open space transition areas), the then approved City Improvement Standards, City Storm Water Management Program, the MS4 Permit as issued and modified by the State and Regional Water Quality Control Board, the approved Placer County Storm Water Management Manual, the 404 Permit issued by the Army Corps, and any agency required Establishment Phase Operation and Management Plan and/or City's Preserve Area Overarching Management Plan (whichever Management Plan is in force at the time). Appropriate aspects of the Low Impact Development design, hydromodification, and the Flood Control Plan as specified in the Drainage Master Plan and in the Specific Plan will be the responsibility of each increment of development at the time of development. In general, drainage facilities shall be constructed concurrent with roadway improvements, and shall include permanent outfall structures and open space storm water treatment devices. With any phase that requires the final outfall into University Creek, such outfall shall be designed and constructed with that phase to accommodate ultimate flows from the Project. Prior to approval of any improvement plans for the construction of storm drain facilities within a drainage shed, a master drainage plan shall be prepared and approved by the City Engineer for the entire shed area or sub-area approved by the City Engineer and shall include a rough grading plan of that shed. The Master Drainage Plan for individual sheds shall include pipe sizes, grades, flows, depths of pipe, and cover over and on top of the pipe. Landowner shall provide drainage improvements as provided in this Section, the Phasing Plan and as shown in Exhibit "R", attached hereto and made a part hereof. Except for the improvements expressly described herein and as shown in Exhibit "R," Landowner shall have no obligation to install or pay for the installation of offsite drainage facilities, except through the payment of drainage fees levied and collected by the City at the time of development pursuant to City ordinances.

3.10.1 Other Agency Approval. Prior to issuance of any building permit or grading permit, Landowner shall obtain, at its expense, all permits and agreements as required by other agencies having jurisdiction over drainage, water quality or wetlands issues including, but not limited to, the Regional Water Quality Control Board ("RWQCB"), the Army Corps and the California Department of Fish and Game.

Landowner shall prepare and implement a Storm Water Pollution and Prevention Plan (SWP3), and shall construct and maintain Best Management Practices (BMPs) as required by law, the SWP3 and as approved by the City, concurrently with construction of any improvements. Landowner shall obtain a permit from the RWQCB for the General Construction Storm Water Permit Compliance Program, as required by law, prior to the start of any construction, including grading on the Property.

3.10.2 Storm Drains. Landowner shall construct storm drain mains and

laterals in accordance with the Drainage Master Plan and Phasing Plan and with the City's then current Improvement Standards and shall provide laterals to serve all parcels on the Property, including, but not limited to, park sites. Storm drain laterals shall be constructed to the property line concurrently with the construction of connecting open channels or storm drain mains. Storm drainage system designs shall include applicable Best Management Practices with the goal of preventing or reducing pollutants from entering receiving waters in accordance with the City's Storm Water Management Program and the then current MS4 permit requirements. Should grading alter the natural drainage patterns and it becomes necessary to redirect drainages across lands dedicated to the City, the Landowner shall be responsible for the installation of above ground constructed swales. Where constructed swales cross open space, the constructed swales shall be designed and installed in accordance with City's Open Space Preserve Overarching Management Plan to control and direct runoff to receiving waters as appropriate. Landowner shall be responsible for annual (or more frequent if needed) maintenance of said constructed swales until such time that the City develops the property, or City accepts the open space dedication.

3.10.3 Grant of Floodplain. Prior to or concurrent with approval of any final map containing areas within the 100-year floodplain as shown in Exhibit "S", Landowner shall grant an IOD to the City, or to a conservancy or other non-profit entity acceptable to the City, such areas within the Open Space Preserve Areas as shown in Exhibit "Y" and the land use plan for Property, set forth in Exhibit "E".

3.10.4 Drainage Easements. Where permanent drainage facilities to be owned and maintained by City are to be constructed by Landowner and are not located within road rights-of-way, as and when Landowner installs such drainage improvements, Landowner shall grant and City shall accept a non-exclusive public utility easement or temporary easement for the ownership and maintenance of such lines, together with access thereto for maintenance purposes only. The City shall not be required to accept or maintain any temporary drainage improvements. Easement widths for completed permanent drainage facilities shall be granted in accordance with the City's then current Improvement Standards. When those permanent drainage facilities not located within road rights-of-way and are to be placed on property owned by someone other than the Landowner of those facilities, the Landowner shall secure all necessary rights of entry and third party easements. All drainage outfall structures for storm drain flows leaving the Project shall be built as either temporary or permanent structures wholly on properties in the Project. The City will offer no power of eminent domain for such drainage outfall structures.

3.10.5. Drainage Improvements and Work Upon City Owned Property. The drainage channels shall be generally designed as earthen structures with side slope stabilization and longitudinal slopes that will provide positive storm water flow and minimize standing water. Maintenance vehicle access across the channel in the adjacent

open space will generally be located as shown in the Open Space Transition Plan. Access roads, access ramps, fencing and landscaping shall be constructed per City standards. Where access roads cross the channel, such access roads shall be constructed to allow small tractor loader (such as a Bobcat) to pass under the access road. The channel bottom shall support the wheel loading of maintenance equipment without compromising the integrity and/or flow line of the channel. The channels and storm water pumps for Road "G" shall be maintained by City with funds from the CFD for Public Services. City may program the use of maintenance access roads for pedestrian use.

All drainage improvement work on City property shall be at the expense of Landowner, and there shall be no reimbursements or credits for any off-site channel improvements. Prior to entry upon City property, Landowner shall secure an encroachment permit from City. All outside agency fees, permits, and mitigation for work on City property shall be the responsibility of Landowner. Material excavated from the construction of improvements within City property shall remain on City property.

Where end of pipe storm water management treatment is designed within the open channels as part of the overall storm water management plan, the design of such features shall meet the design objectives and parameters of the generally accepted storm water management design.

3.10.6. Off-Site Monitoring. City acknowledges that the existing drainage channel on City's Al Johnson Wildlife Area property is currently subject to overtopping and erosion during storm events. Landowner acknowledges and takes responsibility for erosion impacts to such City owned property that are attributable to an increase in flow onto the Al Johnson Wildlife Area property. With the design of the channel, Landowner shall produce a report and initial investigation to determine the stability of University Creek across City property. Landowner and City shall work cooperatively to develop a mutually agreed upon monitoring program to assess any future stability degradation of the channel that may result from Landowner's drainage plan and design. Remedial work that is required to maintain or restore the channel to a stable condition resulting from an increase in flows from the Project shall be the responsibility of Landowner. Landowner shall be responsible to secure any necessary permits and shall bear all costs associated with testing, monitoring, and stabilization with funds from the CFD for Public Services.

3.10.7. Annexation Into Regional Flood Control Program. City administers a Regional Flood Control Program within the Pleasant Grove/Curry Creek watershed and collects drainage fees for the future mitigation of volumetric impacts to downstream properties. Landowner acknowledges that as a result of approval of the Project, City shall need to update the Regional Flood Control Program and the Drainage

Mitigation Fee in order to annex the Plan Area into the Regional Flood Control Program benefit area. Landowner and City shall use their best efforts to cause such update to be completed within twelve (12) months of the Effective Date of the Agreement. Until such update has been completed and approved by City, Landowner agrees to pay the then current Drainage Mitigation Fee. When a new Drainage Mitigation Fee is adopted, Landowner shall pay the new Drainage Mitigation Fee for all DUEs for which building permits have not yet been issued.

3.11 Electric. Landowner shall provide electric utility improvements as provided in this Section, the Phasing Plan and as shown in Appendix “B” of the Dry Utility Plan for the Project.

3.11.1 On-Site Electric Facilities. For purposes of this section, “on-site” means within the Property. Concurrently with the construction of the adjacent roadways and as specified in Section 3.3, Landowner agrees to construct, or finance the construction of, on-site 12kV electric distribution facilities as directed by the Electric Utility Director. Landowner shall construct or finance construction of on-site 12kV electric distribution facilities in accordance with final on-site electric distribution designs for the Project as directed by the Electric Utility Director in accordance with applicable City Electric Utility Department Specifications. Design of any final electric utility improvements (off-site, on-site, in-tract), including streetlights, shall commence prior to receipt of approval of improvement plans for the applicable Project roadways. Any costs of re-design of electric improvements due to adopted improvement plans shall be borne by Landowner.

3.11.2 Off-Site Electric Facilities. For purposes of this section, “off-site” means outside of the Project. Concurrently with the construction of any phase of the Project, Landowner agrees to construct, or finance the construction of off-site 12kV electric distribution facilities as directed by the Electric Utility Director. Landowner shall construct or finance construction of off-site 12kV electric distribution facilities in accordance with final off-site electric distribution designs for the Project as directed by the Electric Utility Director in accordance with applicable City Electric Utility Department Specifications. Design of any final electric utility improvements (off-site, on-site, in-tract), including streetlights, shall commence prior to receipt of approval of improvement plans for the applicable Project roadways. Any costs of re-design of electric improvements due to adopted improvement plans shall be borne by Landowner. The City acknowledges that pending construction of final roadways the first developments may be fed by temporary facilities, if there is available electric capacity to serve the Project, subject to the approval of the design by the Electric Utility Director in accordance with applicable City Electric Utility Department Specifications. All costs associated with the design, installation, and removal of the temporary facilities will be borne by the Landowner.

3.11.3 CSP Electric Substation. Pursuant to the development agreement in the CSP, CSP landowners are required to dedicate to City, grade and provide access to a parcel in the CSP (designated Parcel C-81 in the Specific Plan) for an electric substation to serve the CSP (the "Substation Site"). Under the development agreement between CSP landowners and City, such Substation Site must be provided to City prior to issuance of the 500th residential building permit, or combination of building permits, in the CSP. Should the Substation Site not have been dedicated to City, graded with access provided at the time that Landowner wishes to proceed with development of the Project, Landowner shall have the right to cause such dedication, grading and provision of access to the Substation Site for City to construct the electric substation that will serve both the CSP and the Project. Landowner acknowledges that, in the absence of any available capacity utilizing temporary lines that could serve the Project on an interim basis, the CSP electric substation must be in operation and 12kV circuits extended to the Project for electric service to be provided to the Plan Area. In addition to the Substation Site, Landowner shall install an all-weather access road along the south side of Pleasant Grove Creek from the southeast corner of the CSP to the Westbrook Boulevard bridge crossing over Pleasant Grove Creek sufficient to allow the construction and maintenance of the 60kV overhead power line required to feed the CSP electric substation.

3.11.4 60kV Disclosure. Landowner shall include a notice in the project CC&R's and its sales documentation advising property owners adjacent to the existing 60 kV easement areas shown on Exhibit "U" and the future 60kV easement line on the east side of Westbrook Boulevard and the southern Project boundary along Road A that the City may utilize the public utility easements to construct 60kV overhead electric lines.

3.11.5 Streetlights. Concurrent with the construction of the adjacent roadways, Landowner agrees to construct, or finance construction of, streetlights within the Property, as directed by the Electric Utility Director. Except as may otherwise be permitted by the Electric Utility Director, no street shall be accepted by the City unless and until streetlights have been installed in accordance with the Specific Plan and applicable requirements of the Electric Department. Streetlights shall meet Roseville Electric's specifications for residential and/or commercial construction in effect at the time the construction improvement plans are approved and issued by the City.

3.11.6 Electric Efficiency and Demand Reduction. In order to mitigate demand for energy supplies and comply with state mandated energy efficiency goals, the following energy efficiency and load management requirements are hereby established:

1. All residential dwelling units will install residential air conditioning units with the following sets of parameters, as a minimum standard:
 - a. A Seasonal Energy Efficiency Rating (“SEER”) of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California Regulations, up to a total maximum of 18 points including the 2 point premium, an Energy Efficiency Ratio (“EER”) of 12.5 or greater. The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 18 points, and an EER rating of 12.5 or greater will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department’s Retail Energy Services Department.
2. All commercial air conditioning units 5 tons or less (<65,000 btu/h) shall meet the current Consortium for Energy Efficiency (“CEE”) Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by Roseville Electric Utility.
3. Every garage of each Low Density Residential and Medium Density Residential unit must be considered “electric vehicle ready”, which includes, but is not limited to, a ¾” conduit raceway to a spare electric box in the garage that is sized for a future 40-amp, 220-volt outlet. A 40-amp, 220-volt breaker space shall be made available at the residential unit’s electrical panel.

3.12 Parks, Open Space, and Bike Trails. Landowner shall dedicate to City a total of 22.1 acres of active park land and 134.8 acres of open space lands, and 10.7 acres

of paseos, pay fees for construction of park improvements, trail improvements, construct park frontage improvements as set forth in this Section and the Phasing Plan and as shown in Exhibit "V", and install communication conduit to each park site per City standards.

Landowner shall not construct any private single access gates or private access from single homeowner's property onto public spaces, such as parks, preserves, and paseos. Additionally, Landowner shall place the foregoing restriction as applicable to homeowners in the CC&R's for any single family residential subdivision.

3.12.1 Park and Open Space Dedications. Landowner shall dedicate to City a total of 22.14 acres of active neighborhood parkland, and 134.8 acres of open space. The following seven park parcels, and twenty-eight open space parcels shall be dedicated to City as described below and shown in Exhibit "V":

1. A 1.28-acre, more or less, portion of the Property for the purposes of a public park, shown as Parcel AR-60;
2. A 1.87-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-61;
3. A 10.11-acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-62;
4. A 1.72 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-63;
5. A 2.12 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-64;
6. A 3.04 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-66;
7. A 2.00 acre, more or less, portion of the Property for the purpose of a public park, shown as Parcel AR-67;
8. A 0.58 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-70;
9. A 0.32 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-71;
10. A 0.98 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-72;

11. A 0.98 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-73;
12. A 0.60 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-74;
13. A 0.76 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-75;
14. A 0.36 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-76;
15. A 0.85 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-77;
16. A 0.46 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-78;
17. A 0.39 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-79;
18. A 1.10 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-80;
19. A 1.15 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-81;
20. A 3.81 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-90;
21. A 4.15 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-91;
22. A 28.67 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-92;
23. A 5.99 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-93;
24. A 2.30 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-94;

25. A 2.73 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-95;
26. A 7.72 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-96;
27. A 40.08 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-97;
28. A 7.88 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-98;
29. A 0.49 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-99;
30. A 1.22 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-100;
31. A 0.95 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-101;
32. A 0.65 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-102;
33. A 0.65 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-103;
34. A 0.88 acre, more or less, portion of the Property for the purposes of open space (paseo), shown as Parcel AR-104; and
35. A 28.82 acre, more or less, portion of the Property for the purposes of open space, shown as Parcel AR-105.

Landowner shall dedicate any park lands and Open Space Parcels as an IOD on the Large Lot Final Map. The Large Lot Final Map (which can be recorded in phases under Section 3.3.1 above) shall create separate parcels for those park and Open Space lands in the portion of the Property covered by the particular Large Lot Final Map. City shall accept such dedication of any park land Parcels in a particular phase of the Project at the time when all infrastructure improvements (e.g., curb and gutter, roadway, utilities, utility stubs, bike trail grading, parcel grading, etc.) adjacent to the parcels being dedicated, i.e., frontage along the parcel, are substantially complete, and the Public Services CFD formed under Section 3.19.1 below is generating a minimum of

\$1,000 for each acre of park land being accepted by City.

Dedication of Open Space and Preserve parcels shall be in accordance with Section 3.12.9.1 and the City's Open Space Preserve Overarching Management Plan and any 404 Permit conditions.

In the event the Landowner uses any of the above mentioned parcels for temporary construction activity or staging (e.g., detention basins, rock crushing operations, dirt/debris stockpiling, etc.), Landowner shall, prior to acceptance by City, restore the site to a rough graded condition in accordance with an approved grading and drainage plan such that the restored condition is like what existed prior to such temporary construction or staging activity.

3.12.2 Financing for Parks. The construction of improvements to parks within the Property shall be financed from the payment by Landowner of the City-Wide and neighborhood park fees and in lieu park fees established for the Property in the Project's Parks, Bike Trails and Paseos Financing Plan ("Parks Financing Plan," Exhibit "W").

3.12.2.1 Financing for Neighborhood Parks. The construction of the neighborhood park sites within the Property shall be financed from payment by Landowner of the park fees.

The City agrees that the total amount to be financed by Landowner pursuant to this Section 3.12.2.1 for the design, construction and inspection of such neighborhood park improvements shall not exceed the amounts as set forth in the Parks Financing Plan, with amounts distributed among the park sites on the Property, and which amount is adjusted by the percentage change, annually on July 1, utilizing the Engineering News Record, Construction Cost Index for the United States 20-city average.

3.12.2.2 Maintenance District Financing. Pursuant to Section 3.19 below, Landowner shall support the formation of the Community Facilities District - Public Services ("Services CFD") District defined therein. Among other things, the Services CFD shall be authorized to levy special taxes or assessments on the Property and to provide maintenance of the neighborhood parks, streetscapes, and paseos.

3.12.3 Neighborhood Park Fee. In accordance with the park financing plan for the Property, Landowner shall pay a neighborhood park fee (the "Neighborhood Park Fee"), upon the issuance of each residential building permit within the Project, to fund neighborhood park construction. Such Neighborhood Park Fee shall be \$2,900 per Low Density Residential unit, \$2,478 per Medium Density Residential unit, and \$2,055 per High Density Residential unit (but excluding carriage

units, which shall not pay neighborhood park fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI (Construction Cost Index). All such Neighborhood Park Fees shall be deposited into the applicable neighborhood park fee fund.

The Neighborhood Park Fee, as calculated herein, is figured on 100% of the total dwelling units proposed to be entitled in the Property for construction of Neighborhood Parks within the Property. City may conduct an annual re-assessment of Park fees for the Property subject to this Agreement and adjust the fee upward if underutilization of entitled dwelling units for the Property subject to this Agreement exceeds 10%, provided, however, that in the case of any shift of LDR units to MDR parcels in the Property, the annual fee adjustment threshold shall be where the shift of such LDR units to MDR parcels exceeds 5% of the LDR units in the Plan Area. In the event of a rezoning of any parcel(s) in the Property that creates a park funding shortfall, City shall require supplemental neighborhood and City-Wide park fees to fund such shortfall from the rezoned parcel(s).

At the end of the development phase, City shall review development progress of Neighborhood Parks to determine if development is on target as it relates to collection of park fees by phase or sub-phase. City shall review the development phase with overall neighborhood park development and any impacts, particularly if subsequent phases will need to utilize funding previously collected for development. At the completion of all residential and neighborhood park development, according to the park financing plan for the Project, if there are any remainder fees, City shall, within thirty (30) days of filing a notice of completion of the last neighborhood park for the Project, refund to Landowner a pro-rata share of any remainder fees.

3.12.3.1 Neighborhood Park Frontage Improvements. When installing road improvements adjacent to neighborhood park sites, Landowner shall construct the frontage improvements (excluding landscaping), which include curb, gutter, and stub utilities for the park site, subject to direction from City on the location of such utility stubs. At the time Landowner installs infrastructure frontage improvements for the neighborhood parks, Landowner may construct the sidewalks, as specified in the Specific Plan and upon mutual consent of the City and Landowner.

3.12.4 City-Wide Park Fee. Upon issuance of each residential building permit within the Project, Landowner shall pay a City-Wide park fee (the "City-Wide Park Fee") to fund the construction of City-Wide park facilities in the City. The City-Wide Park Fee, as described in Section 3.12.5 below, shall be \$1,670 per Low Density Residential unit, \$1,426 per Medium Density Residential unit, and \$1,183 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park Fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI.

3.12.5 City-Wide Park In-Lieu Fee. In accordance with the park financing plan for the Property, Landowner shall pay a city-wide park in-lieu fee for the land dedication component of the Project's City-Wide Park obligation (the "City-Wide Park In-Lieu Fee"), upon the issuance of each residential building permit within the Project, to fund improvements to the City-wide park in the WRSP or other city-wide parks within the City. Such City-Wide Park In-Lieu Fee shall be \$1,215 per Low Density Residential unit, \$1,038 per Medium Density Residential unit, and \$861 per High Density Residential unit (but excluding carriage units, which shall not pay City-Wide Park In-Lieu fees), subject to annual adjustment, on July 1, based on the percentage change in the CCI.

3.12.6 Paseo Facilities. Paseo facilities within the Project are located on modified primary residential streets with streetside paseos in the ARSP, consistent with the Specific Plan and Design Guidelines, and include a 10-foot wide Class 1A bikeway within a 35 foot landscaped/paseo corridor. The development of the paseos and streetscapes in the Project shall be in compliance with the then current WELO requirements. At the time of adjacent development, Landowner shall construct the entire landscape/paseo corridor and 10-foot wide Class 1A bikeway. Depending on the phased development requirements, once the elementary school in the Project is built and open, safe routes to the school shall be identified and implemented by Landowner at the small lot subdivision map stage. The costs of paseos shall be paid by Landowner.

3.12.7 Bike Trail Construction. The ARSP's Class 1 bike trails are only located either adjacent to drainage ways, an open space-fronting roadway, or along a P/QP parcel in the Specific Plan. Landowner shall design, secure necessary permits, and construct certain Class 1 bike trail improvements within the Property as shown on Exhibit "X" (the "Bikeway Master Plan") and as further described below. As more fully set forth in Exhibit "BB" hereto, the ARSP's Class I bike trails shall be constructed in the following segments, unless otherwise jointly agreed to by City and Landowner:

- (i) Segment 1 is located along the southern development portion of the ARSP from AR-63 to the connection point with the Al Johnson Wildlife Area, and shall be constructed by Landowner as part of the drainage structure maintenance road;
- (ii) Segment 2 is a Class 1 bike trail located along the east side of Westbrook Boulevard south of Road A and shall be constructed by Landowner when that portion of Westbrook Boulevard is constructed;
- (iii) Segment 3 is a Class 1 bike trail located along Road A east of Westbrook Boulevard, and shall be constructed by Landowner when that portion of Road A is constructed;
- (iv) Segment 4 is a Class 1 bike trail located along Road A adjacent to the P/QP parcel (AR-55) and shall be constructed when the City constructs

- the improvements on Parcel AR-55; and
- (v) Segment 5 is located along the western property line within or adjacent to Parcel AR-98 with an off-site connection extending southward to a connection with the drainage structure maintenance road in AR-93 as shown in the Specific Plan Design Guidelines. Segment 5 shall be constructed by Landowner as part of the drainage structure maintenance road and could be used as a Class 1 bike trail.

If a bike trail is completed prior to City's acceptance of open space within which the bike trail is located, City shall be responsible for bike trail maintenance. City shall enter into an agreement with Landowner memorializing such obligations and indemnifying Landowner for the public's use of the bike trail prior to City's acceptance of the open space, which shall include the recordation of a temporary maintenance and pedestrian access easement on and across the bike trail. Preparation of easement documents shall be the responsibility of Landowner. Upon completion of the bike trail and City's acceptance of open space within which the bike trail is located, City shall continue to be responsible for bike trail maintenance.

3.12.8 Entire Park Land Obligation. The City agrees that the provisions of the Specific Plan and the commitments contained herein satisfy Landowner's General Plan park obligations for the dedication and improvement of neighborhood and City-Wide parks and open space related to development of the Property.

3.12.9 Open Space Preserve Areas. Landowner shall obtain from the Army Corps a 404 Permit to fill wetland resources in conjunction with development of the Property. It is anticipated that the 404 Permit will include a condition that requires the preservation of certain environmental habitat. The areas in which such habitat will be preserved are known as Open Space Preserve Areas, as shown on Exhibit "Y" and consist of the following three parcels:

1. A 28.67-acre, more or less, portion of the Property for the purposes of drainage, flood control, fuel modification (not fire breaks), and preservation of wetland habitat and open space, shown as Parcel AR-92;
2. A 40.08 acre, more or less, portion of the Property for the purposes of drainage, flood control, fuel modification (not fire breaks), and preservation of wetland habitat and open space, shown as Parcel AR-97; and
3. A 28.82 acre, more or less, portion of the Property for the purposes of drainage, flood control, fuel modification (not fire breaks), and preservation of wetland habitat and open space, shown as Parcel AR-105.

3.12.9.1 Conveyance of Open Space Preserve Area. Upon the satisfaction by Landowner of all conditions of the 404 Permit, and completion of any corresponding monitoring and reporting that may be required by the 404 Permit during the Establishment Monitoring phase and subject to the formation of the Perpetual Monitoring Phase Public Services CFD as described in Sections 2.7.3, 2.7.4 and 3.19 of this Agreement, and following completion of all Preserve improvements, including, but not limited to, utility crossings, outfalls, bike trail grading, flood control facilities, open space perimeter fencing as may be required by the 404 Permit, maintenance access ramps, and water quality features, Landowner shall convey to the City, in accordance with the City's Open Space Preserve Overarching Management Plan, and City shall accept, in fee, the property comprising the Open Space Preserve Area shown in Exhibit "Y". Landowner shall use its commercially reasonable best efforts, including, but not limited to, retention of consultants that specialize in Army Corps consultations, to obtain written verification from the Army Corps that success criteria for the on-site Preserve Area Establishment Monitoring Phase have been met. In lieu of obtaining written approval from the Army Corps, the Establishment Monitoring Phase can be deemed complete upon receipt of a letter from Landowner to the Army Corps with a copy provided to City on the same date notifying the Army Corps that the Establishment Monitoring Phase of the particular Preserve is complete. Any such letter shall indicate that the Army Corps' concurrence with the Landowner's determination will be assumed unless the Army Corps responds to the contrary within thirty (30) days. If the Army Corps does not respond within thirty (30) days, the Establishment Monitoring Phase will be considered complete. Upon completion of the Preserve improvements set forth above, Preserve ownership and perpetual management responsibilities can then be transferred to the City in accordance with the process identified in the City of Roseville Open Space Preserve Overarching Management Plan.

3.12.9.2 Open Space Frontage Improvements. When installing road improvements adjacent to the open space, Landowner shall construct the frontage improvements. Frontage improvements shall include sidewalks, split rail fencing and landscaping/irrigation.

- 3.13 School Fee Agreements. Landowner has entered or will enter into separate written agreements with the Roseville City School District and the Roseville Joint Union High School District (collectively "the Districts"), to mitigate the impacts of development of the Property on said Districts. Such agreements outline the timing and delivery of school sites and the timing and obligation for school construction. With the execution thereof, City agrees that City shall process and approve any subdivision maps or other such entitlements for the Property and issue any building permits for development thereof consistent with the Entitlements.

3.14 Miscellaneous Public Facilities and Services.

3.14.1 Fire Tax Equivalent Fee. The Fire Service Construction Tax set forth in Chapter 4.46 of the Roseville Municipal Code is no longer in effect. Landowner or its respective successors shall pay a fee equal in amount to the discontinued Fire Service Construction Tax at issuance of building permit. Landowner hereby consents to and waives any objection to the imposition of such substitute fee.

3.14.2 Placer County Capital Facilities Fee. In consideration of the annexation of the Property to City, Landowner shall pay the Placer County Capital Facilities Fee adopted by the City, in the amount then being assessed by the City; provided, however, if such impact fee is not effective or is for any reason suspended by the City, then Landowner shall pay such fee in the amount previously and most recently assessed by the City. Such fee shall be paid upon the issuance of each building permit within the Property.

3.14.2.1 City Public Facilities Fee. Upon the issuance of each residential building permit within the Project, Landowner shall pay the City Public Facilities Fee (Roseville Municipal Code Chapter 4.52) .

3.14.3 Public Benefit Fee. As partial consideration for this Agreement, to offset a portion of the impact of the Project and the associated tax sharing agreement with Placer County, and to ensure that the Project will benefit current and future residents of Roseville, Landowner, upon the issuance of each residential building permit within the Project, shall pay a Public Benefit Fee for each residential unit in the Project. The Public Benefit Fee for each low density and medium density residential unit shall be \$1,280. The Public Benefit Fee for each high density residential unit shall be \$845.

3.14.4 Liens, Encumbrances, Covenants, Conditions and Restrictions. Except as approved by City or provided for by this Agreement, all property to be conveyed in fee to City pursuant to this Agreement shall be free of any liens, financial encumbrances, special taxes, hazardous materials or assessments. Landowner shall, for each such conveyance, provide to City, at Landowner's expense, a current preliminary title report and preliminary site assessment for hazardous waste in a form approved by the City Attorney. Any policy of title insurance required by City shall be at City's expense.

3.14.5 Signage for Future Public Facilities. Landowner shall provide and install signage at the following public facility sites to alert residents of future facilities: fire station site (AR-54), well site (AR-55), two sewer lift station sites (AR-56 and AR-57), park sites (AR-60, AR-61, AR-62, AR-63, AR-64, AR-66, AR-67), solid waste recycling site (AR-55), bike trails where they will abut residential property, the NAPOTS Area

(where it abuts residential land uses), and the school site (AR-50), per City specifications and applicable sign permits.

3.14.6 Library Facilities. Landowner agrees to participate and pay its fair share of the capital cost of library services in the event that the City should amend its current City-Wide Public Facilities fee to include library facilities or adopts any other equitable financing mechanism for the provision of library facilities.

3.14.7 Construction Waste. Landowner shall require construction contractors and subcontractors to reduce construction waste by recycling a minimum of 50% of construction materials or that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed. Landowner shall require that contractors and subcontractors submit to the City Environmental Utilities Department annual records of waste diversion and disposal in order to verify compliance with this requirement.

3.14.8 Weed Abatement on P/QP Parcels. Prior to dedication of any P/QP parcel to City, Landowner shall maintain such P/QP parcel to meet City's weed abatement standards and to keep such parcel free from property transformation, either whole or in part, into a wetland or other legally protected area.

3.14.9 Orthophotography of Plan Area and GIS Support. Landowner agrees to pay its fair share of the cost of orthophotography of the Plan Area. The total cost for the Plan Area is \$351.54. The above payment shall be due within ten (10) days after the first Large Lot Final Map approval for the Property.

3.14.10. Solid Waste Recycling Site (AR-55). Landowner shall be responsible to grade Parcel AR-55, and provide Parcel AR-55 to City without environmental or other constraints as provided in this Agreement. At Landowner's expense, all site grading shall be completed prior to the dedication of the solid waste recycling site to City consistent with City's Grading Ordinance. Where retaining walls are required, the retaining wall shall be a split-faced keystone style wall or comparable quality and design, to be installed by Landowner. This work shall be completed with the construction of the roadway fronting Parcel AR-55.

3.15 EIR Mitigation Measures. Notwithstanding any other provision in this Agreement to the contrary, as and when Landowner elects to develop the Property, Landowner shall be bound by, and shall perform, all mitigation measures contained in the EIR related to such development which are adopted by City and are identified in the mitigation monitoring plan or the EIR as being a responsibility of Landowner, and shall be subject to any fees which may be enacted by City to implement any mitigation measures contained in the EIR.

3.16 Waiver. In consideration of the benefits received pursuant to this Agreement, Landowner, on behalf of itself and its respective heirs, successors in interests and assigns, waives any and all causes of action which it might have under the ordinances of the City of Roseville or the laws of the State of California or the United States with regard to any otherwise uncompensated or under-compensated conveyance or dedication of land or easements over the Property or improvements that are specifically provided for in this Agreement that are required in conjunction with changes to this Agreement or the Specific Plan that are requested by Landowner, or that are logically implied by this Agreement. This waiver shall not apply to any conveyances or dedications of land or easements that are not specifically contained in this Agreement and are subsequently desired by the City.

3.17 Community Facilities District – Public Facilities (Project Infrastructure).

3.17.1 Formation. Landowner and City may form a Community Facilities District or Districts for the purpose of financing the construction and/or acquisition of public infrastructure and facilities within the Property ("Project CFD(s)"). If requested by Landowner, City and Landowner, shall use their best efforts to cause to be formed the Project CFD(s) for the purpose of financing the acquisition or construction of some or all of the improvements and facilities eligible for CFD financing (the "CFD Eligible Improvements") within and associated with the Project, including those improvements which will mitigate impacts of the Project upon areas inside and outside of the Project, and will be owned, operated and maintained by the City or another public agency.

More specifically, the CFD Eligible Improvements are those improvements including, but not limited to arterials, collectors, roadways serving bus transfer facilities, and unloaded primary residential roads; traffic signals; right of way acquisitions; bridges/culverts, water, sewer, recycled water, and drainage improvements and appurtenances; landscape and landscape irrigation and drainage facilities; environmental mitigation and remediation; bicycle and pedestrian facilities; parks, paseos, schools, park and ride facilities, bus facilities, police protection, fire protection, modification to and or undergrounding of existing improvements; wetlands; electrical and dry utility improvements; transit improvements; masonry walls; development impact fees; design, engineering, surveying, construction management, and security for CFD Eligible Improvements; and other improvements as which are defined as authorized improvements under the Project CFD(s) selected by the City or any ordinance under the City.

Formation of the Project CFD(s) shall be pursuant to and consistent with the requirements of this Agreement and Government Code Section 53311, *et seq.* Landowner shall be allocated a share of infrastructure costs and assessed special taxes as specified in a tax formula agreed to by City and Landowner, in accordance with the financing plan for the Project, provided, however, that City agrees that, to the extent

permitted by law, City shall allow for separate improvement areas in the Project CFD boundary and/or separate CFDs such that default by one portion of the Project that may no longer be owned by Landowner of its CFD obligations does not place Landowner in default. The rights and obligations under this Section 3.17 shall survive the termination or expiration of this Agreement.

3.17.1.1 Nothing in this section shall be construed to require Landowner to form a CFD nor, if formed, to preclude the payment by an owner of any of the Parcels to be included within the CFD a cash amount equivalent to its proportionate share of costs for the CFD Improvements, or any portion thereof, prior to the issuance of bonds.

3.17.1.2 If Landowner desires to pursue a Community Facilities District, City and Landowner agree that, with the consent of Landowner and to the extent permitted by law, City and Landowner shall use their best efforts to cause bonds to be issued and in amounts sufficient to affect the purposes of this section. City and Landowner further agree that, with the consent of Landowner or their successor(s) in interest, and to the extent permitted by law, the City agrees to the following:

- (a) Maximum Annual Taxes for residential units, when aggregated with all other existing or expected taxes and assessments (excluding homeowners association assessments), shall not exceed 2.00% of the assessed valuation, net of the homeowner's exemption (2% Test).
- (b) The Special Tax shall be levied for as long as needed to service the principal and interest on bond debt, and to pay for any additional authorized facilities not reimbursed with bond proceeds as defined in the Funding, Construction, and Acquisition Agreement. However, the Special Tax shall be levied for a period that allows for at least two non-overlapping bond sales to cover deferred fees as set forth in (i) below. The Special Tax levied may exceed 50 years.
- (c) City shall not unreasonably deny the Maximum Annual Tax escalating at 2% per year.
- (d) Authorized facilities shall include, among other items, development impact fees for public improvements.
- (e) Annual Costs shall provide that special taxes not used for debt service and City administration be paid to Landowner, for any authorized facilities not reimbursed with bond

proceeds (pay-as-you-go). City shall reasonably consider a reasonable interest component for any authorized facilities reimbursed with pay-as-you-go provided for in the Funding, Construction and Acquisition Agreement defined below.

- (f) Landowner may utilize the Statewide Community Infrastructure Program ("SCIP") program for any eligible impact fees.
- (g) Landowner may utilize a phased bond sale or sales.
- (h) Landowner may utilize private placement of bonds.

Bonds proceeds from bond sales commencing in the year 31 timeframe shall, subject to SPRTA agreeing to the deferral of the SPRTA Tier II Traffic Fee, include an amount no greater than fifty percent (50%) of the SPRTA Tier II Traffic Fee, currently set at \$6,332.96 per residential unit, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted, that would normally be paid at the time of issuance of building permits for low, medium, and high density residential dwelling units.

Notwithstanding any provision in this Agreement to the contrary, any amount exceeding fifty percent of \$6,332.96, adjusted as the SPRTA Tier II Traffic Fee may be subsequently adjusted (or exceeding such actual lesser amount for MDR or HDR units determined by City), per residential unit shall be due and payable to City upon issuance of a building permit commencing with the first applicable building permit for the Project. Notwithstanding any other provision in this Agreement to the contrary, the SPRTA Tier II Traffic Fee required by City for non-residential development shall be collected upon issuance of building permit commencing with the first applicable building permit.

- (j) If a Project CFD(s) is formed, then, where adjustments (increases or reductions) in the number of allocated residential units or non-residential acreage involve transfer of residential units or non-residential acreage from one Large Lot parcel to another Large Lot parcel in the Plan Area, City may, in its sole discretion, allow for the transfer of

the assigned special tax from one Large Lot parcel to another, but only if (i) all such proposed special tax adjustments are agreed to in writing by the affected Large Lot parcel owners and City's Finance Director, and (ii) there is no reduction in the CFD maximum special tax revenue as a result of the transfer between Large Lot parcels. Should such a transfer of special taxes from Large Lot parcel to another Large Lot parcel result in an amendment to attachments 1 or 2 of the notice of special tax lien for the CFD(s), the Large Lot parcel owner requesting the transfer of special taxes shall bear the cost to affect the transfer in the CFD documents, and that property owner shall prepare the required amendments to the notice of special tax lien, including amendments to attachments 1 and 2 thereto.

Should the Project CFD(s) including the Property not be formed at the time that any particular building permit is issued within a large lot map parcel on the Property, or any property owner in the Project desires to pay all of the SPRTA Tier II Traffic Fee rather than defer payment to such future CFD bond proceeds, then all of the SPRTA Tier II Traffic Fee shall be paid at the time of issuance of such building permit(s). Upon formation of the Project CFD(s) including the Property, fifty percent of the SPRTA Tier II Traffic Fee for unbuilt residential units shall be paid from bond proceeds in such bond sales commencing in the year 31 timeframe, unless a Project property owner desires to pay such fee at the time of issuance of building permit(s).

3.17.1.3 Concurrent with any formation of a CFD, Landowner and City shall enter into a shortfall agreement as defined in the Funding, Construction, and Acquisition Agreement, in form and substance acceptable to City, whereby Landowner shall covenant to finance its fair share of the costs of the CFD Eligible Improvements, to the extent that the bonds issued by the CFD do not provide sufficient funding for the completion of such Improvements, subject to reimbursement/acquisition by pay-as-you-go proceeds, to the extent available.

3.17.1.4 Nothing herein shall be construed to limit Landowner's option to install the public improvements through the use of traditional assessment districts or private financing.

3.17.2 Effect of CFD Financing on Credits and Reimbursements.

Wherever the terms of this Agreement provide for (a) credits or (b) reimbursements to Landowner for construction of certain improvements, and such improvements are financed by the CFD, development fees otherwise applicable to such improvements shall be adjusted as necessary to reflect construction with CFD funds. Credits or reimbursements owed to Landowner shall not be affected or reduced because

improvements for which credits or reimbursements are due were financed with CFD special taxes or bond proceeds.

3.18 Completion of Improvements. City generally requires that all improvements necessary to service new development be completed prior to issuance of building permits (except model home permits as may be provided by the City's Subdivision Ordinance). However, the parties hereto acknowledge that some of the CFD Eligible Improvements associated with the development of the Property may not need to be completed to adequately service portions of the Property as such development occurs. Therefore, as and when portions of the Property are developed, all CFD Eligible Improvements required to service such portion of the Property in accordance with the Entitlements (e.g., pursuant to specific tentative map conditions or other land use approvals) shall be completed prior to issuance of any building permits within such portion of the Property (except permits for model homes, which may be issued sooner in accordance with the City's Subdivision Ordinance). Provided, however, the Public Works Director may approve the issuance of building permits prior to completion of all such CFD Eligible Improvements if the improvements necessary to provide adequate service to the portion of the Property being developed are substantially complete to the satisfaction of the Public Works Director.

All wet utilities to be installed by Landowner will be subject to the review and approval of the City Environmental Utilities Department. In connection therewith, Landowner shall be responsible for coordinating the alignment of all such planned and future utilities within the applicable rights-of-way to the satisfaction of the City Environmental Utilities Director.

3.19 Community Facilities District – Public Services (Services CFD).

3.19.1 Formation.

3.19.1.1 Consent, Waiver and Special Benefit. No residential building permit, excluding permits for model homes, or certificate of occupancy for non-residential uses, shall be issued until a Community Services District - Public Services has been formed to include the Property ("Public Services CFD"). Landowner consents to and shall cooperate in such formation or other such financing mechanism for maintenance purposes and consent herewith to the levy of such special taxes as are necessary to fund the maintenance obligations described in Section 3.19.2. Formation of the Public Services CFD shall be pursuant to and consistent with the requirements of this Agreement and Government Code Section 53111, *et seq.* The Public Services CFD will fund maintenance of street frontage and median landscaping, open space and neighborhood parks. The assessment amounts shall be defined in the Parks Financing Plan for street and median landscaping and neighborhood parks in the Project. The open space management and maintenance costs shall be determined prior to formation

of the Public Services CFD based on the final 404 permit, for the Project and other federal and state permits and approvals, the amount of Open Space Preserve, vehicle access into the Open Space parcels for maintenance, the quality and quantity of sensitive resources, the amount of residential interface along the open space edges, the final drainage channel design, and consistency with the City's Open Space Preserve Overarching Management Plan. The rate and method for the Public Services CFD shall reflect differential tax rates between low density residential, medium density residential, high density residential, and non-residential land uses.

3.19.1.2 Zones of Benefit. The Services CFD may be divided as necessary into zones of benefit and between which the amount of assessment may vary.

3.19.2 Public Services. The Public Services CFD shall provide the funds required for the performance of maintenance, monitoring and reporting obligations and may include, but not limited to, the following:

3.19.2.1 Autumn leaf cleanup for collector and local streets;

3.19.2.2 Maintain neighborhood parks;

3.19.2.3 Maintain paseos and sidewalks along collector streets and modified primary residential streets, medians and landscape corridors and all masonry walls along roadways within the Project, the masonry wall on the Project's eastern boundary and northern boundary, and the non-private property owner side of masonry walls and property between those walls and the NAPOTS Area;

3.19.2.4 Maintain bikeways and their appurtenances (drainage [limited to culverts or outfall pipes from adjacent subdivisions or roads], signs, benches, and striping);

3.19.2.5 Maintain City and neighborhood entry features within the Property, public rights-of-way and ancillary landscaping;

3.19.2.6 Conduct the environmental mitigation monitoring, and the annual review thereof, as required by the Mitigation Monitoring Plan related to the EIR;

3.19.2.7 Conduct all monitoring, reporting and adaptive management for Open Space Preserve areas, including the Off-Site Preservation Areas if accepted by City, described in Section 2.7.1 above. These tasks shall include any special management and monitoring actions identified in the 404 Permit (for created habitat success criteria) and as determined by a PAR analysis described in Section 2.7.4 (including any tasks required by any required Establishment Monitoring phase O&M Plan and during Perpetual Monitoring per the City's Open Space Preserve Overarching

Management Plan);

3.19.2.8 Maintain all water quality structural controls, storm management facilities (and programs) within RoW's and Open Space, including open channels and drainage swales constructed between storm drain outfalls and receiving waters, and conduct all monitoring, reporting and compliance measures as required by City's MS4 Permit;

3.19.2.9 Maintain flood control and drainage facilities including storm water channels, storm water pump stations, detention basins and created wetlands;

3.19.2.10 Maintain open space areas including general maintenance, signage and City-owned fence maintenance, and trash and debris collection;

3.19.2.11 Maintain fire breaks within open space areas, including during any required Establishment Monitoring Phase;

3.19.2.12 Maintain a Replacement Reserve Fund for repair and replacement of entry features, signage, lighting, and other special features including park features, structures, etc. included in the areas to be maintained through the Public Services CFD, as indicated in the Design Guidelines;

3.19.2.13 Maintain the bus shelters, bus stops, the park and ride lot, and bus signs; and

3.19.2.14 Maintain the NAPOTS Area referenced in Section 3.3.1 above until such time as the contract for the construction of the segment of Placer Parkway including the NAPOTS Area is executed.

3.19.3 Public Parcel Exclusion. Landowner expressly agrees that Parcels conveyed or to be conveyed to the City, Roseville City School District or Roseville Joint Union High School District shall be excluded from any assessment imposed by the Public Services CFD.

3.20 Community Facilities District – Municipal Services.

3.20.1 Formation.

3.20.1.1 Consent, Waiver and Special Benefit. No residential building permit, excluding permits for model homes, shall be issued until a Community Facilities District – Municipal Services (Municipal Services CFD) has been formed or

annexed to the City's existing Municipal Services CFD. Landowner consents to and shall cooperate in such formation or other such financing mechanism for services purposes and consent herewith to the levy of such special taxes as are necessary to fund the maintenance obligations described in Section 3.20.2. Formation of the Municipal Services CFD shall be pursuant to and consistent with the requirements of this Agreement and Government Code Section 53311, *et seq.* The initial amount of the maximum special tax shall be in accordance with the Municipal Services District Rate, Method, and Apportionment ("RMA"), and adjusted annually for inflation. The initial amount of the maximum special tax (for the 2015/16 City fiscal year, and as subsequently adjusted annually) shall be \$289.68 for LDR units, \$289.68 for MDR units, \$179.60 for HDR units, \$871 per acre for business professional land uses, and \$960 per acre for commercial land uses. City shall initiate the necessary steps to revise the RMA in the City's existing Municipal Services CFD to conform to the above-referenced initial amounts of maximum special taxes.

3.20.2 Municipal Services. The Municipal Services CFD shall provide the funds required to offset the Project's impact on City general fund resources available to pay for municipal services citywide, including the Project. The funds shall be utilized for general fund purposes.

3.20.3 Public Parcel Exclusion. Landowner expressly agrees that Parcels conveyed or to be conveyed to the City, Roseville City School District or Roseville Joint Union High School District shall be excluded from any assessment, imposed by the Services CFD.

3.21 Encroachment Permits, Landscape Maintenance Easements. Landowner and City agree to grant encroachment permit(s) or maintenance easements for all Services CFD's to Landowner or City or their agents, employees, successors, assigns, agents and employees, for the purpose of entry into the landscape easement and setback areas or City property (including streets and rights-of-way) to perform the maintenance obligations described herein.

3.22 Grading Permit. Prior to the onset of any construction activities, the Landowner shall apply for and obtain a grading permit from the City. All plans shall meet or exceed the intent of the then approved City Standards, the State Water Quality Control Board SWP3 requirements, and the State General Construction Permit. It is the Landowners responsibility to meet all criteria of any outside agency for grading adjacent to or within the Open Spaces.

Mass grading and the bulk movement of earthen material is encouraged. Where practical, and at the Direction of the City Engineer, a balanced mass grading plan shall be prepared for all that land within a disturbed water shed. Bulk material shall be moved on the onset of construction to ensure that future development sites balance, and

reduce the amount of future on-street transportation of bulk material on newly paved and existing City roads. The fee referenced below shall not apply to hauling of earthen material crossing in a perpendicular manner, or parallel, to newly paved or existing City roads. In the event that bulk material is transported on or over newly paved and/or existing City roads (but not across in a perpendicular manner or parallel to such City roads), a premium of \$0.10 fee per yard of material shall be assessed at the issuance of the grading permit to compensate the City for deterioration of the road caused by the excessive loads, provided, however, that the City Engineer shall have the discretion to waive such fee in recognition of particular circumstances, including environmental constraints, faced when hauling bulk movement of earthen material.

With regard to any and all P/QP parcel dedications to City and at Landowner's expense, all site grading shall be completed prior to the dedication of the site consistent with City's Grading Ordinance, and where retaining walls are required, the retaining wall shall be a split faced key stone style wall or comparable quality/design to be installed by the Landowner.

3.22.1 Contour Grading Plan. Landowner shall submit a contour grading plan (the "Preliminary Contour Grading Plan") for City review and acceptance for the overall Project concurrently with the application for the first residential small lot tentative subdivision map in the Project. The Preliminary Contour Grading Plan shall serve as an informational tool to demonstrate how the overall earth work for the Project will balance and coincide with future improvements.

The Preliminary Contour Grading Plan shall consider underground utilities and facilities outlined in the Drainage and Sewer Master Plans. Edge conditions along the proposed developed areas and overland release points shall be delineated per City standards. The Preliminary Contour Grading Plan shall also identify cut and fill quantities for each phase and shall include a mass diagram for earthwork movement between phases and an identification of any import required to complete the Preliminary Contour Grading Plan. The Preliminary Contour Grading Plan Exhibit shall include existing topography and proposed finished grade contours in one foot (1') intervals along with depths of cut and fill in a grid pattern throughout the Project Area.

3.23 Fire Station Site. City and Landowner acknowledge that City is responsible for funding, construction, and operation of fire facilities necessary to serve the ARSP. Landowner shall dedicate to City a 3.02 acre site (AR-54) for use as a fire station (the "Fire Station Site") at the location shown in the ARSP and as shown in Exhibit "E" attached hereto. The net buildable area (i.e., an area of land which may be fully and completely utilized for structures and other improvements) shall be no less than 3.0 acres. Except as stated below, the timing of such dedication shall be subsequent to acceptance by City of all necessary infrastructure and utility

improvements to serve the Fire Station Site and completion of the grading requirements stated below or at such later time as determined by City.

By the time of issuance of the 1200th building permit in the Project, City may request that Landowner construct all infrastructure and utility improvements, including communication conduit per City SIC standards, to the Fire Station Site to accommodate construction of the fire station and that Landowner dedicate the Fire Station Site to City. At Landowner's expense, site grading shall be completed prior to dedication of the Fire Station Site and consistent with City's Grading Ordinance, and where retaining walls are required, the retaining walls shall be split faced key stone style or comparable quality/design, to be installed by Landowner. Upon dedication of the Fire Station Site to City as provided in this Section 3.23., there shall be no further restrictions on or requirements of City approvals or permits anywhere in the Plan Area related to the provision of fire facilities in the Plan Area.

3.24 Disclosures to Subsequent Purchasers. This Agreement shall constitute notice to all successors to Landowner hereunder, and to all subsequent purchasers of any lots and/or residential units within the Property, of the following matters:

1. Designation of Westbrook Boulevard as a truck route.
2. The existence of a Development Agreement on the Property. However, this notice shall not extend to the purchaser of a completed individual single family residential unit
3. The Project will be served by surface water supplies, with groundwater serving as the backup supply.
4. Recycled water will be used to irrigate parks and landscape setbacks, medians, paseos and other landscape areas including all multi-family and non-residential landscaping uses.
5. Requirement to implement water conservation measures per the project Water Conservation Plan (Exhibit "R"), which may include such measures as Smart Timers.
6. 60kV overhead power line easement on Parcels AR-96 and AR-55.
7. Aircraft overflights and associated noise.
8. Requirement for fifty percent (50%) reduction in construction waste stream.

9. Location of schools and parks within one mile.
10. Parcels adjacent to Open Space and storm water channels may have a public bike trail and appurtenances adjacent to said parcels.
11. Location of the well site.
12. Location of wastewater treatment plant and sewer lift stations, and proximity to the Western Regional Sanitary Landfill and Materials Recovery Facility, whose operations create the potential for occasional odors associated with operations of these facilities.
13. Owners of residential units adjacent to separated sidewalks shall be responsible to maintain area between curb and sidewalks.
14. Masonry walls adjacent to landscape corridors on arterial roadways abutting Low and Medium Density Residential land uses and other public facilities are owned by the City, which is responsible for their maintenance, repair and replacement. The private property side of masonry walls adjacent to Low and Medium Density Residential lands abutting the NAPOTS Area shall be located within private property and is to be maintained by private property owners. The outside of such walls adjacent to the NAPOTS Area and any property between the masonry walls and the NAPOTS Area may be maintained by the CFD for Public Services.
15. Solar envelope impact: Landowner shall disclose to all residential and nonresidential buyers that certain properties, specifically those adjacent to major arterials and collector streets where City-maintained landscaping is installed, may impact the buyer's opportunity to install solar panels or structures or the efficiency or effectiveness of such solar panels or structures and that this is primarily due to the trees within the street landscapes as being generally medium to large shade trees, which may cast shade, leaf litter, or other natural affects onto the adjacent property.
16. Demand cycle control units operated by Roseville Electric on residential air conditioner units.
17. To the west of the northwestern portion of the Property is a parcel of land commonly known as the Gleason Ranch, APN 017-020-029-000, which is in commercial agricultural production. Should CC&Rs not be recorded against the Property as provided for

herein, a separate notice of the presence of the Gleason Ranch and its commercial agricultural production next to the northwestern portion of the Property will be recorded against the Property by Landowner, including a separate recorded notice to the purchaser of all completed individual single family residential units located within the Property, notifying all such subsequent purchasers that their properties are located in the vicinity of the Gleason Ranch commercial agricultural production, which includes, or may include from time to time, operation of farm machinery, irrigation, noises, odor and dust generation, electrical and barbwire fencing, and aerial and ground application of pesticides, herbicides and fertilizers, as well as occasional hunting activities, all of which may occur at various times of the day or night. The notice will also notify future residents of the Property of the possibility of commercial and/or residential development on the Gleason Ranch property in the future.

18. Parcels adjacent to the NAPOTS Area shall be notified of the future Placer Parkway project and the potential for air quality and noise impacts.
19. Parcels adjacent to the Project's eastern boundary shall be notified of the potential for a future Placer Ranch Specific Plan.

If Landowner records any Property CC&Rs, such CC&Rs shall include the foregoing disclosures and the foregoing disclosures shall not be omitted or deleted from the CC&Rs without the City Attorney's prior written approval, with the exception of disclosure 17, which may not be omitted or deleted from CC&Rs.

3.25 General Signage.

A) Utility Sites (see Section 3.14.5): Landowner shall install signage at all future utility sites (including, but not limited to, the well, sewer lift stations, pumping stations, aquifer storage and recovery facilities, and public facility sites describing the facilities to be constructed on the subject site. Signs shall be provided per City specifications. The Environmental Utilities Director, City Engineer, and Electric Director, as appropriate, must review and approve sign layouts prior to installation/construction of any utility sites. The City Manager or his/her designee must review and approve sign layouts prior to installation/construction of any public facilities.

B) Affordable Housing: Landowner shall install signage at future affordable rental housing sites (excluding carriage units) describing the facilities to be constructed on the subject site. Signs shall be provided per City specifications. The City

Manager or his/her designee must review and approve sign layouts prior to installation by Landowner.

3.26 Masonry Walls. Landowner agrees to construct masonry walls, a minimum of 6-feet high, between the future Placer Parkway right-of-way (the NAPOTS Area) where Low Density Residential and Medium Density Residential land uses abut the future Placer Parkway right-of-way, prior to the occupancy of such residential land uses. The masonry walls shall be located on private property and, for the private lot owner side of the masonry wall, shall be maintained by the private property owners. CC&Rs for those subdivisions shall inform the private property owners of their maintenance responsibilities and shall require such walls to remain in place and maintained at all times.

3.27 Reimbursement to West Roseville Specific Plan.

A. In the event the ARSP constructs improvements in the CSP Area, Landowner acknowledges that the West Roseville Specific Plan ("WRSP") developer(s) have constructed and/or will construct improvements as set forth in Exhibits "II" and "OO" to the WRSP development agreements, which have been and/or will be oversized for the benefit of third parties such as the CSP. Landowner further acknowledges that City is obligated to use its best efforts in requiring reimbursement to WRSP from benefiting third parties. Such oversized improvements as specified in such Exhibits "II" and "OO" to the WRSP development agreements may include sewer, water, and recycled water. The reimbursements due the WRSP from the Project are also set forth in Exhibit "BB" to this Agreement. As set forth in this Section 3.27, Landowner shall pay its pro-rata share based on the number of DUEs allocated at the date of Project approval, as set forth in Exhibit "AA", to Landowner's Property in a large lot parcel. Landowner's pro-rata share for a large lot parcel shall be based on the following

LDR/MDR residential units allocated to a large lot
parcel at the date of Project approval (or DUEs for HDR
projects/non-residential projects)

Such payment for the DUEs in a large lot parcel in which a final small lot residential subdivision map or building permit (for high density residential or non-residential uses), is approved, as the case may be, shall be due and payable on the earlier of the formation of a CFD and issuance of bonds for such CFD serving that large lot parcel in Landowner's Property, or recordation of the first final small lot residential subdivision map, in the case of low density and medium density residential projects, or issuance of the first building permit for high density residential or non-residential projects, in such large lot parcel, subject to the following considerations:

- Landowner's pro-rata reimbursement to WRSP (as defined in this

Section 3.27) shall be required until such time Landowner's pro-rata reimbursement owed to WRSP has been fully satisfied or Landowner's Property has been fully built out.

- Once Landowner has made payments for reimbursement to the WRSP as set forth in this Section 3.27 for infrastructure and environmental and planning costs, respectively, for a large lot parcel, Landowner shall have no further reimbursement obligation to the WRSP for that large lot parcel.
- Reimbursements for WRSP improvements that have been constructed shall be paid as set forth in Section 3.27.D, subject to confirmation and approval by City of costs for work completed by the WRSP, according to the following hierarchy in determining costs for WRSP improvements for which the WRSP seeks reimbursement:
 - (1) Invoices for construction of WRSP improvements submitted by the WRSP to City; or
 - (2) if such invoices are not available, documentation of payment from the WRSP CFD for WRSP improvements; or,
 - (3) if such documentation of payment from the WRSP CFD is not available, the cost estimates for WRSP improvements as set forth in Exhibits "II" and "OO" to the WRSP development agreements and Exhibit "BB" to this Agreement.

Prior to City approval, Landowner shall have the right to review such requests for reimbursement from the WRSP, including all such documentation.

B. So as to not delay implementation of the Project, no final small lot residential subdivision map, any building permit for high density residential or non-residential uses, nor any certificates or occupancy regardless of use type, shall be withheld or delayed by City in the Project due to any delay in submission of requests for reimbursement, and documentation justifying such reimbursement, by the WRSP to City.

C. At the time that Landowner seeks recordation of a final small lot residential subdivision map, or issuance of a building permit for high density residential or non-residential uses, on any portion of a large lot parcel on Landowner's Property, WRSP developers may not yet have submitted invoices for the costs of WRSP

improvements completed and accepted by City (hereinafter, “completed WRSP Improvements”) for which reimbursement from the Project is sought by the WRSP, or provided documentation supporting payment for such by the WRSP CFD, as set forth in Section 3.27.A, and, as set forth in Section 3.27.E, certain WRSP improvements for which reimbursement is sought may not have been constructed. Landowner shall, at the time of recordation of a final small lot residential subdivision map or issuance of a building permit for a high density residential or non-residential use, pay to City Landowner’s pro-rata share of costs of such completed WRSP improvements (both invoiced or documented as set forth in Section 3.27.A and yet to be invoiced or documented as set forth in this Section 3.27.C.) and the yet to be constructed WRSP improvements for the DUEs allocated to such large lot parcel, as defined in Section 3.27.A (and as set forth in Exhibit “AA”), based on the actual costs or cost estimates of such infrastructure, as the case may be, set forth in Exhibits “II” and “OO” to the WRSP development agreements and Exhibit “BB” to this Agreement, and as described in this Section 3.27.C. City shall pay to the WRSP developers 100% of such reimbursements from the amounts paid by Landowner, until such time as the actual costs of completed WRSP improvements, as provided for in Section 3.27.A, have been paid in full, with reimbursed funds paid by Landowner, over and above the cost of completed WRSP Improvements, placed into an escrow account, as set forth (or as may be modified, as the case may be) in Section 3.27.D.

D. At the time that Landowner seeks recordation of a final small lot residential subdivision map, or issuance of a building permit for high density residential or non-residential uses, on any portion of a large lot parcel on Landowner’s Property, some WRSP improvements for which reimbursement is provided for in Exhibits “II” and “OO” to the WRSP development agreements and Exhibit “BB” to this Agreement may not have been completed and accepted by City. In such case, Landowner shall have the option of making payment to City for such yet-to-be built WRSP improvements as set forth in Section 3.27.C., or posting security acceptable to City, which could include a security bond. Such reimbursement funds shall be paid either to (1) the WRSP developer constructing such improvements, based on actual costs, as set forth in Section 3.27A, or (2) to Landowner or any other landowner(s) should such landowner(s) construct such improvements.

E. All P/QP parcels to be dedicated to City or to another public agency, e.g., school districts, shall not be subject to reimbursement to the WRSP. All reimbursements for improvements to the WRSP shall be subject to annual adjustment for CCI from the date that the WRSP Developer incurred the reimbursable cost to the date of reimbursement.

3.28 Reimbursement to Creekview Specific Plan.

A. Landowner acknowledges that the Creekview Specific Plan developer(s) have an obligation to construct improvements as set forth in Exhibits "Q", "V", "Y" and "KK" to the CSP development agreement, which will be oversized for the benefit of third parties such as Landowner. Landowner further acknowledges that City is obligated to use its best efforts in requiring reimbursement to the CSP from benefiting third parties. Such oversized improvements as specified in Exhibits "Q", "V", "Y" and "KK" to the CSP development agreement are for sewer, water and recycled water. The reimbursements due the CSP from the Project are set forth in Exhibit "BB" to this Agreement, and Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", and "Q-2" to this Agreement.

The Project's share of costs based on "flow in the pipe" shall be reimbursable to the constructing CSP developer(s) pursuant to this Section 3.28. That share of costs shall be fixed as a percentage based on the number of DUEs ("EDUs" in Exhibit "AA") allocated to Landowner's large lot parcel at the time of ARSP approval and set forth in Exhibit "AA" to this Agreement. The percentage shall be calculated using the allocated DUEs for each large lot parcel as provided in Exhibit "AA" as the numerator, and the total number of DUEs in the ARSP, including the Urban Reserve parcel, as the denominator.

Any reimbursement payment required to this Section 3.28 shall be due and payable to the constructing CSP developer(s), unless otherwise stated herein, upon the earlier of the formation of a CFD and issuance of bonds for such CFD serving that large lot parcel, or recordation of the first final small lot residential subdivision map, in the case of low density or medium density residential projects, or issuance of the first building permit for high density residential or non-residential projects, in such large lot parcel. Once Landowner has made it reimbursement payment(s) in full pursuant to this Section 3.28 for a large lot parcel in the Project, Landowner shall have no further reimbursement obligation to the constructing CSP developer(s) for that large lot parcel.

Reimbursements shall be paid directly to the constructing CSP developer(s) and not the City, unless (1) the reimbursement is owned to a CFD, in which case the reimbursements would pass through the City to the applicable CFD, or (2) the improvements have not yet been constructed, or constructed but not yet accepted by the City. If the improvements are not yet constructed, and Landowner must construct the improvements to serve the Project, then no reimbursement is owed by Landowner to the CSP, but rather the CSP developer(s) owe reimbursement to Landowner according to the same terms applicable to Landowner in this Section 3.28. For such reimbursable improvements that are constructed by the CSP, reimbursements shall be paid as set forth in this Section 3.28, subject to confirmation and approval by City of costs for work completed by the CSP, based only on invoices for construction of CSP improvements

submitted by the CSP to the City. Prior to City approval of such requests for reimbursements from the CSP, Landowner shall have the right to review such requests for reimbursements, including all required documentation. Actual costs of construction include those items set forth in Section 4.2.3.

B. So as to not delay implementation of the Project, no final small lot residential subdivision map, any building permit for high density residential or non-residential uses, nor any certificates of occupancy regardless of use type, shall be withheld or delayed by City in the Project due to any delay in submission of requests for reimbursement and/or documentation justifying such reimbursement by the CSP to City.

C. At the time that Landowner seeks recordation of a final small lot residential subdivision map, or issuance of a building permit for high density residential or for non-residential uses, on any portion of the Property, CSP developer(s) may not yet have submitted invoices for the costs of CSP improvements completed and accepted by the City (hereinafter, "Completed CSP Improvements") for which reimbursement from the Project is sought by the CSP, or provided documentation supporting payment for such reimbursement, as set forth in Section 3.28.A. In addition, certain CSP improvements for which reimbursement is sought may not have been constructed at the time that Landowner seeks recordation of a final small lot residential subdivision map or issuance of a building permit for high density residential or for non-residential uses on the Property. In the instances described in this Section 3.28.C., Landowner shall, at the time of recordation of a final small lot residential subdivision map or issuance of a building permit for a high density residential use or non-residential use, pay to City Landowner's pro-rata share of costs of such Completed CSP Improvements (both invoiced or documented as set forth in Section 3.28.A., or yet to be invoiced or documented as set forth in this Section 3.28.C.) and the yet to be constructed CSP improvements for the DUEs allocated to the particular large lot parcel in the Project, as defined in Section 3.28.A. (and as set forth in Exhibit "BB"), based on the actual costs or costs estimates of such infrastructure, as the case may be, set forth in Exhibits "Q", "V", "Y" and "KK" to the CSP development agreement and Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", "Q-2", and "BB" to this Agreement, and as described in this Section 3.28.C. City shall pay to the CSP developer(s) 100% of such reimbursements from the amounts paid by Landowner, until such time as the actual costs of Completed CSP Improvements, as provided for in Section 3.28.A., have been paid in full, with reimbursed funds paid by Landowner or other parties, over and above the cost of Completed CSP Improvements, placed in an escrow account controlled by City, as set forth or as may be modified, as the case may be, in Section 3.28.D.

D. At the time Landowner seeks recordation of a final small lot residential subdivision map, or issuance of a building permit for high density

residential uses or non-residential uses, on any portion of a large lot parcel on the Property, some CSP improvements for which reimbursement is provided for in Exhibits "Q", "V", "Y" and "KK" to the CSP development agreement and Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", "Q-2", and "BB" to this Agreement may not have been completed and accepted by City. In such case, Landowner shall have the option of making to City for such yet-to-be-built CSP improvements as set forth in Section 3.28.C., or posting security acceptable to City, which could include a security bond.

E. All P/QP parcels to be dedicated to City or to another public agency, e.g., school districts, shall not be subject to reimbursement to the CSP. All reimbursements for improvements to the CSP shall be subject to annual adjustment for CCI from the date that the CSP developer(s) incurred the reimbursable cost to the date of reimbursement.

3.29 Reimbursements to Third Parties. In the event that third parties construct sewer, water and/or recycled facilities in Westbrook Boulevard through the Property, and/or the ARSP fire station site, that are either required of or by Landowner or for which Landowner has responsibility for a pro-rata share, Landowner shall provide reimbursement to third parties for Landowner's share of the costs of such improvements as set forth in this Section 3.29. To effectuate reimbursement to such constructing third parties, Landowner shall pay to City a per DUE fee, to be paid large lot by large lot based on the ratio set forth below and the percentages set forth in Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1" and "Q-2", comprised of the following components, all as set forth in Exhibit "BB" to this Agreement: (i) Landowner's share of wet utilities in Westbrook Boulevard; (ii) Landowner's share of the ARSP fire station site. References herein to payments on a "large lot by large lot basis" shall mean payments based on the number of DUEs planned for such large lot, as more fully described in the ratio set forth below, which payments shall be due upon the recordation of the first final small-lot map for LDR/MDR residential units or issuance of the first building permit for HDR projects or non-residential projects within such large lot.

Payments by Landowner based on estimates set forth in Exhibit "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", and "Q-2" to this Agreement for the wet utilities in Westbrook Boulevard shall be annually adjusted by the CCI from the Effective Date of this Agreement to the date of payment. Payments by Landowner based on estimates set forth in Exhibit "CC" to this Agreement for the ARSP fire station site (excluding land value), shall be adjusted annually by the CCI from the Effective Date of the ARSP development agreements, to the date of payments.

Reimbursable costs shall include costs associated with design, engineering, construction management, staking, plan check and inspection fees, habitat mitigation (excluding any costs of state and federal permitting), and construction. Reimbursement

for costs for design, engineering, construction management and staking shall equal twenty percent (20%) of identifiable costs of construction, as set forth in Section 4.2.3.

(i) In the case of the on-site sewer, water and recycled water facilities in Westbrook Boulevard in the ARSP, if third parties are required by City to construct such facilities, City shall pay to such third parties, as such construction costs are incurred by such third parties and approved by City, the fees described herein that have been paid, large lot by large lot, by Landowner, which Landowner shall continue to pay, large lot by large lot, until such time as City determines that such wet utilities would have otherwise have been required to support development of the Property, at which time Landowner shall pay, in one single payment, the unpaid balance of Landowner's share of the actual costs of construction of such facilities, adjusted annually as set forth in Section 4.2.5 of this Agreement, after the fees previously paid by Landowner to City as described in this Section 3.29 have been paid to the constructing third parties. All reimbursements to and from third parties for wet utilities shall be based on the percentages as set forth in Exhibit "AA".

(ii) For Landowner's pro-rata share of the ARSP fire station site Landowner, via the fee described in this Section 3.29, shall pay to City, to be paid to the constructing third parties at the time of construction as construction costs are incurred by such other constructing third parties and approved by City, its pro-rata share, as set forth in Exhibit "CC", of the estimated costs for grading, any required access road, any frontage improvements as defined in Exhibit "CC", and any other improvements specified in Exhibit "CC", adjusted annually by the CCI (but excluding the land value of the fire station site, whose costs shall not be adjusted annually by the CCI) from the Effective Date of the ARSP development agreements, to the date of payment, according to the pro-rata shares therefore set forth in Exhibit "CC". After the ARSP fire station site has been constructed by such other third parties (or, in the case of the CSP electric substation site, by Landowner, as set forth in Section 4.2.2.1 below), Landowner's payment, large lot by large lot, of its pro-rata share of the fire station site to such other constructing third parties shall be based on actual costs of construction, adjusted annually as provided for in Section 4.2.5.

Payment by Landowner for reimbursements due for the facilities set forth in Exhibit "BB" shall satisfy in full Landowner's obligation for payment of its pro-rata share of the costs of improvements due from Landowner to CSP developer(s). For all reimbursement payments by Landowner to third parties or to City to be paid to third parties provided for in this Section 3.28, once such payment by Landowner has been made for residential units or DUEs, as the case may be, for a large lot based on estimated costs of improvements, Landowner shall have no further obligation for those residential units or DUEs, as the case may be, should actual costs of construction for the improvements exceed the estimated costs. Likewise, if actual costs of construction are less than the estimated costs of improvements for which reimbursement has been made

by Landowner for residential units or DUEs, as the case may be, for a large lot, there shall be no repayment of the overpayment from the reimbursed party or parties to Landowner for those residential units or DUEs for which reimbursement payments were previously made based on estimated costs.

In all cases of payment by Landowner for its pro-rata share of costs for improvements as provided in this Section 3.29, Landowner shall pay its pro-rata share of costs based on estimates set forth in Exhibits "K-1", "K-2", "O-1", "O-2", "O-3", "Q-1", and "Q-2" and "CC" to this Agreement until such time as actual costs of construction have been reviewed and confirmed by City.

ARTICLE 4. CITY OBLIGATIONS

4.1 City Cooperation. City agrees to cooperate with Landowner in securing all permits that may be required by City and, to the extent applicable, state and federal agencies. In the event State or Federal laws or regulations enacted after this Agreement has been executed, or action of any governmental jurisdiction, prevent, delay or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended or suspended as may be necessary to comply with such State and Federal laws or regulations or the regulations of other governmental jurisdictions. Each party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans.

4.2 Credits and Reimbursements. Landowner may, pursuant to this Agreement, finance construction of certain improvements, including but not limited to roadways, sewer, water, recycled water, solid waste, park, bike trails, drainage and/or electrical facilities which would otherwise be paid for by the City or other parties and which serve and benefit other properties or which would be financed by existing or future City fees.

City and Landowner agree that, in consideration of Landowner financing of such improvements that may be part of a City project for which the City is collecting development impact fees, Landowner, upon entering into an improvement agreement with City and posting security for improvements, shall be entitled to credits and/or reimbursements (reimbursements are applicable when improvements are completed, or as otherwise provided in Sections 3.5.2, and 3.5.7), as set forth below, which credits and reimbursements are owned personally by Landowner and do not run with the Property to successors and assigns, unless Landowner provides written notice to City that said credits and reimbursements have been assigned by Landowner to a third party.

City shall make best efforts to collect reimbursements from third parties outside the ARSP that have been financed by the Landowner, for infrastructure improvements

benefiting those third parties, as set forth in Sections 4.2.2 – 4.2.7.

Such personal ownership of credits and reimbursements by Landowner apply to all credits and reimbursements set forth in this Section 4.2 and all subsections thereto, and all other credits and reimbursements provided under this Agreement. City shall use its reasonable best efforts to establish a program to track credits owned by Landowner as provided in this Section 4.2, provided that Landowner hereby agrees to hold the City harmless for any credits that are misapplied by City.

4.2.1 City Extension of Credits. To the extent Landowner advances the cost for the construction of infrastructure included within existing, or to be included in future, City fee programs, City shall provide, if funds are available, reimbursement to Landowner, and if funds are not available for reimbursement, then City shall grant to Landowner a credit for such costs applied against their respective fee obligations for the Project, subject to the provisions of Sections 3.5.2, 3.5.7, 3.12.8 and 3.12.9 above, and provided that in no case shall the amount of credits exceed Landowner's costs of construction of such infrastructure, as defined in Section 4.2.3 below.

4.2.2 Reimbursement by Third Parties. In the case of public road, sewer, water, recycled water, drainage or electric improvements which abut property or traverse through property owned by third persons and other public improvements which are oversized or are constructed by Landowner, even if not oversized, to benefit property owned by third persons outside of the Project, including property designated Urban Reserve, Landowner shall be entitled to receive a reimbursement from the benefited property owner(s) (and not the City) for the pro rata cost of the improvements, and, in the case of any over sizing, the pro rata cost of the improvements which exceed Landowner's obligation.

Reimbursement may be provided directly from the owner abutting such improvements or from a community facilities district or any such other infrastructure financing district if such a district is formed by or includes such properties and includes monies for the construction of said improvements. Exhibit "BB" contains a listing of improvements subject to reimbursement to Landowner from benefited property owners for improvements, including improvements that exceed Landowner's obligations.

City shall use its best efforts, to the extent City has the authority to do so, to impose the foregoing obligation to pay said reimbursement, as a condition of development of such benefited property owned by third parties, at the time such property owner requests a discretionary approval or other such entitlement from City for development of the benefited property whereby such condition can be imposed. Such reimbursement shall be due and payable on the earlier of the formation of a CFD and issuance of bonds for such CFD serving development by such third parties or recordation of the first large lot subdivision map serving the development by such third

party.

4.2.3 Reimbursable Hard Costs. The "hard costs" of construction to be credited to Landowner by the City, and to be reimbursed to Landowner by a third party, shall consist of the identifiable costs of construction, plus 20% assumed for the "soft costs" of design, engineering, construction, construction management, permitting, environmental mitigation requirements, staking, and plan check and inspection fees as set forth in Exhibit "BB," and, as to the "hard costs" of construction, confirmed by City for the reimbursable or credited work.

4.2.4 [Reserved].

4.2.5 Increased Amount of Reimbursements. Reimbursements from third parties for improvements shall be annually increased by the CCI from the date that Landowner incurred the reimbursable cost to the date of reimbursement.

4.2.6 Term for Credits and Reimbursements. City's obligation to provide any credits or to pay or assist in obtaining any reimbursements to Landowner that accrues hereunder shall terminate thirty (30) years after the Effective Date of this Agreement.

4.2.7 Not a Limitation. Nothing in the foregoing Section 4.2 shall be construed to limit Landowner from receiving, in consideration of the improvements to be constructed by Landowner hereunder, any other credits or reimbursements from City otherwise provided under then existing City policy, rule, regulation or ordinance.

4.3 Applications for Permits and Entitlements.

4.3.1 Action by City. City agrees that it will accept, in good faith, for processing review and action, all applications for development permits or other entitlements for use of the Property in accordance with the Entitlements and this Agreement, and shall exercise its best efforts to act upon such applications in an expeditious manner.

4.3.2 Maps and Permits. Provided that the Public Facilities CFD, if applicable, has been formed and is duly authorized to levy the special tax therefore in accordance with Section 3.17 hereof, and further provided that the Public Services CFD and Municipal Services CFD have been or will at the time of the requested final approval be formed and authorized to levy the special taxes against the applicable portion of the Property in accordance with this Agreement, and further provided that Landowner is not in default of this Agreement, City shall not refrain from approving final residential lot subdivision maps nor shall it cease to issue building permits, certificates of occupancy or final inspections for development of the Property that is

consistent with the Entitlements. The acceptance, review and approval of any application for a final residential lot subdivision map, final non-residential subdivision map or building permit may be conditioned upon the formation of the Public Facilities CFD, if applicable, and the submission of petitions to form the Public Services CFD and Municipal Services CFD or annex the Property into the Public Services CFD and/or Municipal Services CFD, as applicable. Prior to such formation and/or annexation, City shall accept, for review, processing and approval, consistent with the Entitlements, applications for tentative residential lot and non-residential subdivision maps and for tentative and final large lot subdivision or parcel maps consistent with the Parcels described by the Specific Plan for the Property.

City acknowledges that under Government Code Section 66452.6, the term of a tentative subdivision map will be automatically extended for a period of time where a sub-divider is obligated to install certain improvements located outside the boundaries of the subdivision. In determining the term of any tentative subdivision map approved by the City for the Property, or any portion thereof, and without limiting the effect of any other provisions of the Government Code dealing with map extensions, the City agrees that the CFD Improvements described hereunder shall be treated as such off-site improvements for purposes of applying Section 66452.6 of the Government Code.

A subdivision, as defined in Government Code Section 66473.7, shall not be approved unless any tentative map prepared for the subdivision complies with the provisions of said Section 66473.7; this provision is included in this Agreement to comply with Government Code Section 65867.5.

4.3.3 Personnel. Nothing in this Agreement shall be construed to require City to hire or retain personnel for the purposes of evaluating, processing or reviewing applications for permits, maps or other entitlements or for the design, engineering or construction of public facilities in excess of those for which provision is made in the normal and customary budgeting process or fee schedules of City.

4.4 Subdivision Map Act Waiver. Notwithstanding any other provisions of this Agreement, or of Sections 66452.1, 66452.2, 66456.2 and 66458, of the Government Code (or any successor or replacement statute), Landowner expressly waives the time limits for review and approval by City of tentative subdivision maps to the extent that each such period does not exceed one hundred fifty (150) days beyond the time otherwise provided by law, unless Landowner and City mutually agree to another time limit.

4.5 Limited Waiver of Protest Rights. In conjunction with any proceedings creating an assessment district or other applicable financing mechanism for which provision is made in this Agreement, Landowner waives herewith any right to protest

which it may have under Section 2825 of the Streets and Highways Code to the extent that such protest would arise under Section 2825(a) through 2825(f) and Section 2825(h); but expressly retains the right of protest with respect to Section 2825(g).

4.6 Moratorium, Quotas, Restrictions or Other Growth Limitations. Subject to applicable law relating to the vesting provisions of development agreements, Landowner and City intend that except as otherwise provided herein, this Agreement shall vest the Entitlements against subsequent City resolutions, ordinances, growth control measures and initiatives or referenda, other than a referendum that specifically overturns City's approval of the Entitlements, that would directly or indirectly limit the rate, timing or sequencing of development, or would prevent or conflict with the land use designations, permitted or conditionally permitted uses on the Property, design requirements, density and intensity of uses as set forth in the Entitlements, and as further set forth in Section 2.4.1 above, and that any such resolution, ordinance, initiative or referendum shall not apply to the Entitlements and the Project. Notwithstanding any other provision of this Agreement, Landowner shall, to the extent allowed by the laws pertaining to development agreements, be subject to any growth limitation ordinance, resolution, rule, regulation or policy which is adopted and applied on a uniform, City-Wide basis and directly concerns an imminent public health or safety issue. In such case, City shall apply such ordinance, resolution, rule, regulation or policy uniformly, equitably and proportionately to Landowner and the Property and to all other public or private owners and properties directly affected thereby. By way of example only, an ordinance which would preclude the issuance of a building permit due to a City-Wide lack of adequate sewage treatment capacity to meet additional demand would directly concern an imminent public health issue under the terms of this paragraph and would support a denial of a building permit within the Property or anywhere else in the City if approval would require additional sewage treatment capacity. However, an effort to limit the issuance of building permits because of a general increase in traffic congestion levels in the City would not be deemed to directly concern an imminent public health or safety issue under the terms of this paragraph.

4.7 Subsequent Proposed Development. City and Landowner acknowledge that the terms of this Agreement provide for substantial financial commitments by Landowner to ensure that the Project results in a net positive fiscal effect on the City and its residents. City agrees to use its best efforts to assure that the development agreements in connection with any subsequent annexation and associated specific plan shall be subject to financial commitments of the same or greater magnitude as those made by Landowner under this Agreement, to the extent allowed by law. This provision shall not apply to development of infill areas within the City.

4.8 Essence of Agreement. Sections 2, 3, 4, 5 and 6 are the essence of this Agreement.

ARTICLE 5. DEFAULT, REMEDIES, TERMINATION

5.1 General Provisions. Subject to extensions of time by mutual consent in writing, failure or unreasonable delay by either party to perform any term or provisions of this Agreement shall constitute a default. In the event of alleged default or breach of any term or condition of this Agreement, the party alleging such default or breach shall give the other party not less than thirty (30) days notice in writing specifying the nature of the alleged default and the manner in which said default may be satisfactorily cured. During any such thirty (30) day period, the party charged shall not be considered in default for purposes of termination or institution of legal proceedings.

After notice and expiration of the thirty-day period, the other party to this Agreement at its option may institute legal proceedings pursuant to this Agreement or give notice of intent to terminate the Agreement pursuant to California Government Code Section 65868 and regulations of City implementing said Government Code Section. Following notice of intent to terminate, the matter shall be scheduled for consideration and review by the City Council within thirty (30) calendar days in the manner set forth in Government Code Sections 65865, 65867 and 65868 and City regulations implementing such Sections.

Following consideration of the evidence presented in said review before the City Council, either party alleging the default by the other party may give written notice of termination of this Agreement to the other party.

Evidence of default may also arise in the course of a regularly scheduled periodic review of this Agreement pursuant to Government Code Section 65865.1. If either party determines that the other party is in default following the completion of the normally scheduled periodic review, said party may give written notice of default of this Agreement as set forth in this section, specifying in said notice the alleged nature of the default, and potential actions to cure said default and shall specify a reasonable period of time in which such default is to be cured. If the alleged default is not cured within thirty (30) days or within such longer period specified in the notice, or if the defaulting party waives its right to cure such alleged default, the other party may terminate this Agreement.

No building permit shall be issued or building permit application accepted for any structure on the Property if the permit applicant owns and controls any property subject to this Agreement, and if such applicant or entity or person controlling such applicant is in default of the terms of this Agreement.

5.2 Annual Review. City shall, at least every twelve (12) months, per Roseville Municipal Code Chapter 19.84, as such period may be amended, during the term of this Agreement, review the extent of good faith substantial compliance by Landowner with

the terms of this Agreement. Such periodic review shall be limited in scope to compliance with the terms of this Agreement pursuant to Section 65865.1 of the Government Code and the monitoring of mitigation in accordance with Section 210816 of the Public Resources Code of the State of California. Notice of such review shall include the statement that any review of obligations of Landowner as set forth in this Agreement may result in termination of this Agreement. A finding by City of good faith compliance by Landowner with the terms of the Agreement shall be conclusive with respect to the performance of Landowner during the period preceding the review. Landowner shall be responsible for the cost reasonably and directly incurred by the City to conduct such review, the payment of which shall be due within thirty (30) days after conclusion of the review and receipt from the City of the bill for such costs.

Upon not less than thirty (30) days written notice by the City, Landowner shall provide such information as may be reasonably requested and deemed to be required by the City in order to ascertain compliance with this Agreement.

In the same manner prescribed in Section 10, the City shall deposit in the mail to Landowner a copy of all staff reports and related exhibits concerning contract performance and, to the extent practical, at least ten (10) calendar days prior to any such periodic review. Landowner shall be permitted an opportunity to be heard orally or in writing regarding its performance under this Agreement before the City Council or, if the matter is referred to the Planning Commission, before the Planning Commission.

If City takes no action within thirty (30) days following the hearing required under Roseville Municipal Code Section 19.94.080, or any successor thereof or amendment thereto, Landowner shall be deemed to have complied in good faith with the provisions of the Agreement.

5.3 Enforced Delay, Extension of Times of Performance. In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in default where delays or default are due to war, insurrection, strikes, walkouts, riots, floods, drought, earthquakes, fires, casualties, acts of God, acts of terrorism, governmental restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulation, litigation, or similar bases for excused performance. If written notice of such delay is given to City within thirty (30) days of the commencement of such delay, an extension of time for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

5.4 Legal Action. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation.

Provided, however, that the Landowner, its successors and assigns hereby waive any and all claims for monetary damages against City arising out of this Agreement at any time. All legal actions shall be initiated in the Superior Court of the County of Placer, State of California, or in the Federal District Court in the Eastern District of California.

5.5 Effect of Termination. If this Agreement is terminated following any event of default of Landowner or for any other reason, such termination shall not affect the validity of any building or improvement within the Property which is completed as of the date of termination, provided that such building or improvement has been constructed pursuant to a building permit issued by the City. Furthermore, no termination of this Agreement shall prevent Landowner from completing and occupying any building or other improvement authorized pursuant to a valid building permit previously issued by the City that is under construction at the time of termination, provided that any such building or improvement is completed in accordance with said building permit in effect at the time of such termination.

5.6 Applicable Law and Attorneys' Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Should any legal action be brought by either party for breach of this Agreement, or to enforce any provisions herein, the prevailing party to such action shall be entitled to reasonable attorneys' fees, court costs and such other costs as may be fixed by the Court.

ARTICLE 6. HOLD HARMLESS AGREEMENT

Landowner and its successors-in-interest and assigns, hereby agrees to, and shall defend and hold City, its elective and appointive boards, commissions, officers, agents, and employees harmless from any liability for damage or claims for damage for personal injury, or bodily injury including death, as well as from claims for property damage which may arise from the operations of Landowner, or of Landowner's contractors, subcontractors, agents, or employees under this Agreement, whether such operations be by Landowner, or by any of Landowner's contractors or subcontractors, or by any one or more persons directly or indirectly employed by, or acting as agent for, Landowner or Landowner's contractors or subcontractors, unless such damage or claim arises from the negligence or willful misconduct of City. The foregoing indemnity obligation of Landowner shall not apply to any liability for damage or claims for damage with respect to any damage to or use of any public improvements after the completion and acceptance thereof by City. In addition to the foregoing indemnity obligation, Landowner agrees to and shall defend, indemnify and hold City, its elective and appointive boards, commissions, officers, agents and employees harmless from any suits or actions at law or in equity arising out of the execution, adoption or implementation of this Agreement, exclusive of any such actions brought by Landowner, its successors-in-interests or assigns. City acknowledges hereby that the foregoing liability of Landowner shall be limited to its interest in the Property and that

neither Landowner nor any of its partners, officers, shareholders, employees or agents shall have any personal liability therefore.

ARTICLE 7. PROJECT AS A PRIVATE UNDERTAKING

It is specifically understood and agreed by and between the parties hereto that the subject project is a private development. No partnership, joint venture or other association of any kind is formed by this Agreement.

ARTICLE 8. COOPERATION IN THE EVENT OF LEGAL CHALLENGE

In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending said action.

ARTICLE 9. GENERAL

9.1 Enforceability. The City agrees that unless this Agreement is amended or canceled pursuant to the provisions of this Agreement and the Adopting Ordinance, this Agreement shall be enforceable by any party hereto notwithstanding any change hereafter in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance or building regulation adopted by City, or by initiative, which changes, alters or amends the rules, regulations and policies applicable to the development of the Property at the time of approval of this Agreement, as provided by Government Code Section 65866.

9.2 City Finding. The City hereby finds and determines that execution of this Agreement is in the best interest of the public health, safety and general welfare and is consistent with the General Plan.

9.3 Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of Landowner and City and their successors and assigns, no other person shall have any right of action based upon any provision in this Agreement.

9.4 Severability. Except as set forth herein, if any term, covenant or condition of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons, entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to be invalid or unenforceable and the effect

thereof is to deprive a party hereto of an essential benefit of its bargain hereunder, then such party so deprived shall have the option to terminate this entire Agreement from and after such determination.

9.5 Construction. This Agreement shall be subject to and construed in accordance and harmony with the Roseville Municipal Code, as it may be amended, provided that such amendments do not impair the rights granted to the parties by this Agreement.

9.6 Other Necessary Acts. Each party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out this Agreement in order to provide and secure to the other party the full and complete enjoyment of its rights and privileges hereunder.

9.7 Estoppel Certificate. Either party may, at any time, and from time to time, deliver written notice to the other party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) this Agreement is in full force and effect and a binding obligation of the parties, (ii) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments, and (iii) the requesting party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature of such default. The party receiving a request hereunder shall execute and return such certificate within thirty (30) days following the receipt thereof. City acknowledges that a certificate hereunder may be relied upon by transferees and mortgagees of Landowner.

9.8 Mortgagee Protection. The parties hereto agree that this Agreement shall not prevent or limit Landowner, in any manner, at Landowner's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property, except as limited by the provisions of this section. City acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with Landowner and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

- a. Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

- b. The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee has submitted a request in writing to City in the manner specified herein for giving notices, shall be entitled to receive written notification from City of any default by Landowner in the performance of Landowner's obligations under this Agreement.
- c. If City receives a timely request from a Mortgagee requesting a copy of any notice of default given to Landowner under the terms of this Agreement, City shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to Landowner. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed to Landowner under this Agreement.
- d. Any Mortgagee who comes into possession of the Property, or any part thereof, by any means, whether pursuant to foreclosure of the mortgage deed of trust, or deed in lieu of such foreclosure or otherwise, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of Landowner's obligations or other affirmative covenants of Landowner hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by Landowner is a condition precedent to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Article 11 of this Agreement.

ARTICLE 10. NOTICES

All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to the City shall be addressed as follows:

Development Services Director
City of Roseville
311 Vernon Street
Roseville, California 95678

Notice required to be given to the Landowner shall be addressed as follows:

Brookfield Sunset, LLC
2271 Lava Ridge Court, Suite 220
Roseville, CA 95661
Attention: John Norman

Jennifer M. Amoruso, Successor Trustee of the
Amoruso Family Living Trust Dated March 14, 2005
P.O. Box 640
Plymouth, CA 95669

With a copy to:

Marcus J. Lo Duca, Esq.
Law Office Of Marcus J. Lo Duca, P.C.
3200 Douglas Boulevard, Suite 300
Roseville, CA 95661

Steve Crosbie
Crosbie Real Estate
2545 E. Bidwell Street
Folsom, CA 95630-6440

Any of the parties may change the address stated herein by giving notice in writing to the other parties, and, thereafter, notices shall be addressed and delivered to the new address.

ARTICLE 11. ASSIGNMENT

From and after recordation of this Agreement against the Property, Landowner shall have the full right to assign this Agreement as to the Property, or any portion thereof, in connection with any sale, transfer or conveyance thereof, and upon the express written assignment by Landowner and assumption by the assignee of such assignment in the form attached hereto as Exhibit "DD" and the conveyance of Landowner's interest in the Property related thereto, Landowner shall be released from any further liability or obligation hereunder related to the portion of the Property so conveyed and the assignee shall be deemed to be the "Landowner", with all rights and obligations related thereto, with respect to such conveyed property.

ARTICLE 12. FORM OF AGREEMENT, EXHIBITS

This Agreement is executed in two duplicate originals, each of which is deemed

to be an original. This Agreement, inclusive of its Recitals and Exhibits, constitutes the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No.____, adopted by the Council of the City of Roseville on the ____day of _____, 2016.

CITY OF ROSEVILLE,
A municipal corporation

By: _____
Rob Jensen
City Manager

LANDOWNER:

BROOKFIELD SUNSET, LLC,
a California limited liability company

By: _____
John Norman
Vice President

By: _____
Rick Whitney
Chief Financial Officer

ATTEST:

By: _____
Sonia Orozco
City Clerk

JENNIFER M. AMORUSO, Successor
Trustee of the Amoruso Family Living
Trust Dated March 14, 2005

APPROVED AS TO FORM:

By: _____
Robert R. Schmitt
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
Kevin Payne
Development Services Manager

LIST OF EXHIBITS

Exhibit A	Property Legal Description
Exhibit B	Property Map
Exhibit C	Annexation Area and Plan Area
Exhibit D	Specific Plan Property Ownership
Exhibit E	Land Use Plan
Exhibit F	Affordable Housing Sites
Exhibit G	Phasing Plan
Exhibit H	Road Improvements
Exhibit H-1	Offsite Road Facilities for Reimbursement
Exhibit H-2	Offsite Roadway Reimbursement Schedule
Exhibit H-3-A	Sunset Boulevard West Improvements – Typical Section
Exhibit H-3-B	Sunset Boulevard West Improvements – Road G Intersection
Exhibit H-3-C	Sunset Boulevard West Improvements – Westbrook Blvd. Intersection
Exhibit I	Traffic Signals
Exhibit J-1	Wastewater Facilities
Exhibit J-2	Wastewater Facilities
Exhibit K-1	Offsite Wastewater Facilities for Reimbursement
Exhibit K-2	Offsite Wastewater Reimbursement Schedule
Exhibit L	Groundwater Well
Exhibit M	Water Conservation Plan
Exhibit N	Water Facilities

Exhibit O-1	Water Facilities for Reimbursement
Exhibit O-2	Offsite Water Facilities for Reimbursement
Exhibit O-3	Water Reimbursement Schedule
Exhibit P	Recycled Water Facilities
Exhibit Q-1	Offsite Recycled Water Facilities for Reimbursement
Exhibit Q-2	Offsite Recycled Water Reimbursement Schedule
Exhibit R	Drainage Facilities
Exhibit S	Post Development 100 Year Floodplain
Exhibit T	Fiber Optic Improvements
Exhibit U	60kV Easement Areas
Exhibit V	Parks and Open Space
Exhibit W	Parks Financing Plan
Exhibit X	Bikeway Master Plan
Exhibit Y	Open Space Areas
Exhibit Z-1	Westbrook Boulevard Maintenance Access
Exhibit Z-2	University Creek Crossing
Exhibit AA	DUE Allocation to Specific Plan Parcels for CSP Reimbursements
Exhibit BB	Infrastructure Phasing and Reimbursement Schedule
Exhibit CC	Fire Station Site Reimbursements
Exhibit DD	Sample Assignment and Assumption Agreement

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M. AND BEING A PORTION OF THAT REAL PROPERTY DESCRIBED IN THAT GRANT DEED TO PETER AMORUSO & JENNIFER M. AMORUSO, TRUSTEES OF THE AMORUSO FAMILY LIVING TRUST DATED MARCH 14, 2005, RECORDED AS INSTRUMENT NO. 2005-0105020, OFFICIAL RECORDS OF PLACER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE THEREOF, NORTH 00°12'11" WEST, 880.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE ALONG THE FOLLOWING 12 COURSES:

1. THENCE SOUTH 76°07'24" WEST, 104.21 FEET;
2. THENCE NORTH 77°38'46" WEST, 331.04 FEET;
3. THENCE TO THE LEFT, ALONG THE ARC OF A 476.00 FOOT RADIUS, NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIAL BEARING OF NORTH 80°31'50" WEST, A CENTRAL ANGLE OF 06°47'22", AND AN ARC LENGTH OF 56.40 FEET;
4. THENCE TO THE RIGHT ALONG THE ARC OF A 524.00 FOOT RADIUS, REVERSE CURVE, HAVING A CENTRAL ANGLE OF 85°05'31", AND AN ARC LENGTH OF 778.21 FEET;
5. THENCE SOUTH 87°46'19" WEST, 204.70 FEET;
6. THENCE NORTH 01°46'01" WEST, 1,554.79 FEET;
7. THENCE SOUTH 88°13'59" WEST, 773.11 FEET;
8. THENCE TO THE LEFT, ALONG THE ARC OF A 743.51 FOOT RADIUS, NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIAL BEARING OF SOUTH 86°54'36" EAST, A CENTRAL ANGLE OF 04°51'25", AND AN ARC LENGTH OF 63.03 FEET;
9. THENCE NORTH 01°46'01" WEST, 1,018.17 FEET;
10. THENCE TO LEFT, ALONG THE ARC OF A 93.88 FOOT RADIUS, NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF SOUTH 14°45'43" EAST, A CENTRAL ANGLE OF 56°11'20", AND AN ARC LENGTH OF 92.07 FEET;
11. THENCE NORTH 88°13'59" EAST, 703.80 FEET;
12. THENCE NORTH 01°46'01" WEST, 2,183.68 FEET TO THE SOUTH LINE OF SUNSET BOULEVARD WEST, COUNTY ROAD NO. (A3042) AS CONVEYED TO THE COUNTY OF PLACER BY DEED RECORDED AUGUST 18, 1966 IN BOOK 1123, AT PAGE 612, OFFICIAL RECORDS OF PLACER COUNTY; THENCE ALONG SAID SOUTH LINE, NORTH 89°21'05" EAST, 1,273.09 FEET TO A POINT ON SAID EAST LINE OF SECTION 11; THENCE ALONG SAID EAST LINE, SOUTH 00°12'11" EAST, 4,372.54 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 148.710 ACRES, MORE OR LESS.

THE BEARINGS AND DISTANCES USED ALONG THE BOUNDARY OF THE PROPERTY DESCRIBED IN DOC. NO. 2005- 0105020 ARE NOT BASED UPON A FIELD SURVEY AS DESCRIBED IN L.S. ACT SECTION 8762. THEY DO NOT ESTABLISH THE BOUNDARY OF SAID PROPERTY AND ARE INCLUDED TO ASSIST IN LOCATING THE NEW BOUNDARY APPROVED BY MINOR BOUNDARY LINE ADJUSTMENT NO. PLN15-00351 ONLY.

Exhibit B Property Map

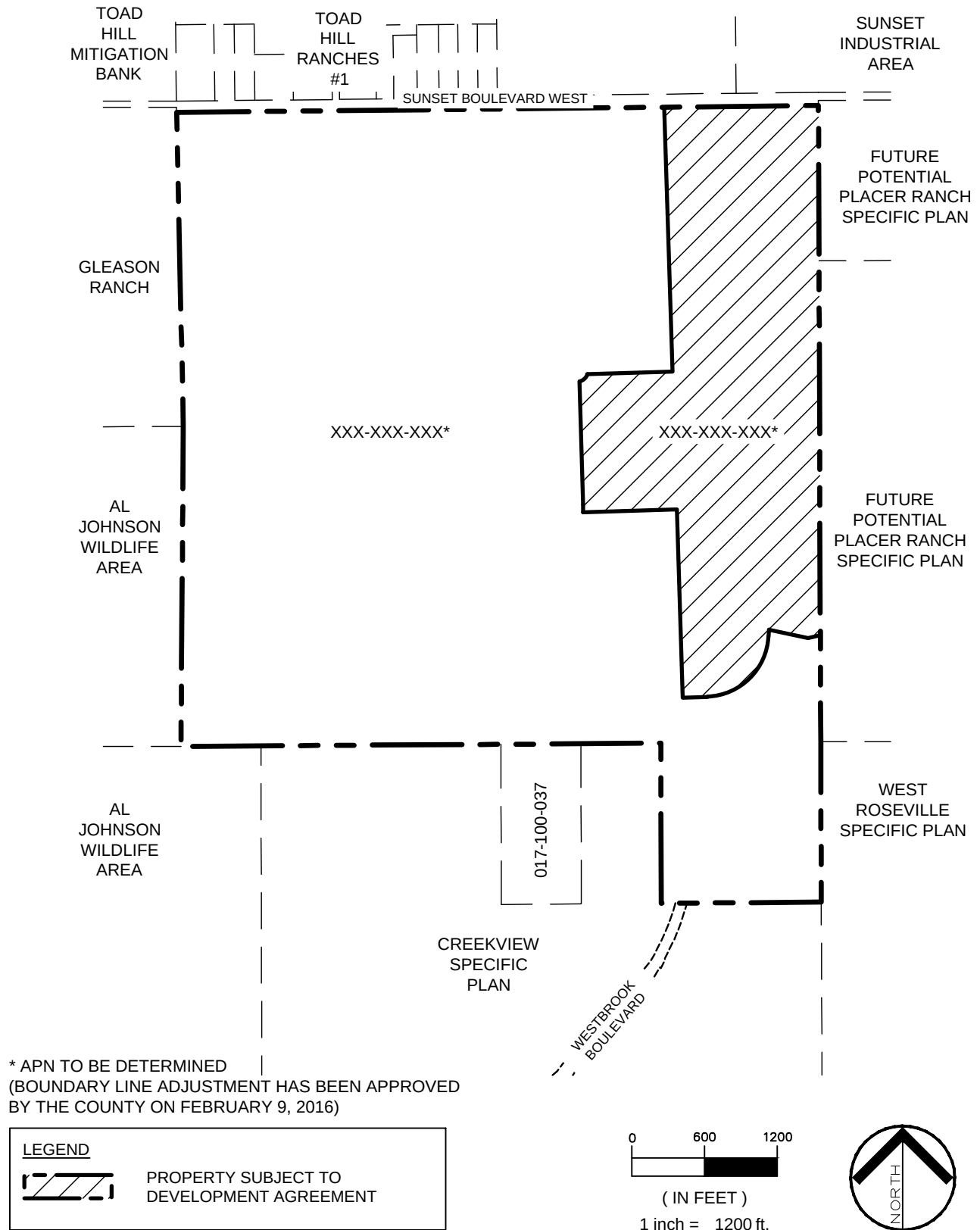


Exhibit C

Annexation Area and Plan Area

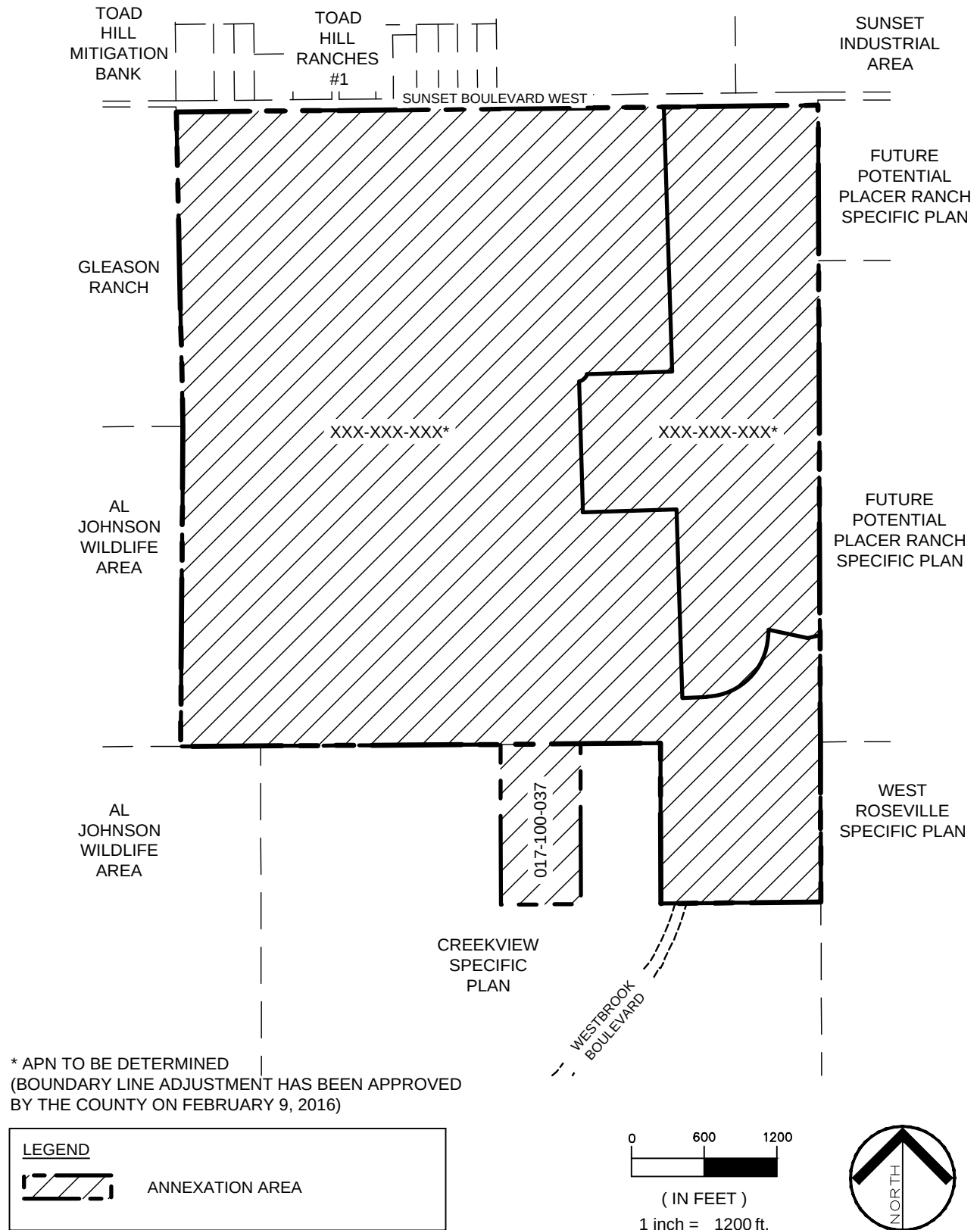
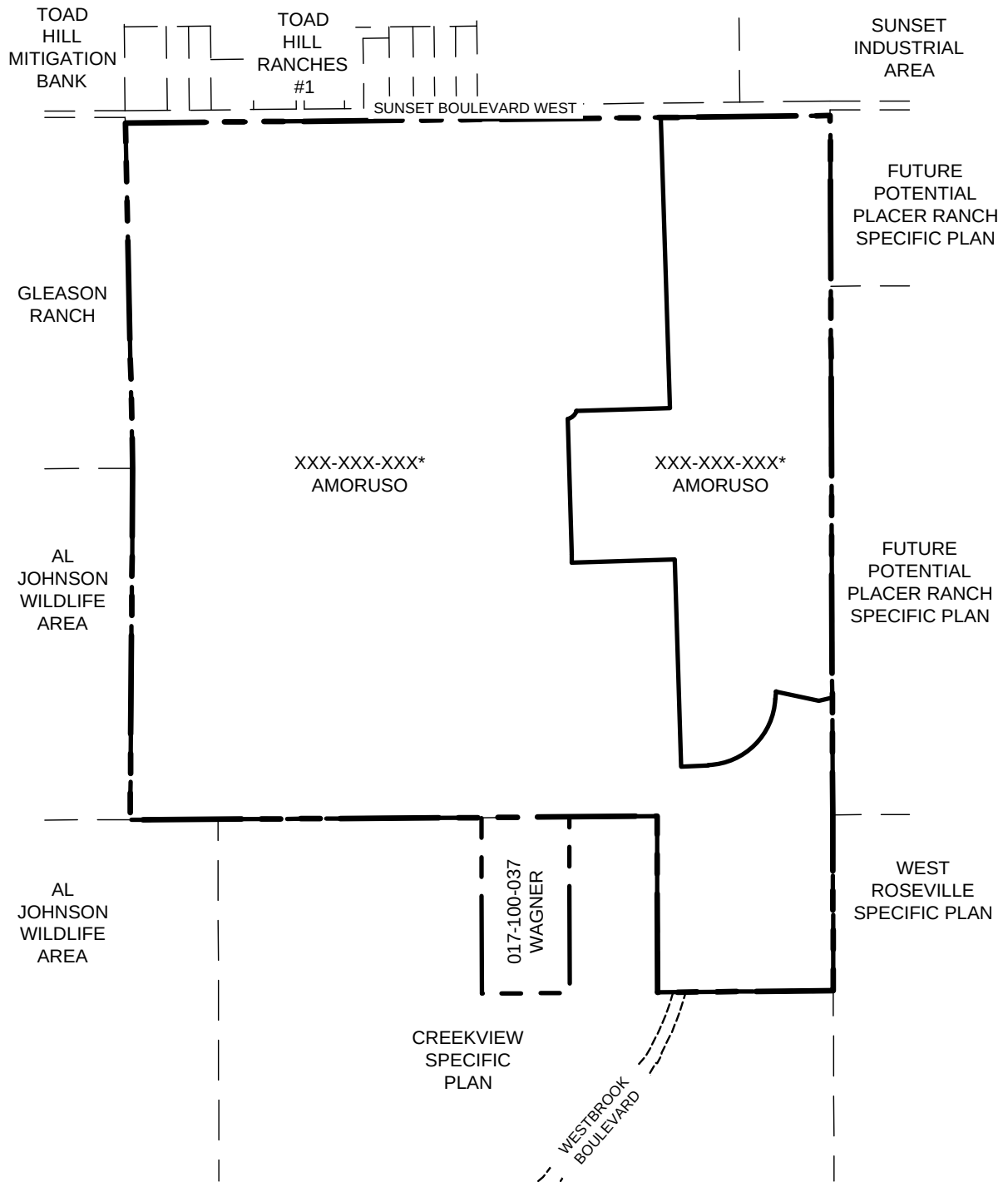


Exhibit D
Specific Plan Property Ownership



* APN TO BE DETERMINED
(BOUNDARY LINE ADJUSTMENT HAS BEEN APPROVED
BY THE COUNTY ON FEBRUARY 9, 2016)

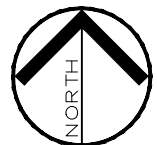
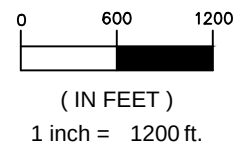
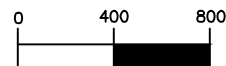
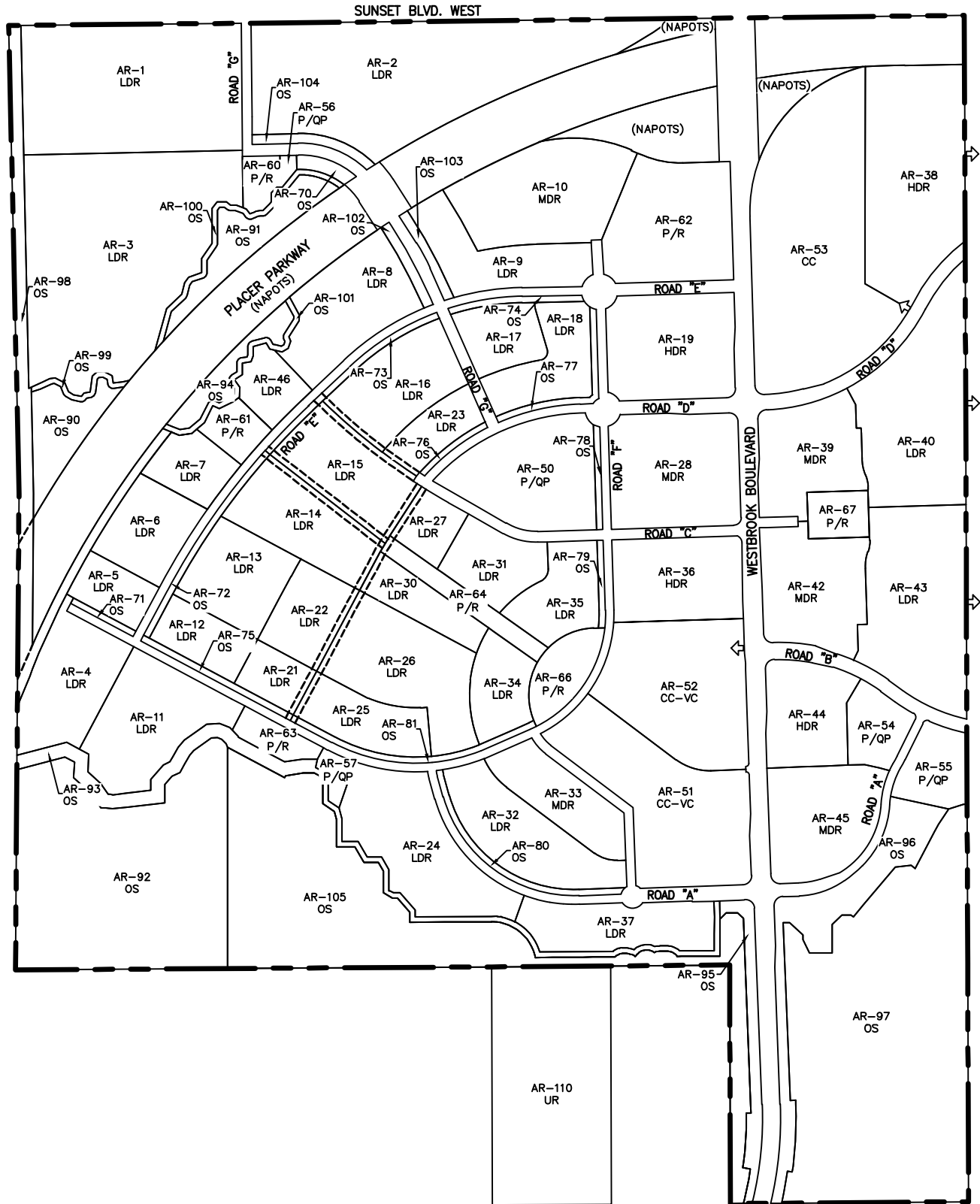


Exhibit E
Land Use Plan



(IN FEET)

1 inch = 800 ft.

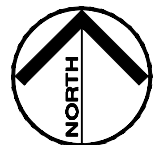
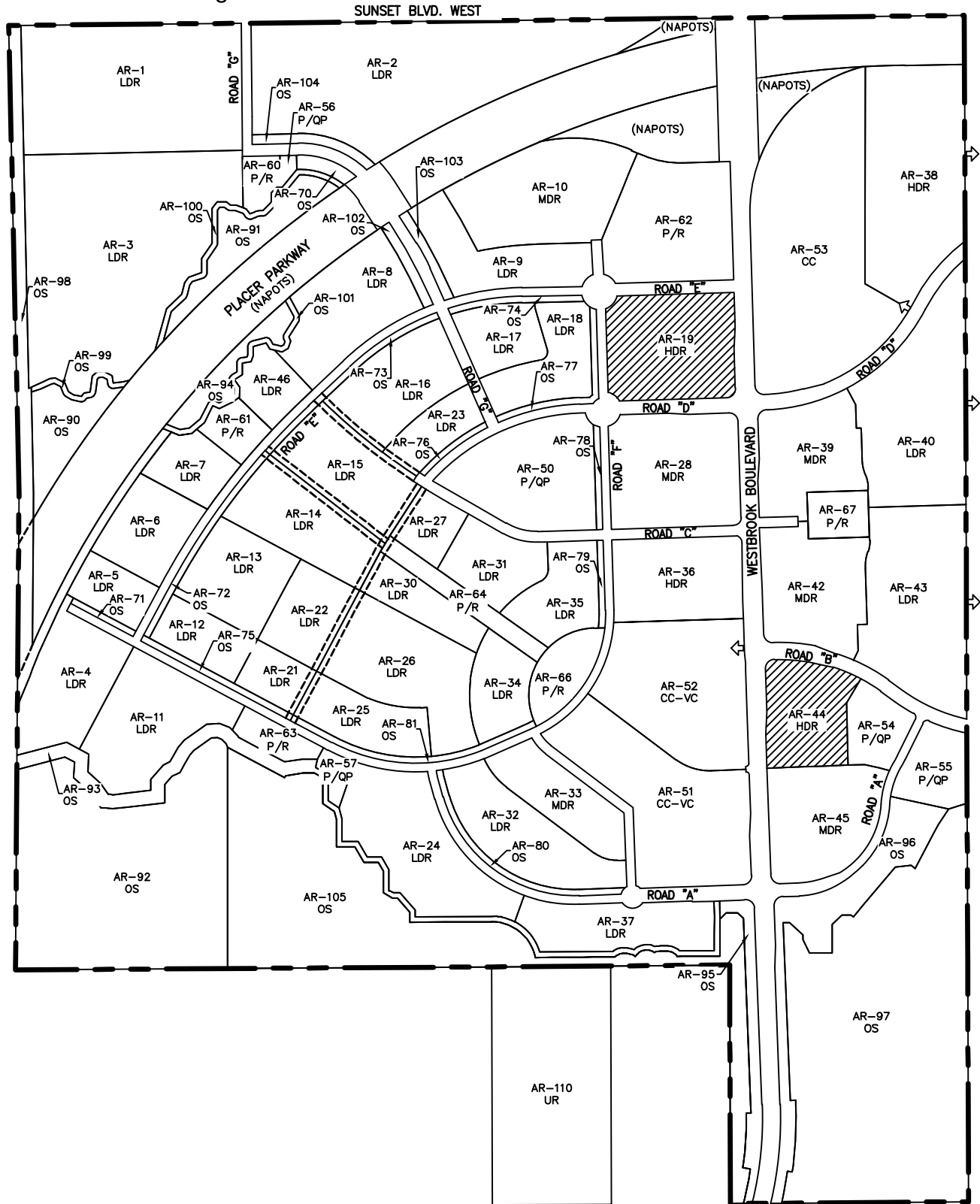


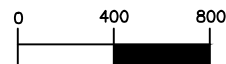
Exhibit F Affordable Housing Sites



LEGEND

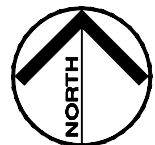


AFFORDABLE HOUSING SITES



(IN FEET)

1 inch = 800 ft.



LEGEND

- (X) Major Phases
- Phasing Boundaries

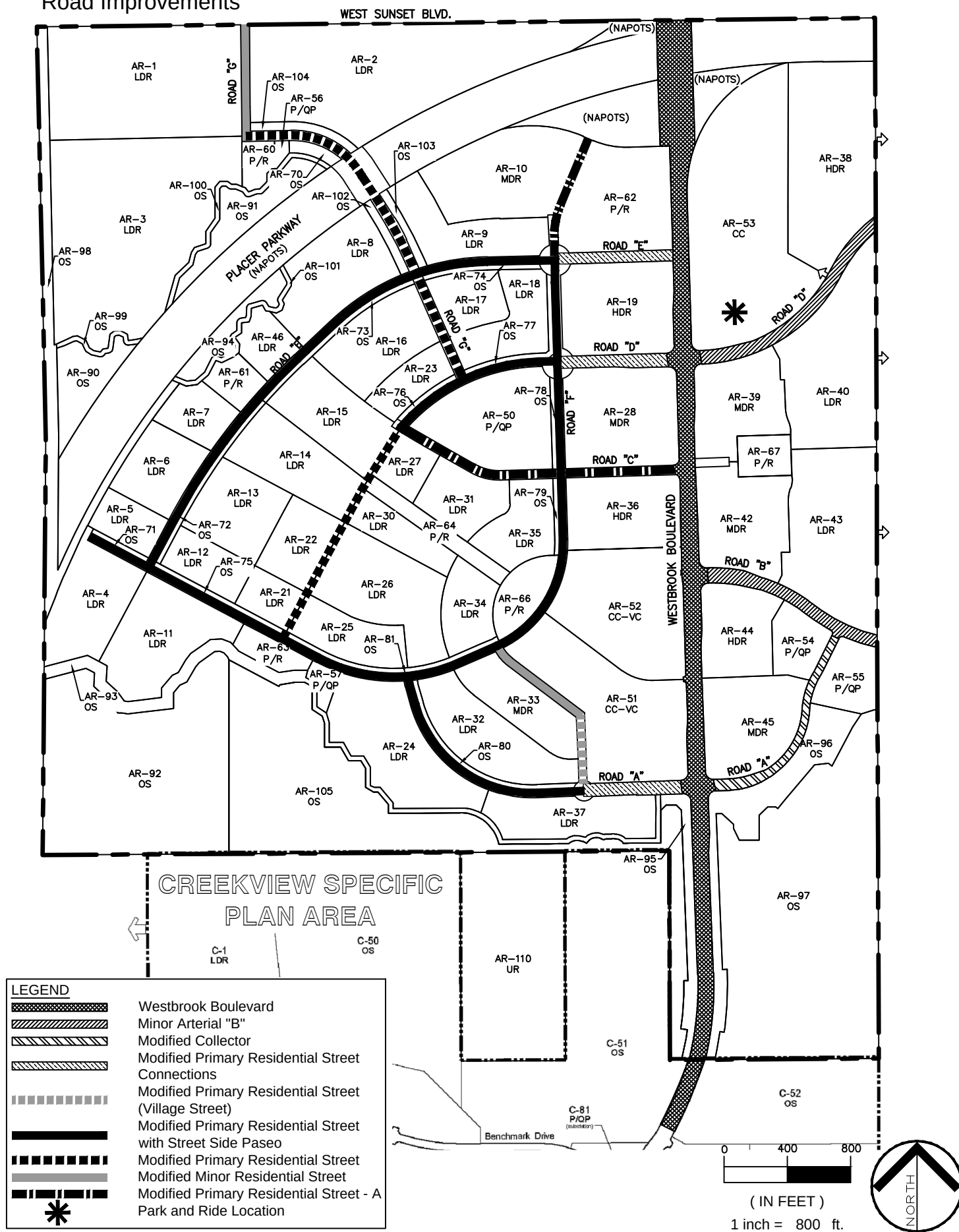
0 400 800
(IN FEET)
1 inch = 800 ft.

NORTH

0 400 800
(IN FEET)
1 inch = 800 ft.

Exhibit H

Road Improvements



SUNSET BLVD. WEST

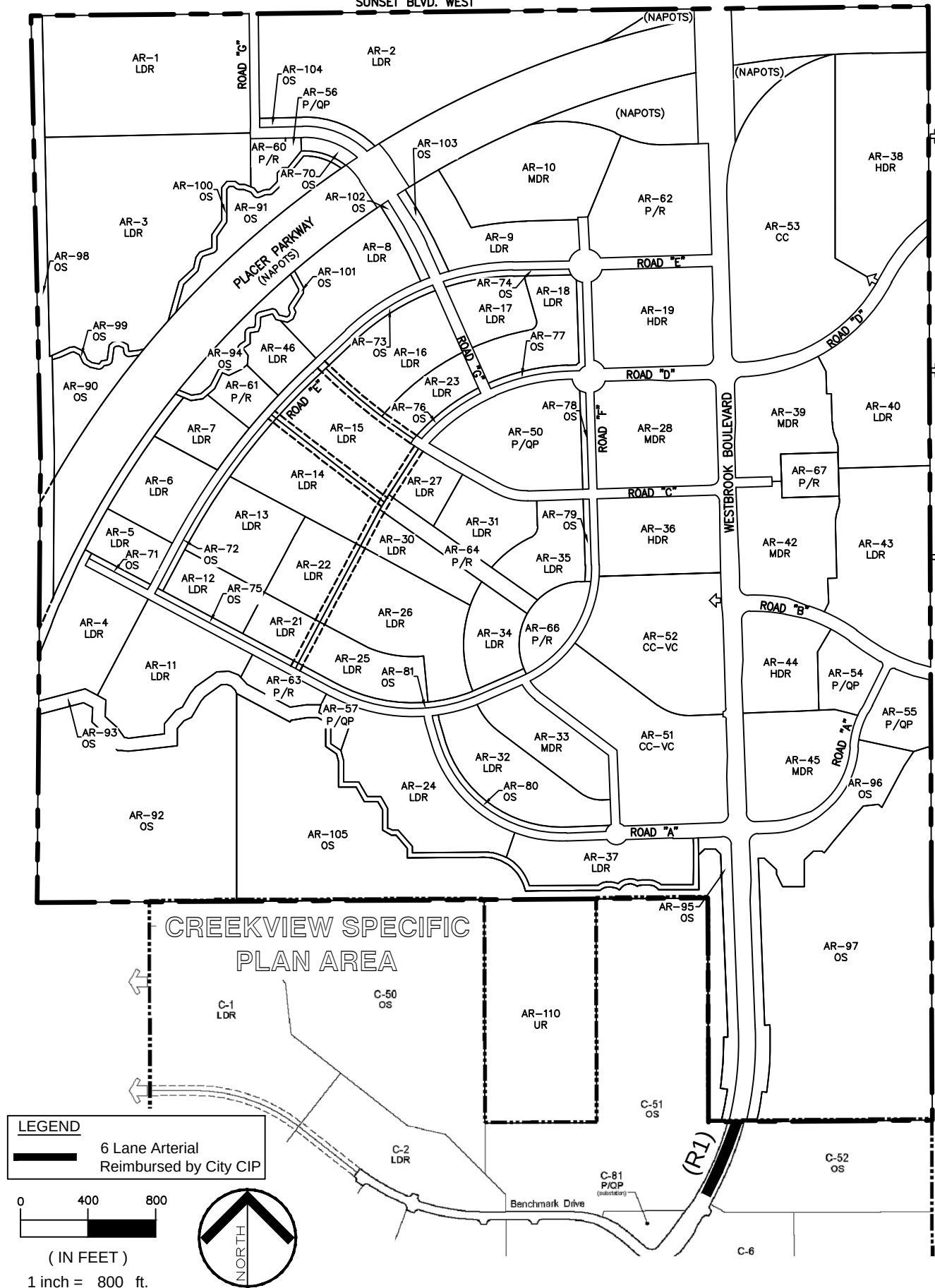


EXHIBIT H-2
OFFSITE ROADWAY REIMBURSEMENT SCHEDULE

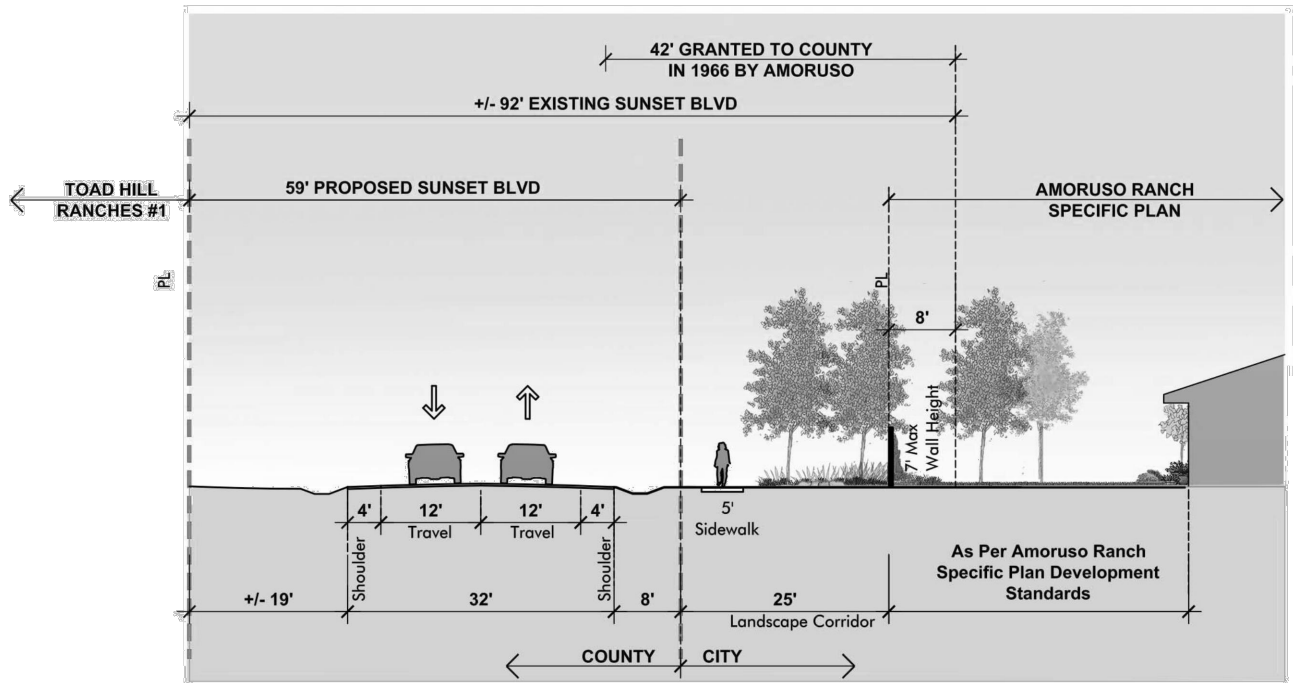
ROADWAY REIMBURSEMENTS						
Reimbursements to ARSP						
No	Roadway Segment	Approx. Length	Reimbursement From	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed to ARSP
1	R1	510'	City CIP	\$ 1,228,324	100.00	\$ 1,228,324

Note:

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.

Exhibit H-3-A

Sunset Boulevard West Improvements - Typical Section



Proposed Future Sunset Boulevard West - 59' ROW

Exhibit H-3-B

Sunset Boulevard West Improvements - Road G Intersection

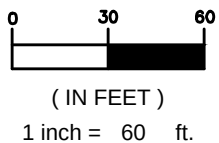
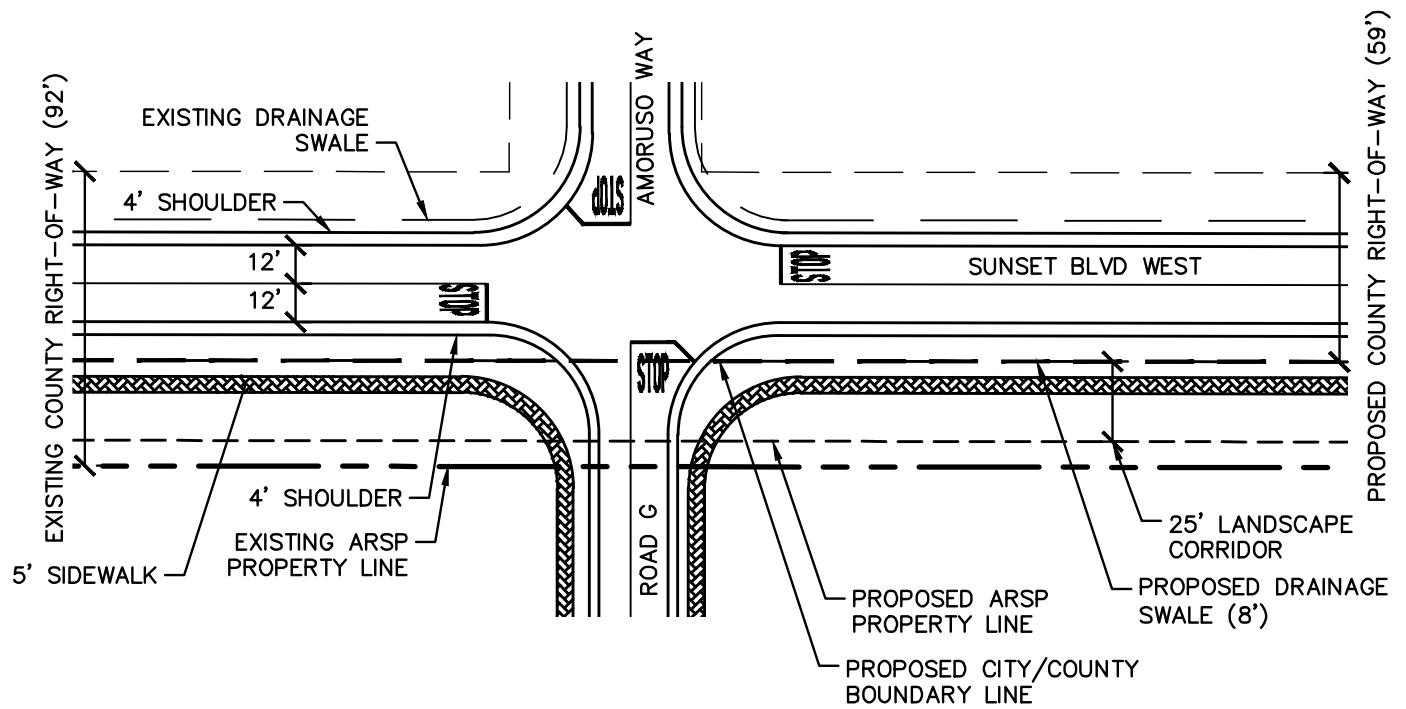


Exhibit H-3-C

Sunset Boulevard West Improvements - Westbrook Boulevard Intersection

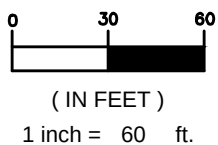
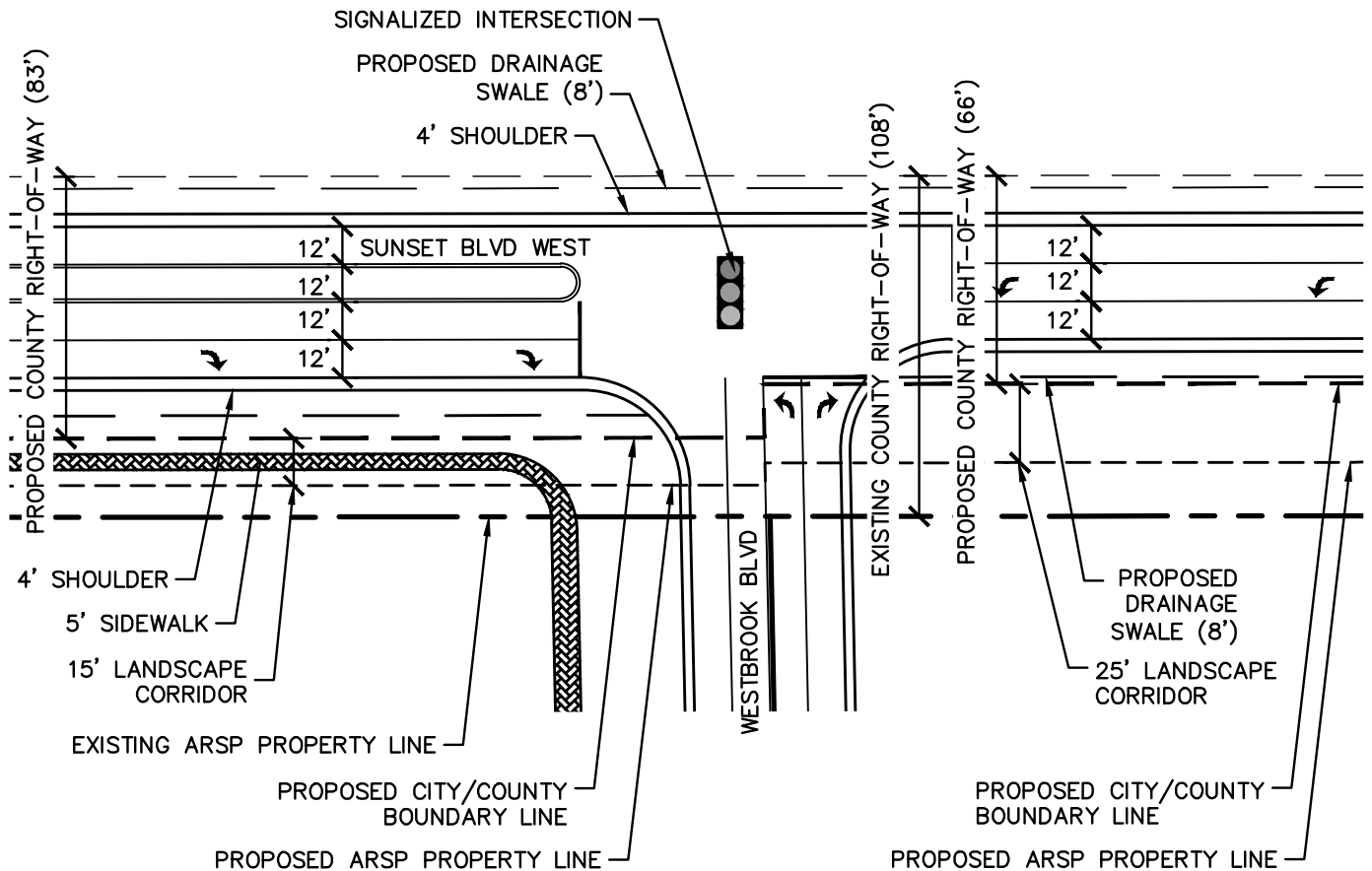
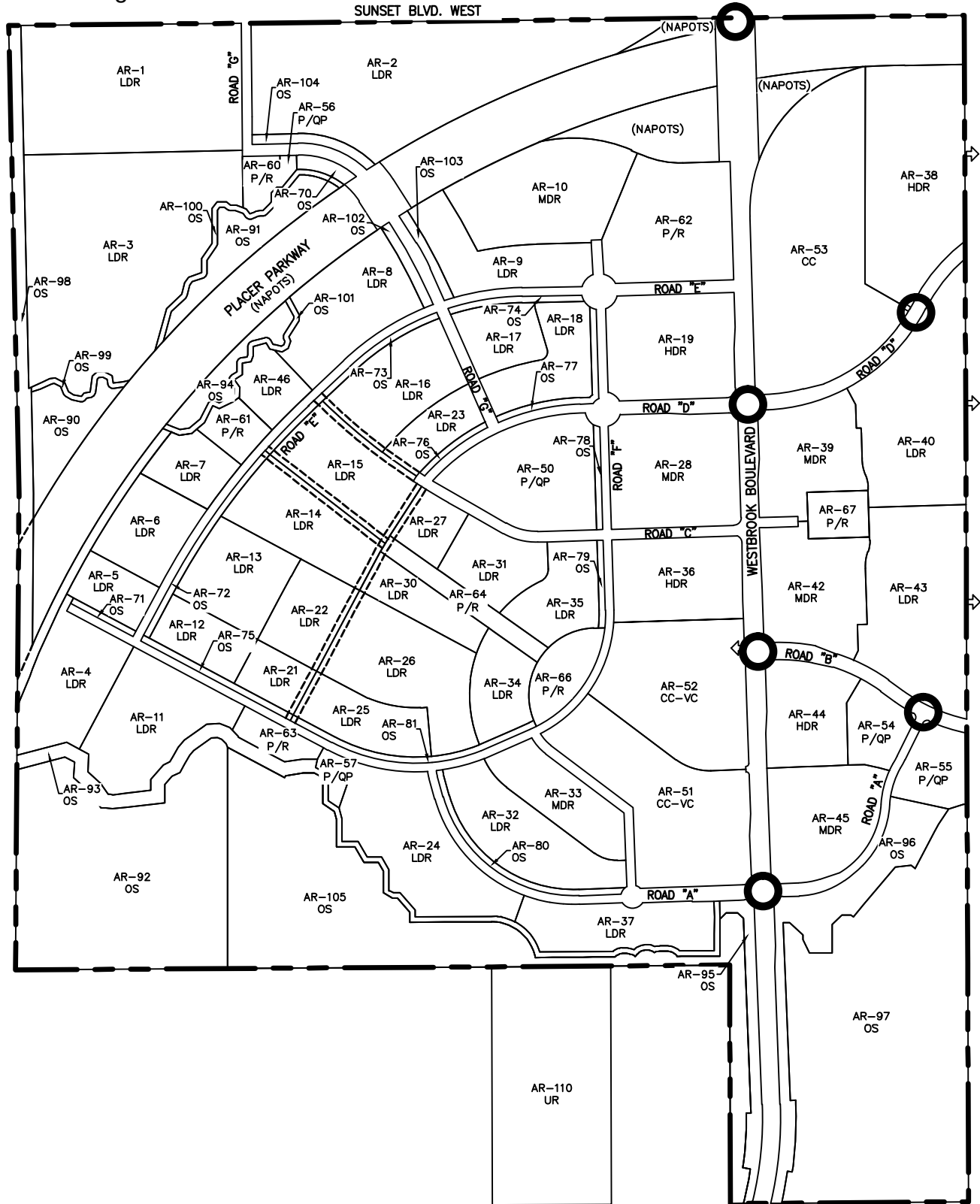


Exhibit I Traffic Signals



LEGEND

 Traffic Signal

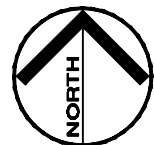
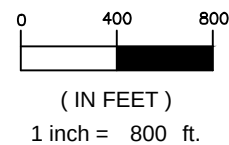


Exhibit J - 1

Wastewater Facilities

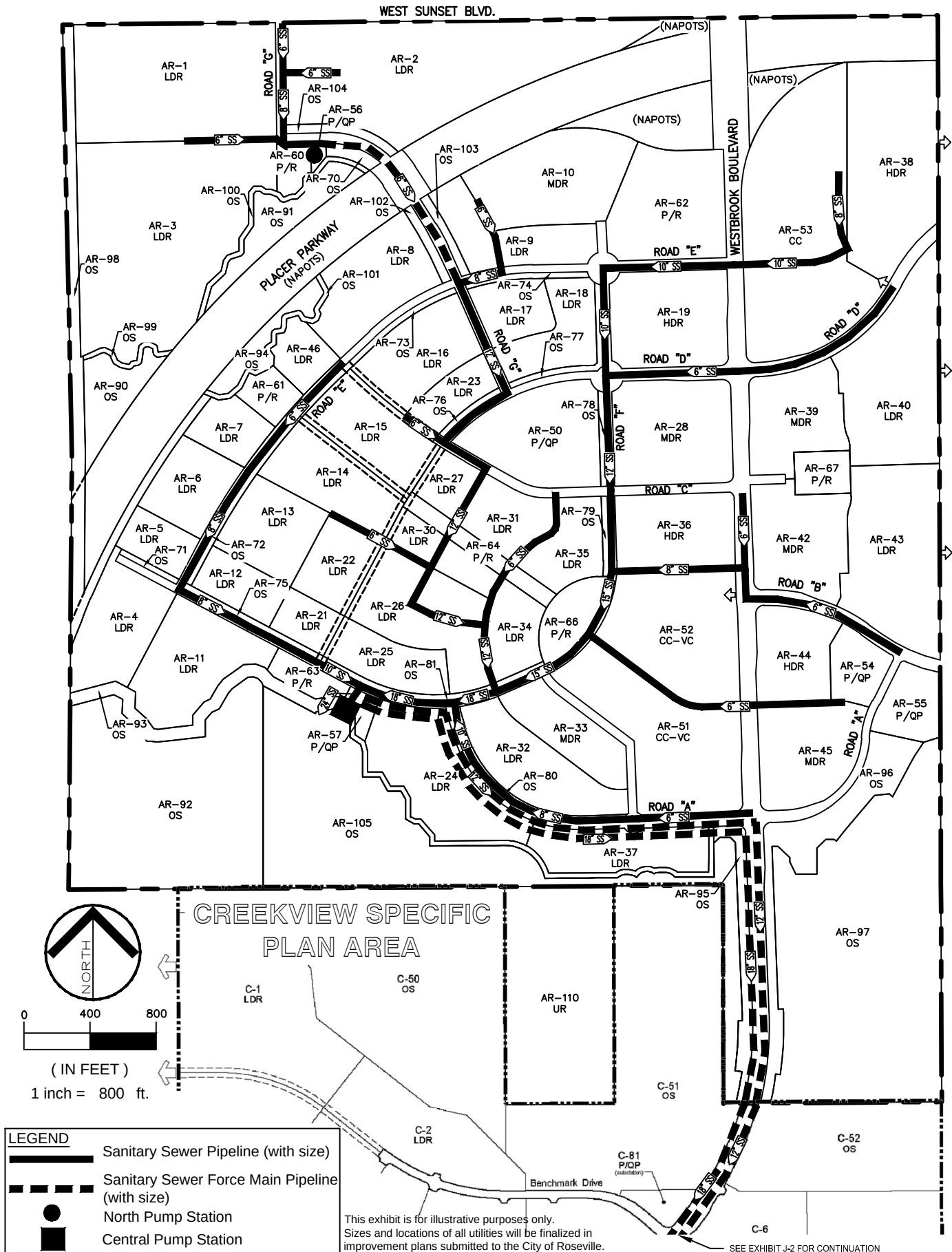
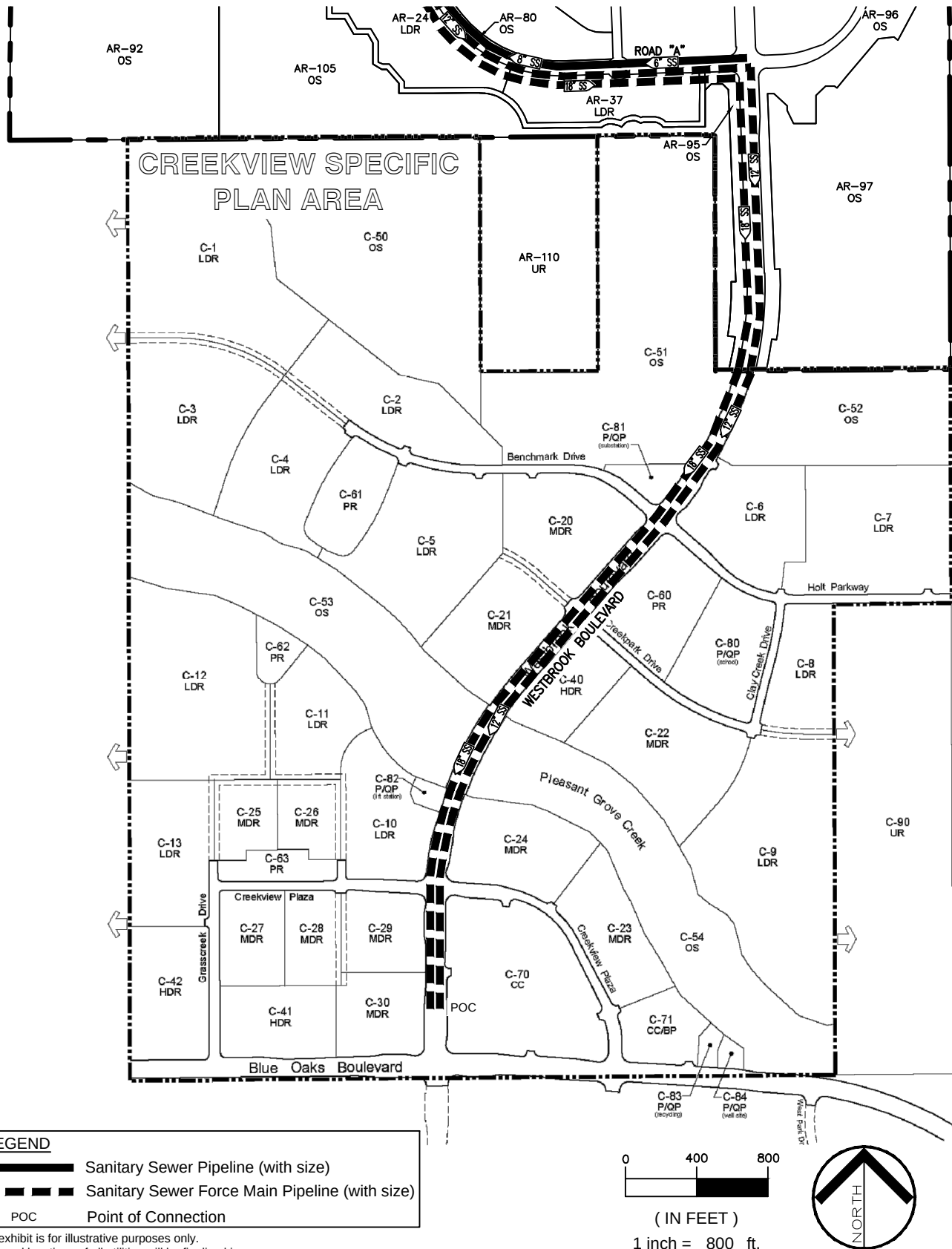
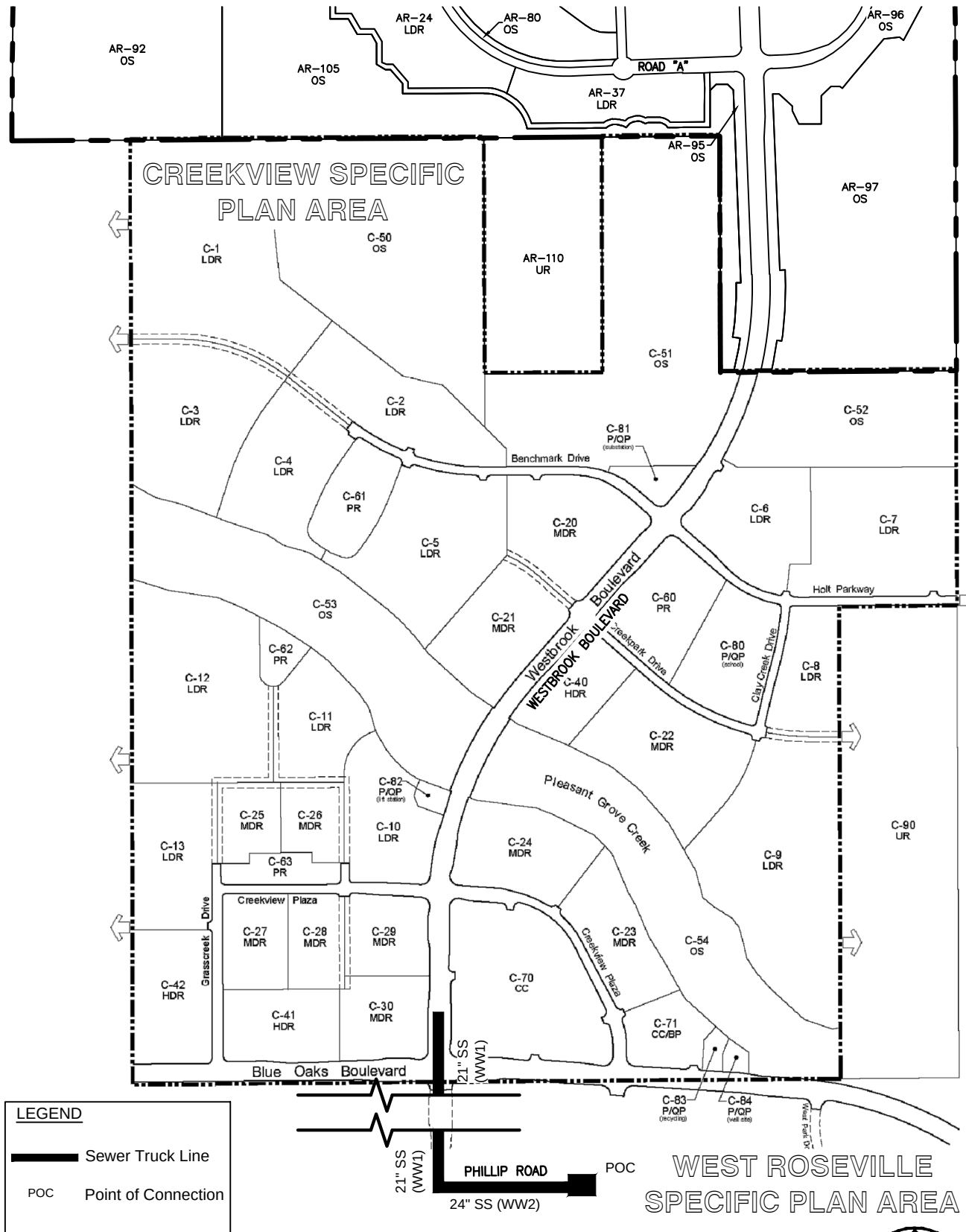


Exhibit J - 2 Wastewater Facilities



This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in
improvement plans submitted to the City of Roseville.

Exhibit K-1 Offsite Wastewater Facilities For Reimbursement



This exhibit is for illustrative purposes only.
Sizes and locations of all utilities will be finalized in
improvement plans submitted to the City of Roseville.

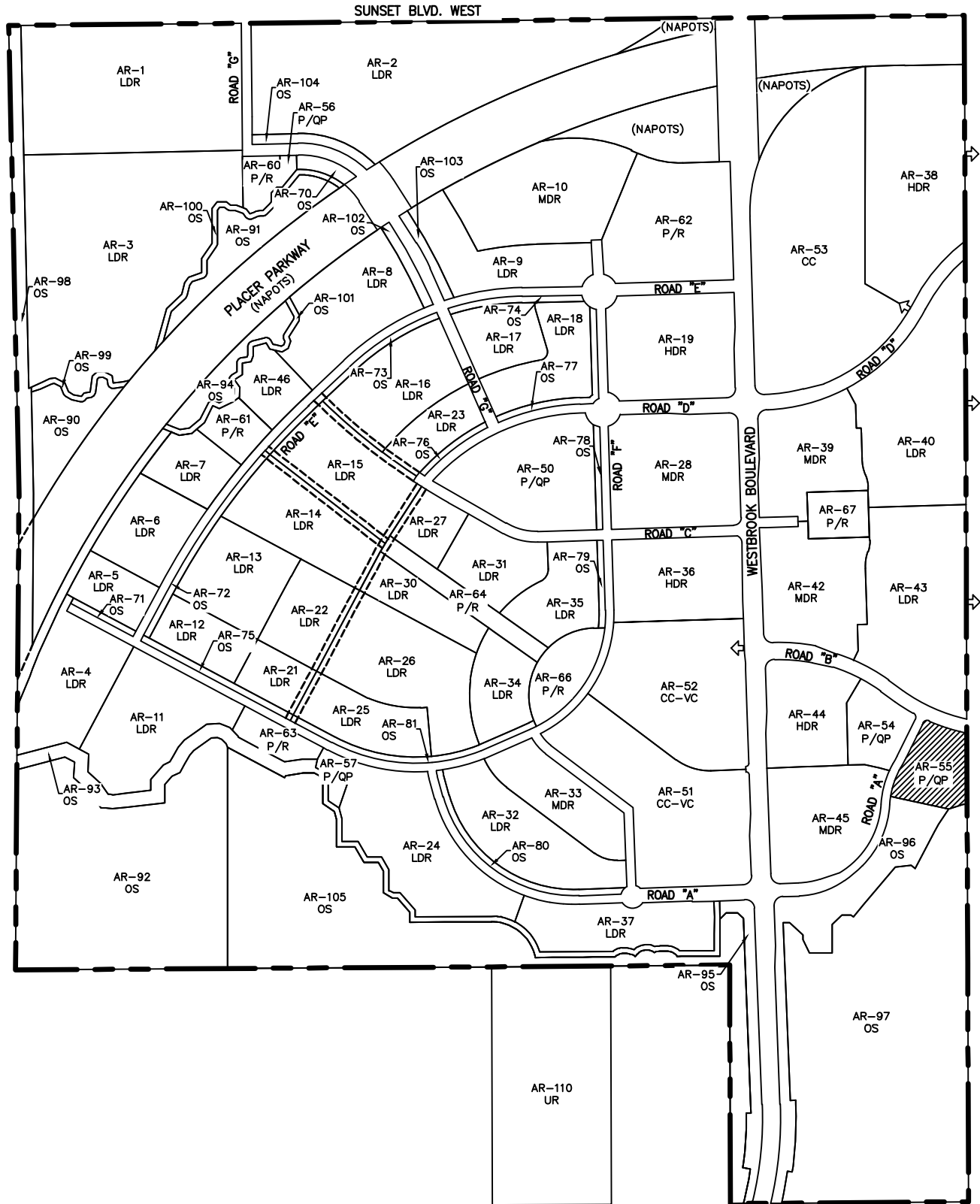
EXHIBIT K-2
OFFSITE WASTEWATER REIMBURSEMENT SCHEDULE

WASTEWATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Wastewater Segment	Size	Approx. Length	ARSP Flow (mgd)	Total Flow (mgd) ⁴	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	WW1	21"	1,790'	0.606	1.039	CSP	\$ 243,256	58.33%	\$ 141,880
2	WW2	24"	Per WRSP DA	0.606	1.214	WRSP	\$ 378,000	49.92%	\$ 188,689

Note:

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement and West Roseville Specific Plan Development Agreement.
3. ARSP is responsible for ARSP force main system within CSP.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit P and Exhibit Q.

Exhibit L Groundwater Well



LEGEND

Groundwater Well Site

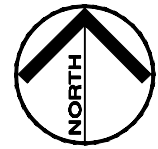
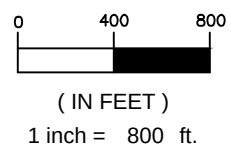
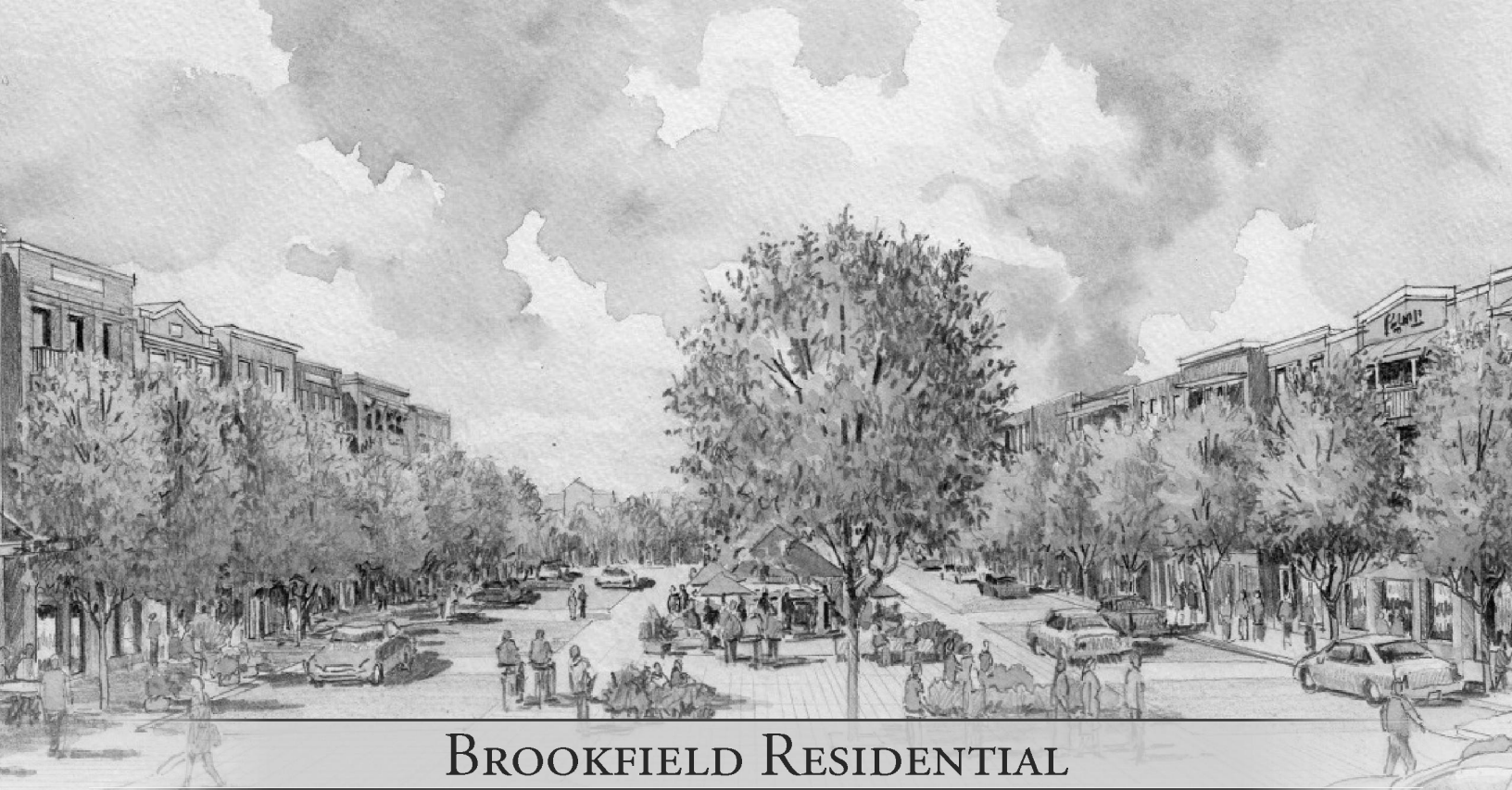


Exhibit M
Water Conservation Plan



BROOKFIELD RESIDENTIAL

Amoruso Ranch Specific Plan Area

April 2016

WATER CONSERVATION PLAN



Prepared for:

Brookfield
Residential

Prepared by:

Kimley»Horn

Brookfield Residential

Amoruso Ranch Specific Plan Area

Water Conservation Plan

Prepared By:

Kimley»»Horn



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INTRODUCTION

The Amoruso Ranch Specific Plan (ARSP) Area Water Conservation Plan (Plan) has been prepared at the request of Brookfield Residential Properties, Inc. (Brookfield) to meet the City of Roseville's (City) requirements and in support of the ARSP process.

WATER CONSERVATION PLAN PURPOSE

In February 2008, then California Governor Arnold Schwarzenegger introduced a seven-part comprehensive plan for improving the Sacramento-San Joaquin Delta. As part of this effort, the Governor directed state agencies to develop a plan to reduce statewide per capita urban water use by 20 percent by the year 2020. In February 2010, the State Water Resources Control Board issued the 20x2020 Water Conservation Plan.

As part of the response to the 20x2020 Plan, the City has a requirement that all new specific plan projects incorporate water conservation measures into the overall project design such that the overall water demands (both potable and recycled) are reduced. The City has an overall conservation goal of 20% for potable and irrigation water usage throughout the City.

This Plan presents potentially feasible measures and guidance that can result in a reduction of the projected overall water usage within the ARSP Area, which will contribute towards the City-wide conservation goal. The projected reduction in water use will be established as part of this Plan through a process of: estimating the baseline water demands without conservation measures; identification of potentially feasible conservation measures; and estimation of the resultant water demands with application of the identified conservation measures. This Plan has been developed in conformance with the Water Efficient Landscape Ordinance (WELO) as a minimum.

ARSP AREA LOCATION AND DESCRIPTION

Project Vicinity

The ARSP Area consists of approximately 694.4 acres located in the northwest edge for the City of Roseville. Prior to the Specific Plan's adoption, the plan area was recognized as a logical growth extension for the City. The Specific Plan Area is bounded on the southwest by the Al Johnson Wildlife Area, to the west by the Gleason property, to the south by the Creekview Specific Plan Area, to the east by the future proposed Placer Ranch Specific Plan Area and to the north by the existing Toad Hills Ranches #1 area and unincorporated Placer County. The project vicinity is shown on Figure 1.

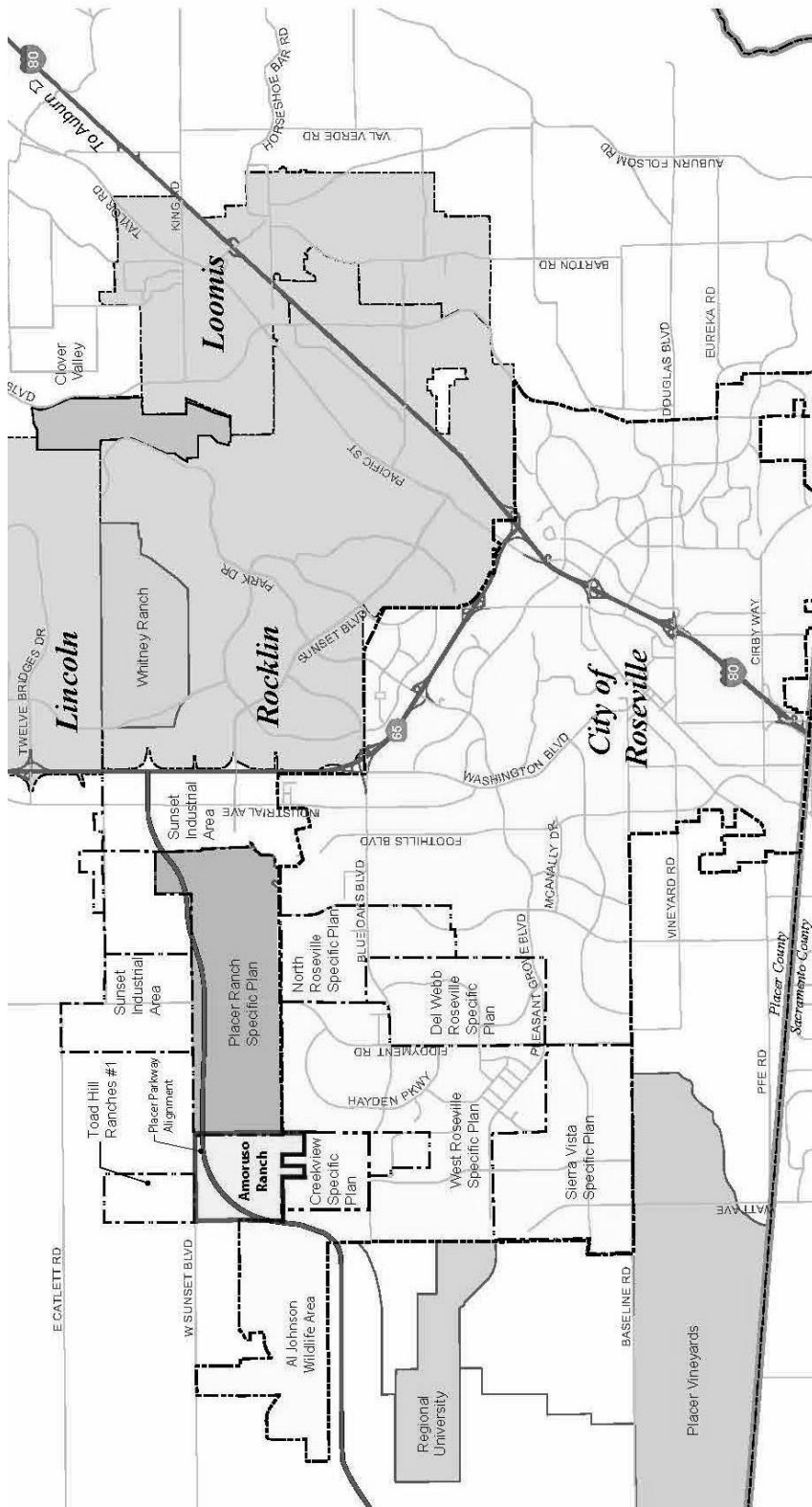


Figure 1 – ARSP Area Project Vicinity

Pre-Development Conditions

The pre-development conditions of the ARSP Area were as a cattle ranch and for irrigated crops. The primary use was open grazing land, but included a small ranch house and out buildings. The land is gently rolling terrain generally trending to the west and south. Minor drainages flow in a radial pattern from a slight rise in the northeast quadrant of the property. The elevation changes from approximately 115 feet to 71 feet gently from the northeast down to the southwest.

The site vegetation is generally limited to short, seasonal grasses. There are several oak trees located along University Creek and a number of non-native trees located around the former ranch house. Wetland conditions and their associated flora and fauna are located in small areas typically along the drainage corridors and in flats along the southern boundary. Figure 2 highlights the ARSP Area pre-development conditions.

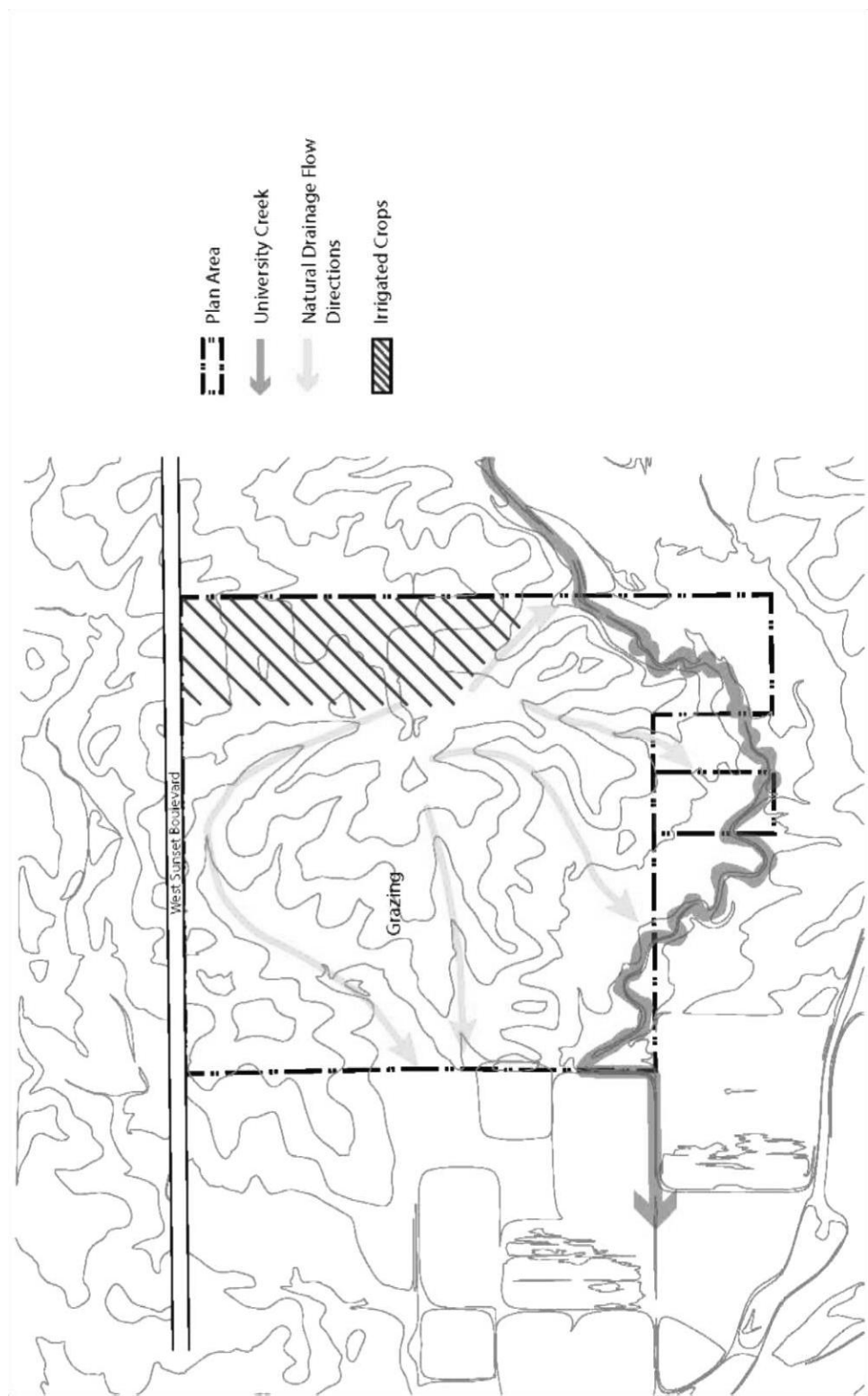


Figure 2 – ARSP Area Pre-Development Conditions

ARSP Area Development Opportunities and Constraints

The proposed ARSP Area land use plan is influenced by several factors, including the physical setting, land use and circulation conditions, and public policies. Two significant aspects that influence the development of the land plan are described below and depicted on Figure 3.

Placer Parkway

The proposed Placer Parkway will be a dominant feature that sweeps through the ARSP Area. Interchanges at Fiddymment Road and Santucci Boulevard will provide access to the ARSP Area.

Open Space and Resources Preservation

The ARSP Area will support open space and resource preservation by providing permanent open space. In combination with the 1,700-acre open space afforded by the City of Roseville Al Johnson Wildlife Area, this open space provides connectivity with open space within the Creekview Specific Plan Area, and lands to the east of the ARSP Area.

The Amoruso Ranch Specific Plan will provide an open space corridor that includes a pedestrian and bike path linkage between this major open space area and the City's regional trail system. In addition, the corridor will provide a permanent preservation area for wetland resources.

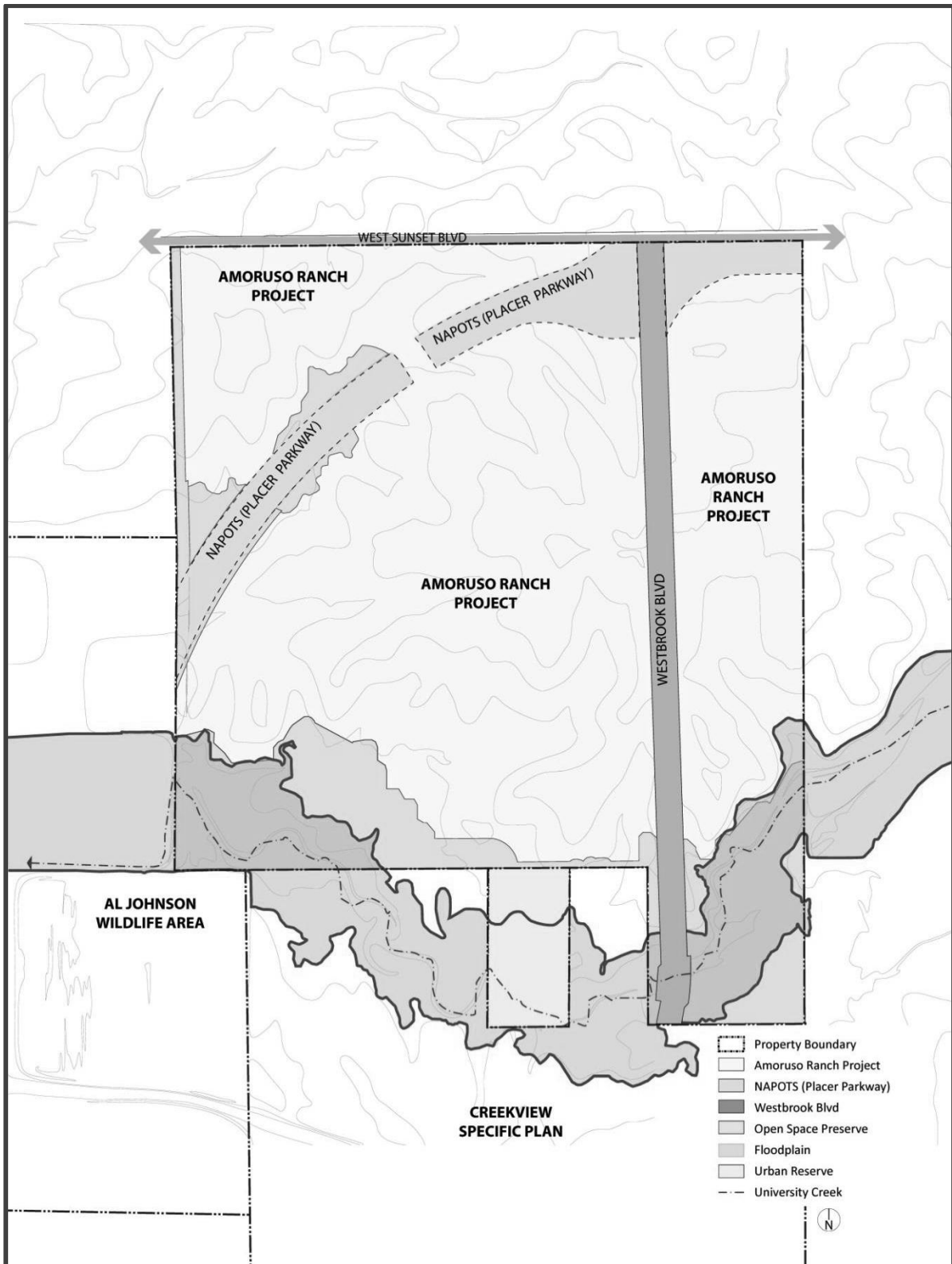
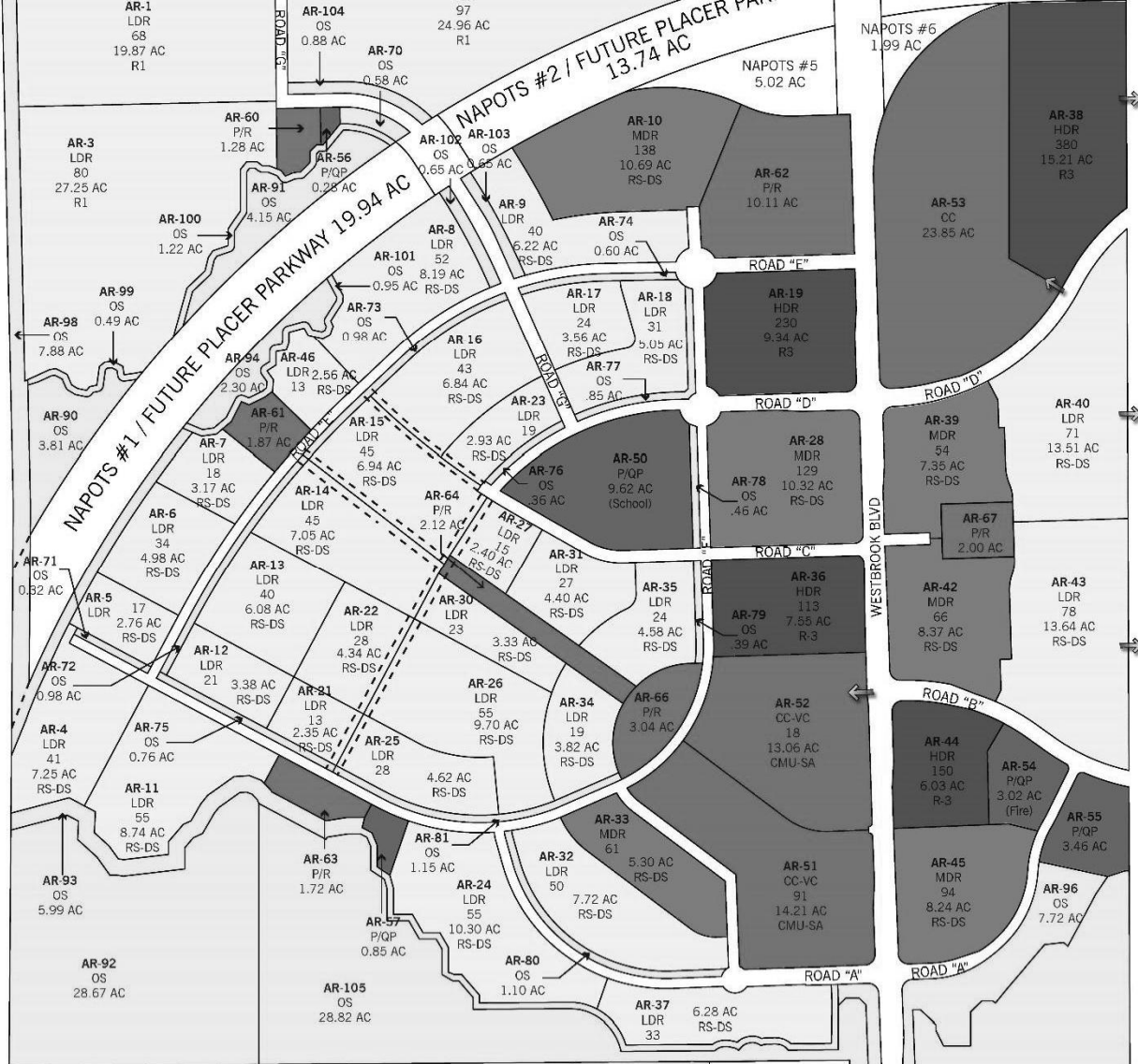


Figure 3 – ARSP Area Opportunities and Constraints

ARSP Area Land Use Plan

The ARSP Area provides for a mix of land uses to achieve the desired community form and objectives. These land use designations include low-, medium- and high density residential uses; commercial and office uses; which in some cases are sited with one another and/or with residential uses, public and quasi-public uses for the schools and civic activities such as a fire station, parks and open space uses, and an urban reserve.

At buildout, the ARSP Area will provide for 2,827 dwelling units, it adds approximately 51 acres of commercial retail and office land uses, and provides approximately 22-acres of parks and 146-acres of open space. The ARSP Area Land Use Plan is shown in Figure 4.



- LOW DENSITY RESIDENTIAL (LDR) (0.5-6.9 D.U./AC)
- MEDIUM DENSITY RESIDENTIAL (MDR) (7.0-12.9 D.U./AC)
- HIGH DENSITY RESIDENTIAL (HDR) (13.0-30.0 D.U./AC)
- COMMUNITY COMMERCIAL (CC)
- PUBLIC/QUASI PUBLIC (P/QP)
- PARKS AND RECREATION (P/R)
- OPEN SPACE (OS)
- (PRESERVED OPEN SPACE/GENERAL OPEN SPACE)
- URBAN RESERVE (UR)
- MISC. ROADS
- NAPOTS (NOT A PART OF THIS SUBDIVISION)

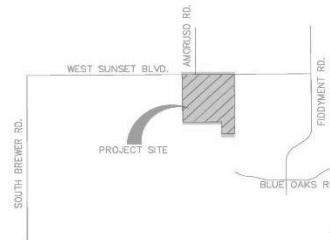
Map key

AR-1: Parcel Number
 LDR: General Plan Designation
 100: Allocated Dwelling Units
 12.00 AC: Parcel Acreage
 RS-DS: Zoning Designation

EXCEL FILE: 15_0904 LAND USE PLAN
 AUTO CAD: 15_0904_AR base

AMORUSO RANCH - 15_0904 LAND USE PLAN

BROOKFIELD RESIDENTIAL, ROSEVILLE, CA



DAHIN group

JOB NO. 316.002
DATE 09-04-2015
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



Figure 4 – ARSP Area Land Use Plan

BASELINE WATER USE ESTIMATION

The calculation of the baseline water use estimation was established based on the land use designations developed as part of the ARSP Area Land Use Plan shown on Figure 4.

The baseline water use for the project was established using the City's standard water use factors, as developed for the City by MWH in 2006. The City of Roseville employs standard demand factors for residential land uses of varying densities, as well as standard demand factors for commercial/other land uses. The residential demands are presented as gallons per day (GPD) per dwelling unit (DU), and the commercial/other demands are presented as GPD per acre. The City's demand factors are listed in Table 1.

Table 1
Amoruso Ranch Specific Plan
Water Conservation Plan
City of Roseville Demand Factors

General Plan Land Use Category	Average Day Demand
Residential GPD/DU	
LDR1: < 3.5 DU / Acre	728 GPD/DU
LDR2: > 3.5 to 5 DU / Acre	600 GPD/DU
LMDR1: > 5 to 6 DU / Acre	521 GPD/DU
LMDR2: > 6 to 8 DU / Acre	430 GPD/DU
MDR: > 8 to 12 DU / Acre	323 GPD/DU
HDR1: > 12 to 16 DU / Acre	288 GPD/DU
HDR2: > 16 DU / Acre	177 GPD/DU
Non-Residential GPD/Acre	
Commercial / Retail	2598 GPD/Acre
Business Professional	2598 GPD/Acre
Light Industrial	2598 GPD/Acre
Industrial	2562 GPD/Acre
Railroad Yard	109 GPD/Acre
Elementary School	3454 GPD/Acre
High School	4068 GPD/Acre
Public (Fire Station, etc)	1780 GPD/Acre
Park / Recreation	2988 GPD/Acre
Open Space / ROW	0 GPD/Acre
Vacant	0 GPD/Acre

Utilizing the City's demand factors, the estimated annual water use for the Low-, Medium- and High-Density Residential units proposed within the ARSP Area have been calculated. The basis of the Low-, Medium- and High-Density Residential water use is presented within Table 2.

Table 2
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Estimation – LDR, MDR and HDR

Land Use Category Density	Number of Units	Average Day Demand (GPD/DU)	Total Average Day Demand (GPD)	Total Average Day Demand (AFY)	Total Average Day Demand with 2% (AFY) ¹
LDR1: < 3.5 DU / Acre	148	728	107,744	120.7	123.1
LDR2: > 3.5 to 5 DU / Acre	116	600	69,600	78.0	79.5
LMDR1: > 5 to 6 DU / Acre	401	521	208,921	234.0	238.7
LMDR2: > 6 to 8 DU / Acre	757	430	325,510	364.6	371.9
MDR: > 8 to 12 DU / Acre	155	323	50,065	56.1	57.2
HDR1: > 12 to 16 DU / Acre	380	288	109,440	122.6	125.0
HDR2: > 16 DU / Acre	760	177	134,520	150.7	153.7
Community Commercial - Village Center – Residential	109	288	31,392	35.2	35.9
Urban Reserve	1	728	728	0.8	0.8
Total	2,827	-	1,037,920	1,162.6	1,185.9

The water use estimation, as established by the City for purposes of water conservation does not distinguish between potable water and recycled water. Table 3 includes a summary of the estimated baseline water demands. Consistent with previous similar analyses completed by the City, a factor for water system losses has not been included in the water conservation calculations. It has, however, been included for informational purposes in both Tables 2 and 3.

¹ Demand accounts for 2% system losses.

Table 3
Amoruso Ranch Specific Plan
Water Conservation Plan
Water Use Factors and Demands

Land Use	Land Use Abbreviation/ Zoning	Total Area (Acres)	Dwelling Unit Count	Water Use Factor	Daily Demand (GPD)	Annual Demand (AFY)	Annual Demand with 2% (AFY) ¹
Low Density Residential	LDR	248.77	1,302	Varies	660,175	739.5	754.3
Medium Density Residential	MDR	50.27	542	Varies	178,561	200.0	204.0
High Density Residential	HDR	38.13	873	Varies	167,064	187.1	190.9
Community Commercial - Village Center - Residential	CMU-SA (Commercial Mixed-Use - Special Area)	Included On Next Line	109	288	31,392	35.2	35.9
Community Commercial - Village Center – Non-Residential	CMU-SA (Commercial Mixed-Use - Special Area)	27.27	-	2,598	70,847	79.4	80.9
Community Commercial	CC (Community Commercial)	23.85	-	2,598	61,962	69.4	70.8
Open Space (Paseos)	OS	10.71	-	2,988	32,001	35.8	36.6
Open Space (General)	OS	37.24	-	0	0	0	0
Open Space (Preserve)	OS	97.58	-	0	0	0	0
Parks & Recreation	PR	22.14	-	2,988	66,154	74.1	75.6
Public / Quasi Public (School)	P/QP (School)	9.62	-	3,454	33,227	37.2	38.0
Public / Quasi Public (Fire Station & Utility Site)	P/QP	7.61	-	1,780	13,546	15.2	15.5
Urban Reserve	UR	20.00	1	728	728	0.8	0.8
Rights-of-Way	ROW	52.04	-	0	0	0	0
Not a Part of This Subdivision	NAPOTS	49.16	-	0	0	0	0
Total		694.4	2,827	-	1,315,659	1,473.7	1,503.2

¹ Demand accounts for 2% system losses.

SINGLE FAMILY RESIDENTIAL WATER USE DISTRIBUTION

Single family residential water use for land use designations for Low-, Medium- and High-Density (LDR, MDR and HDR) parcels can be further divided by the use within the home and the landscape irrigation demands outside of the home.

Table 4 represents the typical single family residential water usage that would be attributable to residential units within the land use designation of LDR and MDR. The percentage of total use will have a different distribution for HDR primarily attributable to the reduction in irrigated landscaped area.

Table 4
Amoruso Ranch Specific Plan
Water Conservation Plan
Single Family Residential Water Usage

Residential Use	Percentage of Total¹
Landscaping	51%
Toilets	13%
Faucets, Cooking, Cleaning	10%
Showers	9%
Clothes Washing	8%
Bath	6%
Toilet Leaks	2%
Dishwasher	1%

Based on historic data the typical split between backyard and front yard irrigation of typical LDR and MDR parcels is approximately sixty-forty, with 60% of the landscape irrigation demand attributable to the backyard and 40% of the landscape irrigation attributable to the front yard. This is the result of typically smaller front yards than backyards along with less

¹ Percentage of total water use was derived from information obtained from the City of Roseville Frequently Asked Questions (FAQ) on the subject of water conservation.

landscape area in the front yard due to driveways and walks. Utilizing this ratio of front yard to backyard irrigation use, results in a further breakdown of the 51% total water use to 20.4% for the front yards and 30.6% for the backyards. The separation of front yard and backyard irrigation demands for LDR and MDR parcels allows analysis and application of different conservation measures between the two distinct areas.

The HDR units typically do not have front yard and backyard irrigation demand; however, there are common area irrigation demands that are attributable to HDR units. Average planning numbers for irrigation demands for HDR units is 20% of the estimated overall water usage. This value is expressed as 20% of the annual irrigation demand and not based on designation of demands split between front and back yard area designations. Table 5 presents a summary of demands based on the assumptions listed above.

Table 5
Amoruso Ranch Specific Plan
Water Conservation Plan
Residential Irrigation Water Demands

Land Use	Annual Demand (AFY)	Annual Demand Front Yard (AFY)	Annual Demand Backyard (AFY)	Annual Total Irrigation Demand (AFY)
Low Density Residential	739.5	150.86	226.29	377.15
Medium Density Residential	200.0	40.80	61.20	102.00
High Density Residential ¹	187.1	N/A	N/A	37.42
Urban Reserve	0.8	0.16	0.24	0.40
Total	1,127.4	191.82	287.73	516.97

¹ Demand for HDR parcels was calculated differently from LDR and MDR parcels, as described above. Demand for HDR parcels was not separated into front yard and backyard demand since traditional front and back yards are not present on HDR parcels.

WATER USE REDUCTION STRATEGIES

A series of implementable water use reduction strategies have been identified for the ARSP Area. These strategies are discussed in more detail in the following subsections of this document, including the estimated percentage of water use reduction.

The water use reduction strategies identified for the ARSP Area include:

- Reduction of Residential Turf Areas
- Reduction of Park and Recreation and Common Area Turf (Non-Residential)
- Irrigation Management
- Water Conservation Methods

REDUCTION OF RESIDENTIAL TURF AREAS

As represented in the previous sections and tables, turf areas account for a significant portion of the water demand of the residential development. In turn, this correlates to one of the greatest opportunities to reduce the projected water demands. The ARSP project will adopt a strategy to encourage the new residential developments to reduce the magnitude of front yard turf areas and plant these areas with vegetation that uses far less water.

The City of Roseville estimates that for a same sized area of turf, in comparison to utilization of low-water consumption vegetation, could result in a savings of up to 70% in the amount of water required. Therefore, 30% of the amount of water would be required for the low consumption vegetation as compared to the lawn area's water demand.

Low water consumption vegetation, benefits not only from the reduced requirement for uptake by the plants, it also benefits from more efficient landscape irrigation systems. Low water consumption vegetation is typically irrigated by drip systems, as opposed to overhead spray systems for lawn and turf areas.

Typical front yard landscaping generally ranges between 75% and 85% irrigated area. For purposes of this analysis, the low-point of 75% irrigated area has been selected with 70% being lawn area and the remaining irrigated area being lower water using plants and planters.

It is reasonable to reduce irrigated lawn areas from 70% of the typical front yard for LDR and MDR, as well as reduce the common area lawns on HDR, to 42%. This results in an increase of low water consumption vegetation from 5% to 33%. An example of the potential reductions in turf area is shown in Figure 5. The comparisons of water demands for irrigation are shown in Table 6.

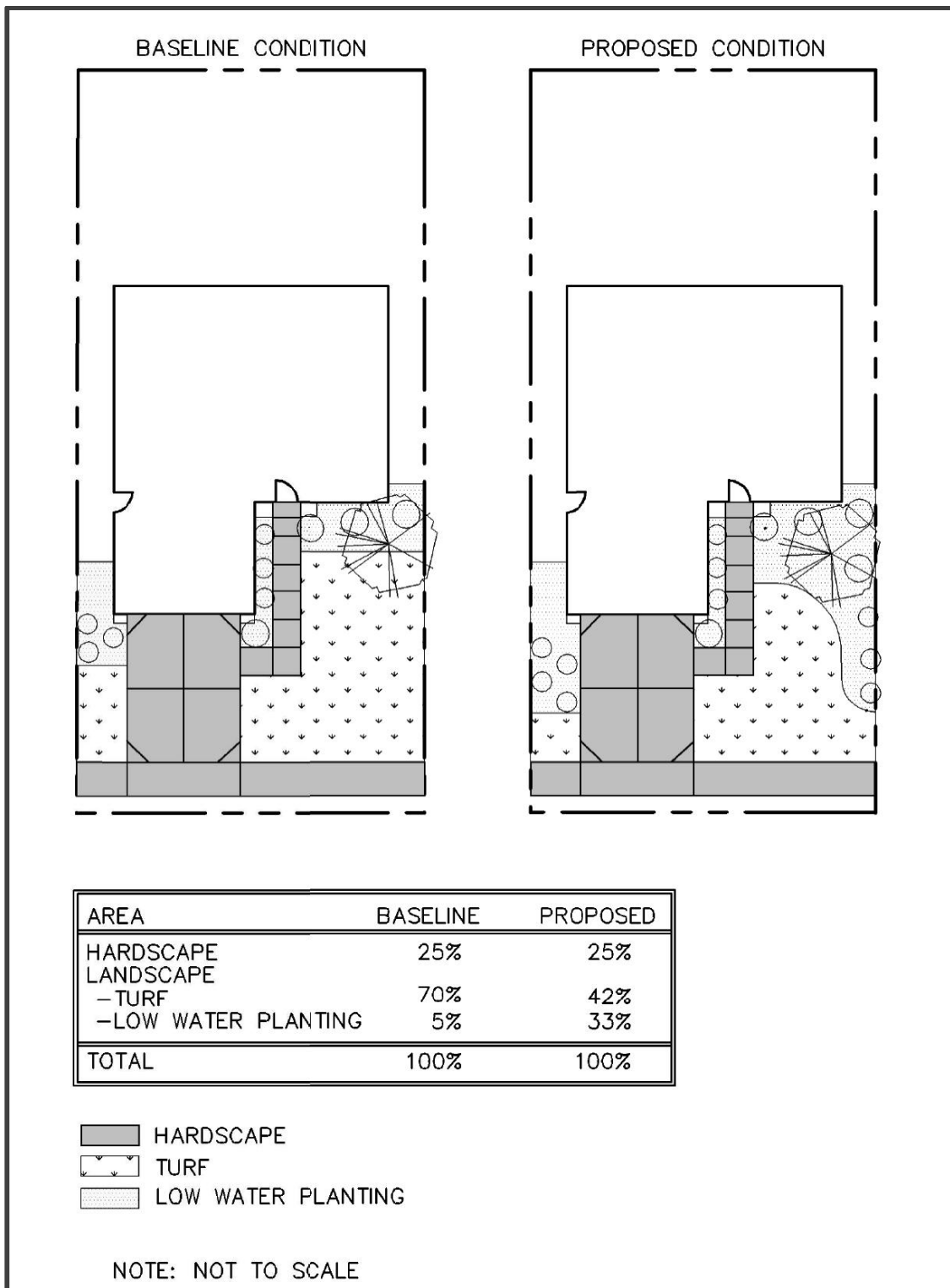


Figure 5 – Front Yard Water Conservation Comparison

Table 6
Amoruso Ranch Specific Plan
Water Conservation Plan
Reduced Landscape Turf Area

Land Use	Front Yard Irrigated Area ¹	Base Condition		Base Condition with Water Conservation	
		Turf Area	Low Water Use Area	Turf Area	Low Water Use Area ²
LDR, MDR and HDR ³	75%	70%	5%	42%	33%

Table 7 is a comparison of the water use efficiencies that result from reduction in front yard turf areas. Since assumptions are based on similar reductions in turf areas for LDR, MDR and HDR product types, the water demands have been combined for presentation.

Table 7
Amoruso Ranch Specific Plan
Water Conservation Plan
Front Yard Irrigated Area Water Efficiencies

Land Use	Annual Demand Front Yard (AFY) ⁴	New Front Yard Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties LDR and MDR	191.82	139.24	52.58	27.4%	Potable
HDR	37.42	27.16	10.26	27.4%	Recycled
Total	229.24	166.40	62.84	27.4%	

As an example of how these values were calculated, the calculation for the annual front yard turf demand and the reduced annual front yard demand is presented below.

For the annual front yard turf demand, as calculated for low and medium density residential land uses, 75% of the front yard is landscaped with 70% turf and 5% low water use plantings. Since low water use plantings use 30% of the water required for turf, this 5%

¹ As a percentage of the front yard.

² Includes 5% existing low water use plantings plus 28% new low water use plantings.

³ Represents the percentage of the entire exterior area for HDR.

⁴ Front yard demand from Table 5. HDR is total since there is not a distinction between front and back yards.

area is equal to 1.5% turf area water demand. This results in the following annual front yard demands:

Turf (LDR & MDR):

$$191.82 \text{ AFY} * \left(\frac{70\%}{71.5\%} \right) = 187.80 \text{ AFY}$$

Low Water Use (LDR & MDR):

$$191.82 \text{ AFY} * \left(\frac{1.5\%}{71.5\%} \right) = 4.02 \text{ AFY}$$

For the reduced annual front yard demand, as calculated for low and medium density residential uses, reducing the base turf area in the front yards from 70% to 42% and replacing that (equivalent to 28%) with low water use plantings resulted in the following annual demands:

Reduced Demand Equation (LDR & MDR):

$$187.80 \text{ AFY} * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%} \right) + 4.02 \text{ AFY} = 139.24 \text{ AFY}$$

The same equations were generated for the HDR parcels as follows:

Turf (HDR):

$$37.42 \text{ AFY} * \left(\frac{70\%}{71.5\%} \right) = 36.63 \text{ AFY}$$

Low Water Use (HDR):

$$37.42 \text{ AFY} * \left(\frac{1.5\%}{71.5\%} \right) = 0.79 \text{ AFY}$$

Reduced Demand Equation (HDR):

$$36.63 \text{ AFY} * \left(\frac{42\%}{70\%} + \frac{28\% * 30\%}{70\%} \right) + 0.79 \text{ AFY} = 27.16 \text{ AFY}$$

REDUCTION OF PARK AND RECREATION AND COMMON AREA TURF (NON-RESIDENTIAL)

In addition to the turf areas for residential properties there are additional and significant turf areas throughout a typical development. These areas include the parks, irrigated paseos, commercial centers and school play fields. The estimated turf irrigation demand at each of these uses is as follows:

- It is estimated that parks utilize approximately 98% of their water demand for irrigation and 80% of their irrigated area for turf. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.
- For the Roseville area, low water plantings were assumed to use 30% of the water used on turf (a 70% water savings).
- Low water use areas will utilize low volume irrigation systems like a drip or spray system (such as Netafim) designed to achieve a uniformity of 90% rather than an overhead spray irrigation system.
- Paseos are estimated to utilize 100% of their water demand for landscape irrigation. 80% of the paseo area is irrigated turf area. This area is assumed to be reduced to 60% with the conversion of turf area (20%) to low water consumption vegetation or other uses.

Based on these assumptions the water use efficiencies for the parks and paseos have been calculated and are presented in Table 8.

Table 8
Amoruso Ranch Specific Plan
Water Conservation Plan
Non-Residential Irrigated Area Water Efficiencies

Land Use	Annual Water Demand (AFY) ¹	Annual Irrigation Demand (AFY)	Base Turf Area	New Turf Area	Low Water Use Area	New Irrigation Demand (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Park	4.3	4.21	80%	60%	20%	3.48	0.73	17.3%	Potable
Parks	69.8	68.40	80%	60%	20%	56.43	11.97	17.5%	Recycled
Paseos	4.8	4.80	80%	60%	20%	3.96	0.84	17.5%	Potable
Paseos	31.0	31.00	80%	60%	20%	25.58	5.42	17.5%	Recycled
Total	109.9	108.41				89.45	18.96	17.5%	

The new irrigation demand for the Parks is calculated as follows:

$$\frac{68.40 \text{ AFY} * 60\%}{80\%} = 51.30 \text{ AFY}$$

Demand remaining after turf reduction:

$$68.40 \text{ AFY} - 51.30 \text{ AFY} = 17.10 \text{ AFY}$$

Low water plants use 30% of turf demand:

$$17.10 \text{ AFY} * 30\% = 5.13 \text{ AFY}$$

New irrigation demand:

$$51.30 \text{ AFY} + 5.13 \text{ AFY} = 56.43 \text{ AFY}$$

Similarly the new irrigation demand for the Paseos is calculated as follows:

$$\frac{31.00 \text{ AFY} * 60\%}{80\%} = 23.25 \text{ AFY}$$

¹Annual water demand derived from Table 3.

Demand remaining after turf reduction:

$$31.00 \text{ AFY} - 23.25 \text{ AFY} = 7.75 \text{ AFY}$$

Low water plants use 30% of turf demand:

$$7.75 \text{ AFY} * 30\% = 2.33 \text{ AFY}$$

New irrigation demand:

$$23.25 \text{ AFY} + 2.33 \text{ AFY} = 25.58 \text{ AFY}$$

IRRIGATION MANAGEMENT

Smart and centrally located irrigation controllers restrict irrigation to times and rates necessary to maintain landscaping. They account for changes in the demand for water, which varies with weather patterns, seasonal influences and soil moisture content. In the ARSP, smart irrigation controllers, as defined in WELO, will be required for residential, commercial, and quasi-public parcels subject to turf reduction measures, and centrally controlled irrigation controllers for larger commercial and publicly maintained parcels.

As referenced in previous studies for the City of Roseville, a number of studies have been completed specifically on the conversion to smart irrigation controllers and the resultant water savings. Those studies suggest that water use reductions can be expected between 7% and 41%. This is a wide range of variability. Since ARSP is an entirely new development all significant irrigation applications will employ the use of smart irrigation controllers (per WELO). Therefore, a water use reduction value of 20% has been estimated for purposes of this analysis, consistent with previous analyses completed for similar developments within the City of Roseville. The sample calculation is presented below and the values are summarized in Table 9.

Smart Irrigation Equation:

$$139.24 \text{ AFY} * (80\%) = 111.39 \text{ AFY}$$

Table 9
Amoruso Ranch Specific Plan
Water Conservation Plan
Smart Irrigation Controller Water Efficiencies

Land Use	Annual Irrigation Demand (AFY)	New Irrigation Demand w/Controller (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Properties (Front) ¹	139.24	111.39	27.85	20%	Potable
Residential Properties (Back) ²	287.73	230.18	57.55	20%	Potable
Residential Properties (HDR) ³	27.16	21.73	5.43	20%	Recycled
Parks ⁴	3.48	2.78	0.70	20%	Potable
Parks ⁵	56.43	45.14	11.29	20%	Recycled
Paseos ⁶	3.96	3.17	0.79	20%	Potable
Paseos ⁷	25.58	20.46	5.12	20%	Recycled
Total	543.58	434.85	108.73	20%	

WATER CONSERVATION METHODS

There are many water conservation measures that can be implemented throughout the ARSP project. The reality is that a majority of the typical water conservation measures are already required or anticipated to be included in any new projects. These include low flow toilets, low flow shower heads, faucet aerators, etc.

One additional water conservation measure that will be considered for the ARSP project is the inclusion of recirculating hot water systems. Recirculating hot water systems feature a pump on a residential hot water line system which reduces the time necessary to receive hot water at any hot water faucet throughout the home. They provide hot water at the tap

¹ Annual irrigation demand derived from Table 7.

² Annual irrigation demand derived from Table 5.

³ Annual irrigation demand derived from Table 7.

⁴ Annual irrigation demand derived from Table 8.

⁵ Annual irrigation demand derived from Table 8.

⁶ Annual irrigation demand derived from Table 8.

⁷ Annual irrigation demand derived from Table 8.

immediately upon engaging the hot water faucet, eliminating the waste of water as you wait for the water to transition from the cold water in the pipes to hot water. This type of system can be included on all residential units to generate additional water conservation. The amount of water savings with these systems varies based on the number of times hot water is utilized throughout the day. A typical conservative estimate indicates a water savings of approximately 1.25 gallons per use is saved by having “instant” hot water from the recirculation system. We have estimated that on average this would occur six times per day per residential unit, consistent with previous studies for the City of Roseville.

Re-Circulating Hot Water Equation:

$$2,827 \text{ DU} * 7.5 \frac{\text{gal}}{\text{day}} * \frac{\text{AF}}{325851 \text{ gal}} * 365 \text{ day/yr} = 23.75 \text{ AFY}$$

The estimated savings based on the installation of recirculating hot water systems is shown in Table 10.

Table 10
Amoruso Ranch Specific Plan
Water Conservation Plan
Recirculating Hot Water System Water Efficiencies

Land Use	Dwelling Unit Count	Savings per Dwelling Unit (Gal)	Annual Demand Savings (AFY)	Annual Demand Savings (%)	Water System Savings
Residential Units	2,827	7.5	23.75	1.6%	Potable

SUMMARY

A series of water conservation methods have been proposed for implementation as part of the ARSP project. These methods are readily implemented and are consistent with the goals and objectives of the Amoruso Ranch Specific Plan and the City of Roseville.

Table 11 provides a summary of the water conservation measures and their estimated savings in water use. As shown on Table 11, with implementation of all of the measures an estimated conservation of 14.5% of the projected water use would be realized within the ARSP Area.

Table 11
Amoruso Ranch Specific Plan
Water Conservation Plan
Summary of Water Efficiencies

Water Conservation Opportunity	Total Water Demand (AFY)	Potable Water Savings (AFY)	Recycled Water Savings (AFY)	Annual Demand Savings (AFY)	Annual Demand Savings (%)
Residential Properties Irrigation – Front ¹	1,473.7	52.58	10.26	62.84	4.3%
Non-Residential (Parks, ROW, School) ²		1.57	17.39	18.96	1.3%
Smart Irrigation Controllers ³		86.89	21.84	108.73	7.4%
Recirculating Hot Water System ⁴		23.75	0	23.75	1.6%
Total		164.79	49.49	214.28	14.5%

The actual water conservation savings will be dependent on a number of factors including the participation and adherence by the actual homeowners. Constructing the residential units with a number of these measures already integrated (such as the hot water recirculation systems) will be beneficial to achieving the objective.

For the single family residential land uses there is anticipated to be ongoing outreach by the City to remind and reinforce the need for water conservation. This can include attachments to the water bill, water audits that can be made available to homeowners, the promotion of the City’s water conservation website, and the availability of City water conservation staff to respond to specific questions. In addition, outreach can include educating homeowners on how to use and set up smart irrigation controllers along with including the installation and integration into their backyard irrigation system.

Guidance and education for the homeowners with regards to the landscaping of front and backyards will also be part of the overall plan including education in conformance with WELO.

¹ Annual demand savings derived from Table 7.

² Annual demand savings derived from Table 8.

³ Annual demand savings derived from Table 9.

⁴ Annual demand savings derived from Table 10.

References

WMH. 2006. *TM 1 - Unit Water Demand Factor Verification and Water Demand Evaluation and Update*. September.

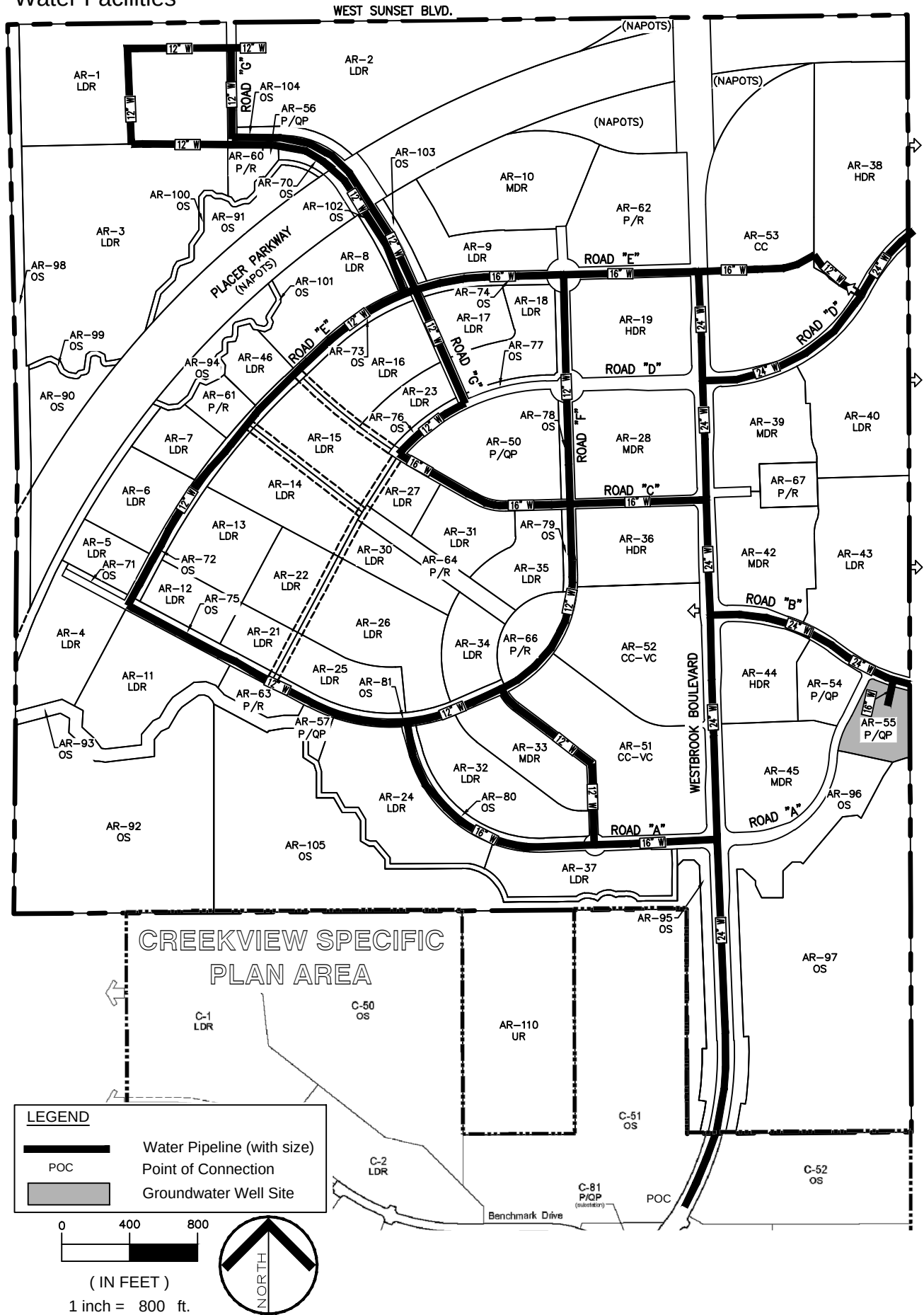


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555 Capitol Mall, Suite 300
Sacramento, CA 95814
Phone: 916.858.5800

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Exhibit N Water Facilities



SUNSET BLVD. WEST

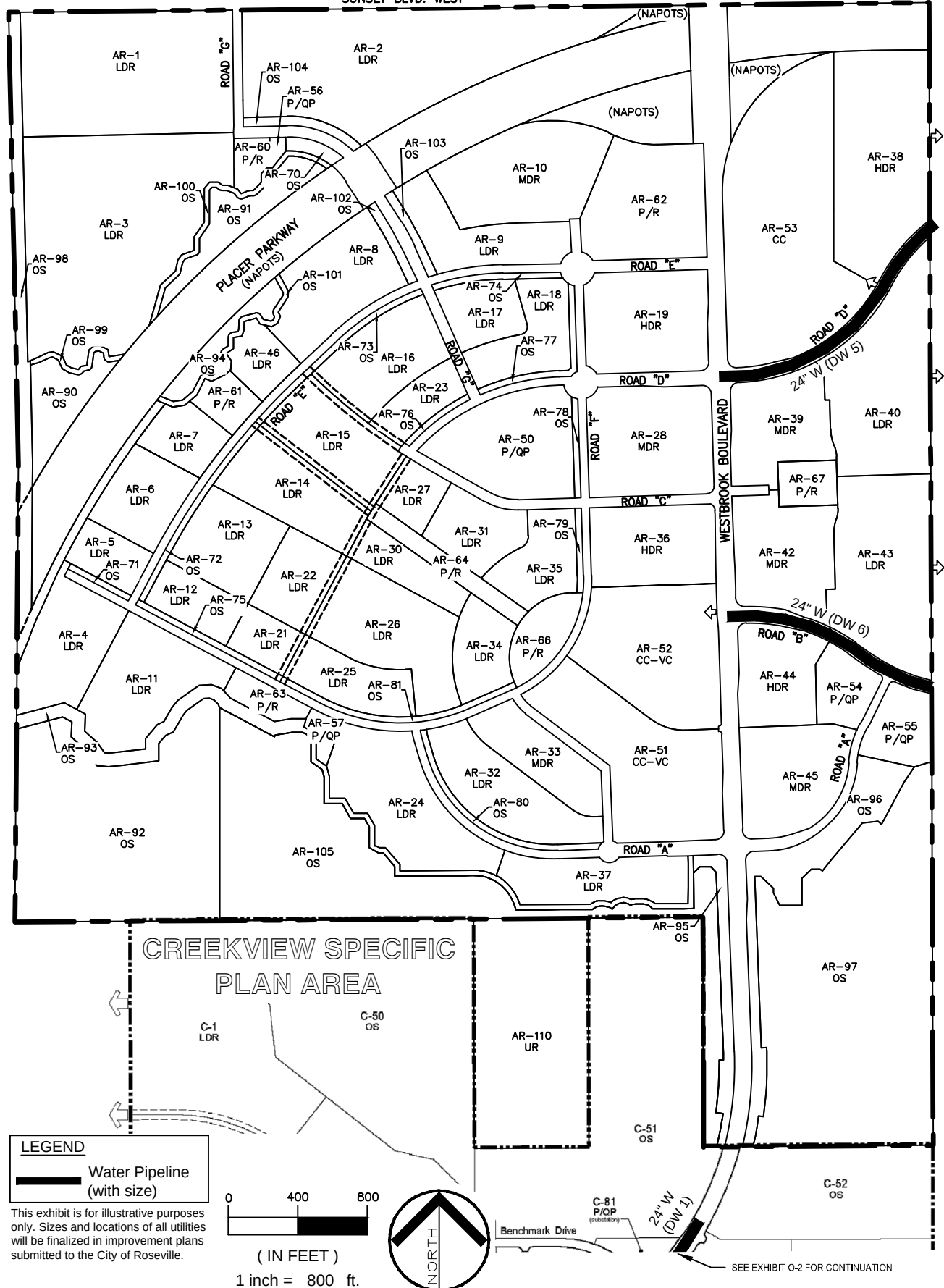


Exhibit O-2

Offsite Water Facilities For Reimbursement

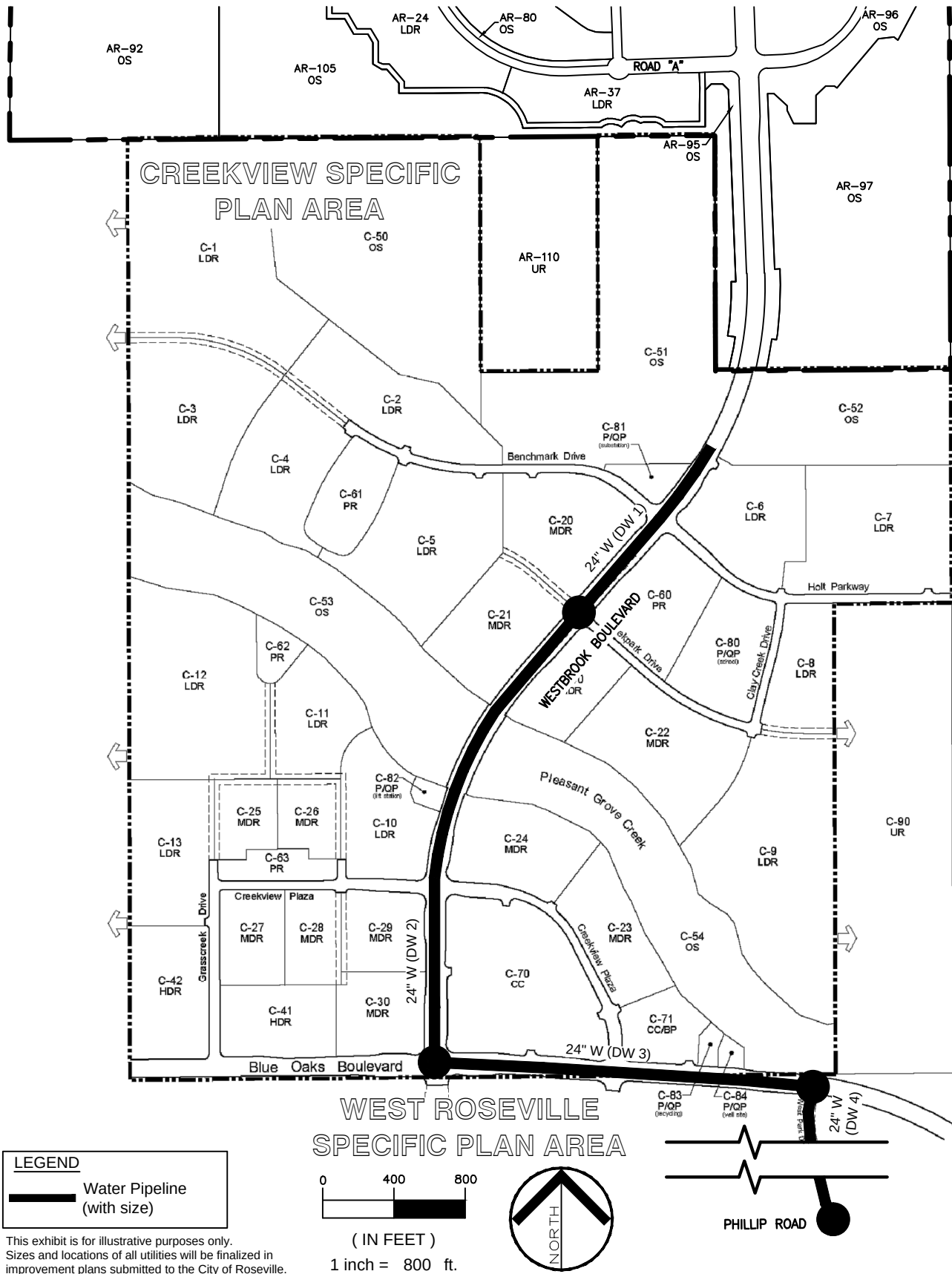
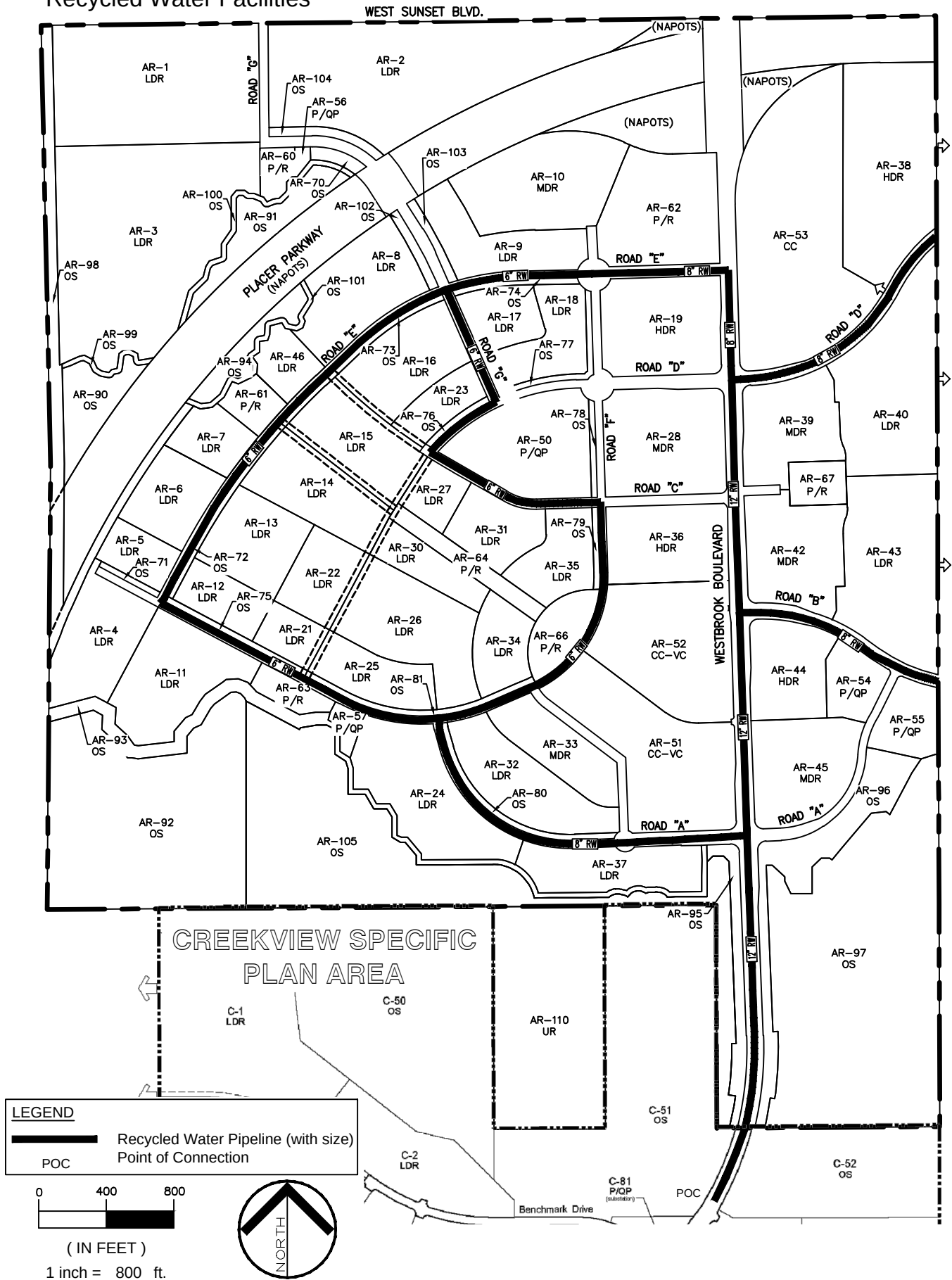


EXHIBIT O-3
WATER REIMBURSEMENT SCHEDULE

WATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Total Flow (gpm) ⁴	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	DW1	24"	1,210'	932	1,603	CSP	\$ 318,240	58.14%	\$185,028
2	DW2	24"	2,790'	932	1,675	CSP	\$ 815,040	55.64%	\$453,503
3	DW3	24"	2,390'	1,328	3,039	CSP	\$ 630,000	43.70%	\$275,301
4	DW4	24"	Per CSP DA ⁷	78	180	CSP	\$ 389,000	43.33%	\$168,567
Reimbursements to ARSP									
No	Water Segment	Size	Approx. Length	Average Day Demand ARSP Flow (gpm)	Average Day Demand Capacity Total Flow (gpm) ⁵	Reimbursable From	Overall Reimbursement Cost	% Reimbursement ⁶	Reimbursement Owed to ARSP
1	DW5	24"	1,610'	106	TBD	Other 3rd Party	\$ 192,480	TBD	TBD
2	DW6	24"	1,280'	37	TBD	Other 3rd Party	\$ 160,250	TBD	TBD

1. Improvements are subject to annual adjustments for CCI.
2. Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.
3. No water conservation measures were factored into the analysis.
4. Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit U and Exhibit V.
5. Based on the ability to provide water to the potential future Placer Ranch with the 24" water line. Flows to be determined at time of development application for future Placer Ranch.
6. % Reimbursement to be determined at time of development processing for Placer Ranch.
7. Flowrates from Table 5 CSP Exhibit V - Scenario 2.

Exhibit P Recycled Water Facilities



Offsite Recycled Water Facilities For Reimbursement



EXHIBIT Q-2
OFFSITE RECYCLED WATER REIMBURSEMENT SCHEDULE

RECYCLED WATER REIMBURSEMENTS									
Reimbursements From ARSP									
No	Recycled Water Segment	Size	Approx. Length	Peak Day Demand ARSP Flow (gpm)	Peak Day Demand Total Flow (gpm) ⁴	Reimbursable Party	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed
1	RW1	12"	1,210'	1,726	2,995	CSP	\$ 121,608	57.63%	\$70,082
2	RW2	16"	2,820'	1,726	3,101	CSP	\$ 477,648	55.66%	\$265,856
3	RW3	24"	2,400'	1,726	13,061	CSP	\$ 510,000	13.21%	\$67,396
4	RW4	24"	2,235'	1,726	13,061	CSP/WRSP	\$ 475,000	13.21%	\$62,771

Note:

- Improvements are subject to annual adjustments for CCI.
- Reimbursement estimate is based on the Creekview Specific Plan Development Agreement.
- No recycled water conservation measures were factored into the analysis.
- Total flow includes Creekview SP and may include other third parties. See Creekview DA Exhibit X and Exhibit Y. Utilized Scenario 2 (CSP Exhibit Y), updated for projected ARSP demands.

Exhibit R Drainage Facilities

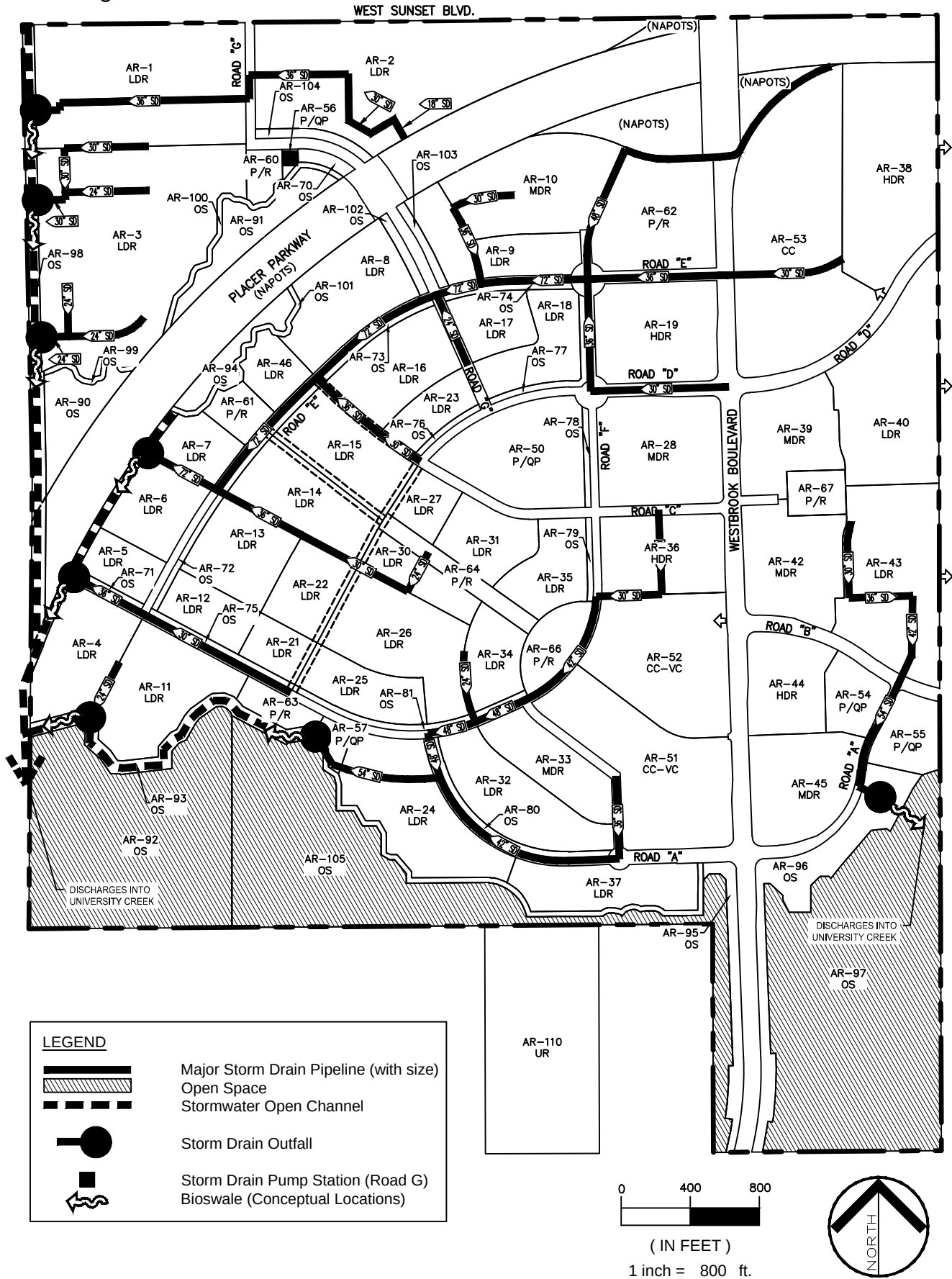
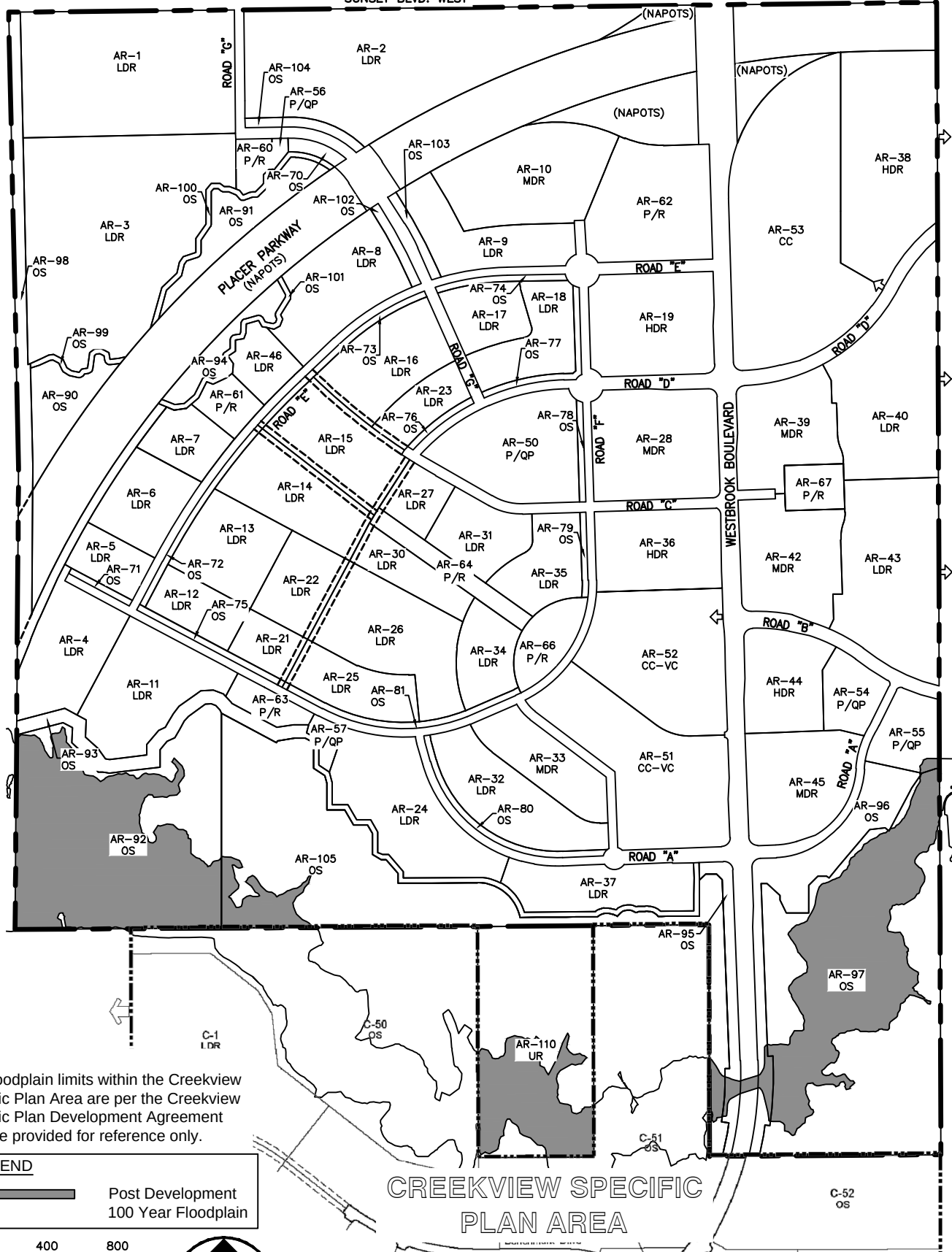


Exhibit S Post Development 100 Year Floodplain

SUNSET BLVD. WEST



Note:
The floodplain limits within the Creekview
Specific Plan Area are per the Creekview
Specific Plan Development Agreement
and are provided for reference only.

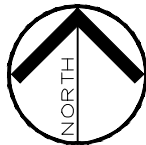
LEGEND

Post Development
100 Year Floodplain

0 400 800

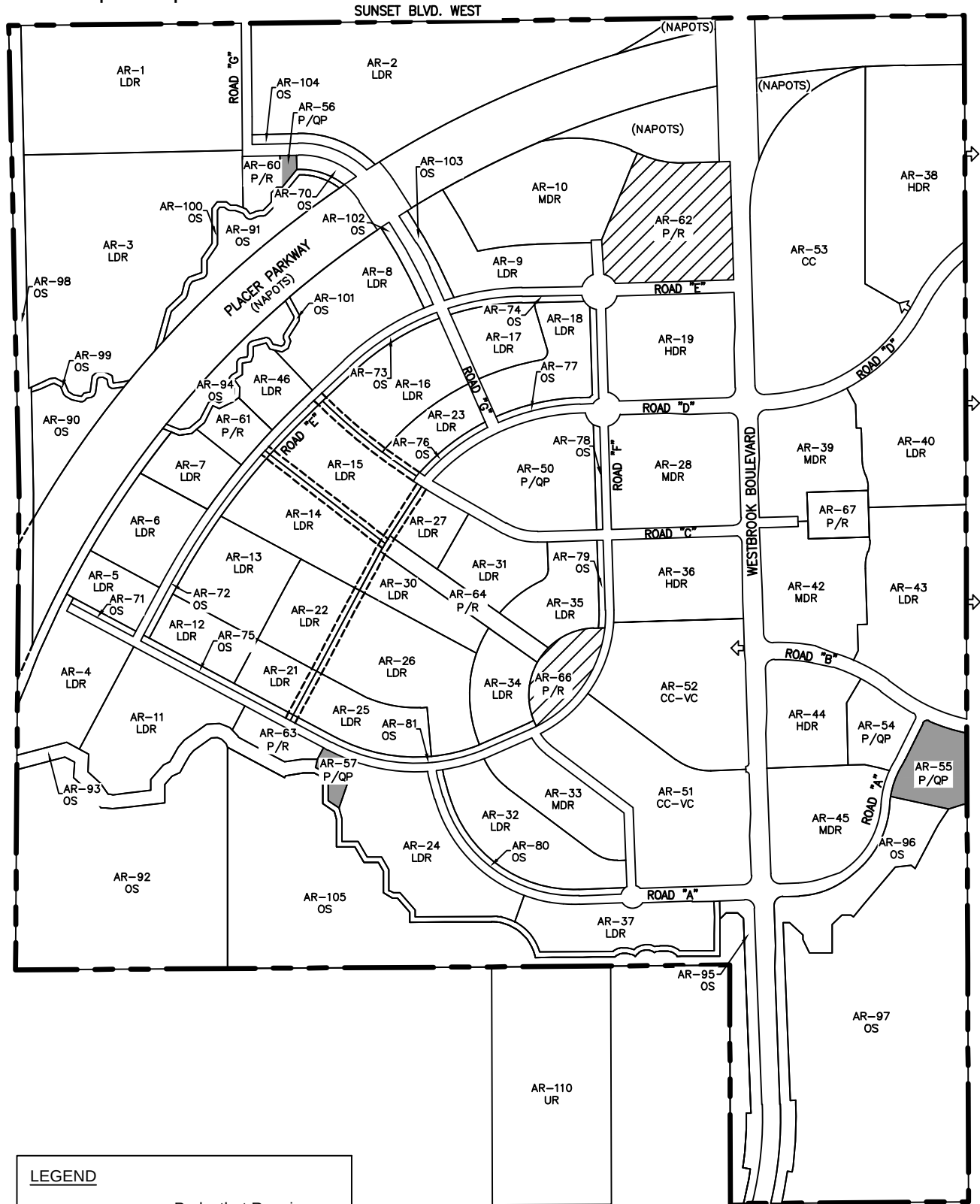
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1 inch = 800 ft.

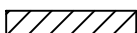


CREEKVIEW SPECIFIC
PLAN AREA

Exhibit T Fiber Optic Improvements



LEGEND

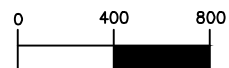


Parks that Require
Fiber Optics



Public Parcels that
Require Fiber Optics

Fiber optic service to all City facilities will be placed in dedicated conduit, and installed per City Signal Interconnect (SIC) Standards.



(IN FEET)

1 inch = 800 ft.

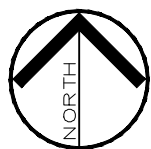
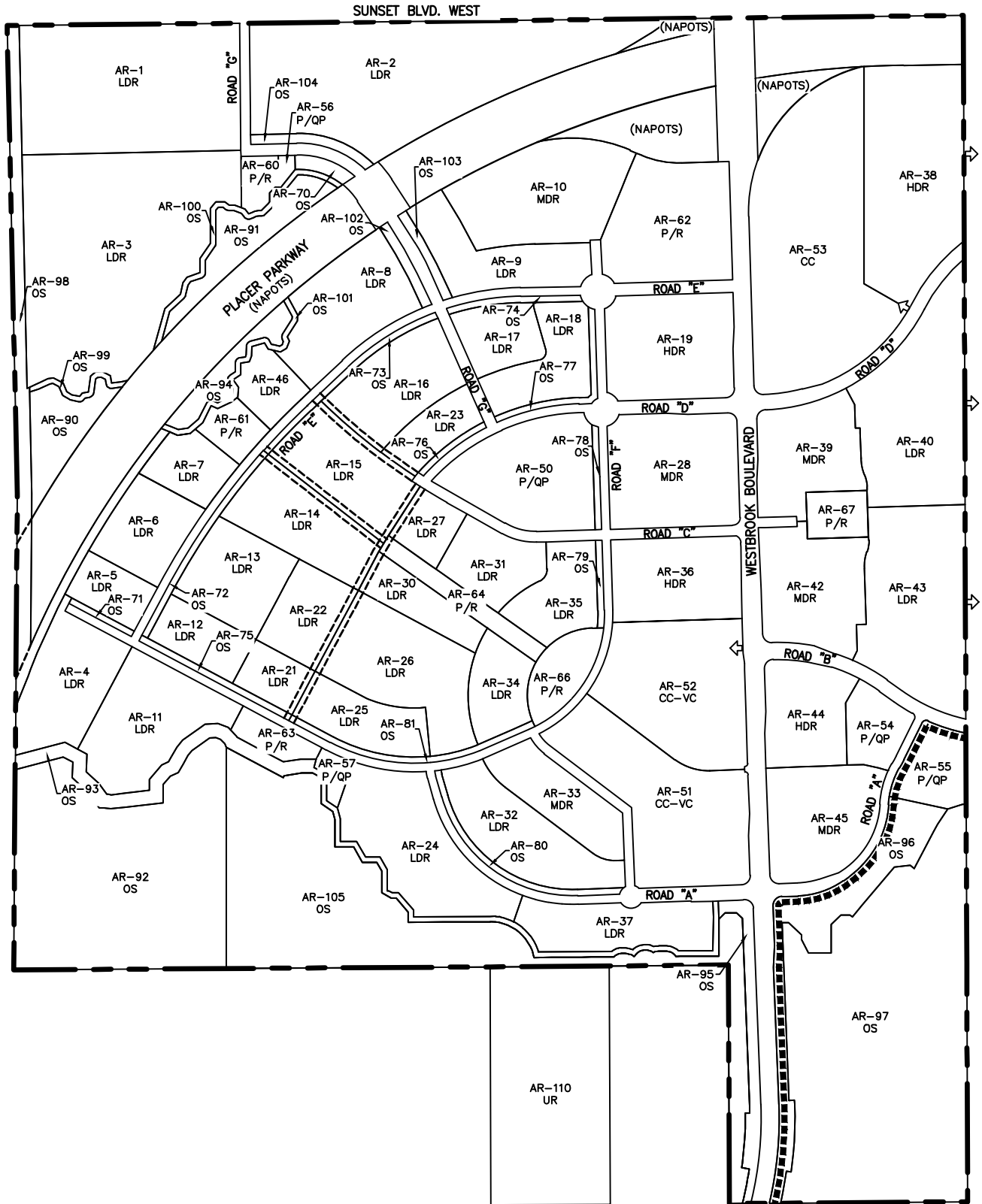


Exhibit U 60kV Easement Areas



LEGEND

60kV Easement

0

400

800

(IN FEET)

1 inch = 800 ft.

NORTH

Exhibit V

Parks and Open Space

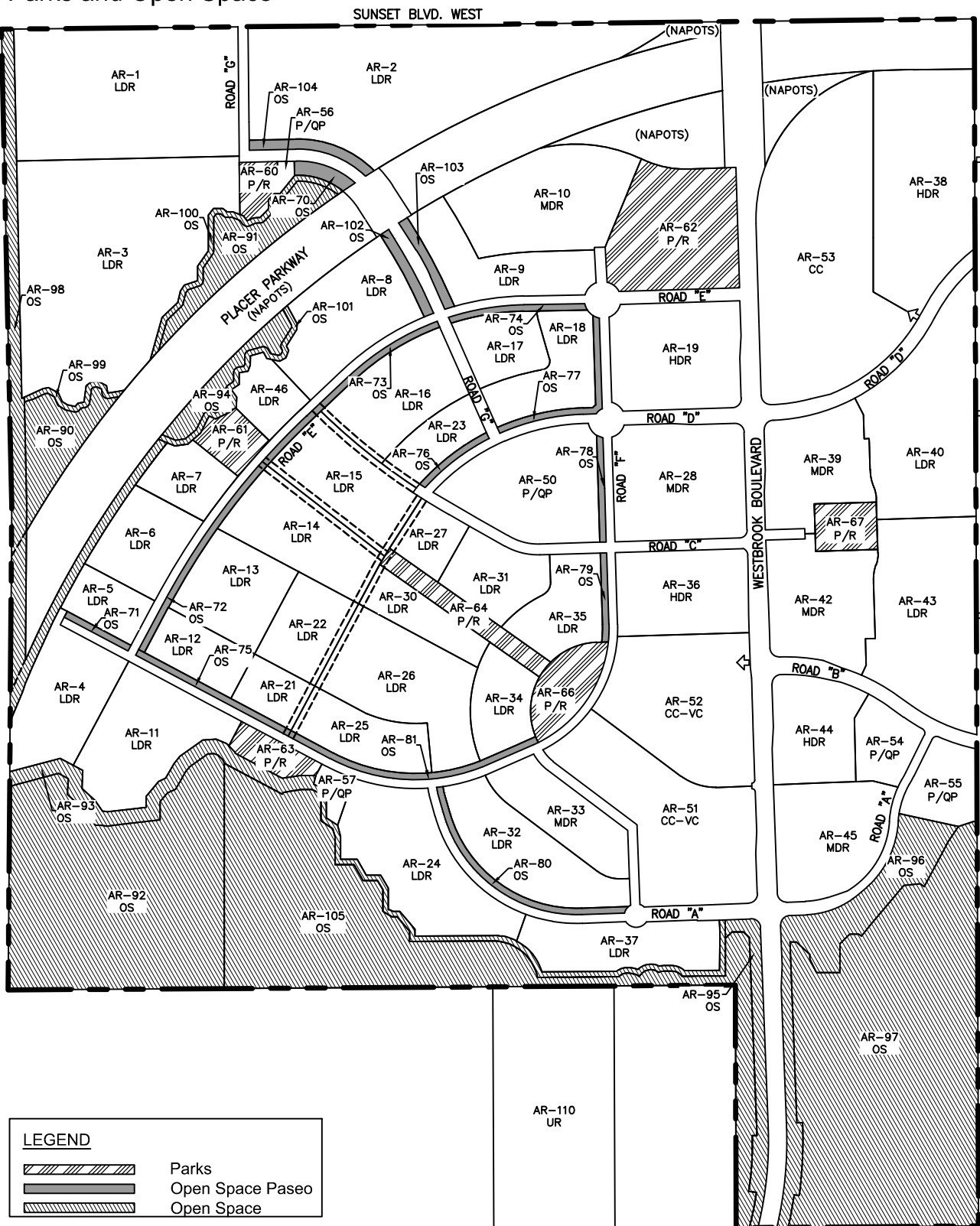


Exhibit W
Parks Financing Plan

Amoruso Ranch
Parks Financing Plan

May 5, 2016

Prepared for:
Brookfield Residential

Prepared By:



4380 AUBURN BOULEVARD
SACRAMENTO, CALIFORNIA 95841

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Appendices

Appendix A:	Cost Estimates: The Collaborative West
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I. Introduction

Purpose of Report

This Parks Financing Plan was prepared for the Amoruso Ranch Specific Plan (“Project”) by Development Planning and Financing Group, Inc. (“DPFG”) as a strategy to fund and maintain the parks, bike trails, and paseos that are proposed in the Project. This document is an expansion of the Amoruso Ranch Public Facilities Financing Plan, and provides additional details regarding the costs and funding of neighborhood parks, citywide parks, bike trails, and paseos. The findings will provide a clear understanding of how the parks plan is feasible, the funding structure, and overall costs associated with the Project.

II. Amoruso Ranch Specific Plan

Parks and Open Space

The City of Roseville’s Parks and Recreation Master Plan requires a ratio of 9 acres of parkland per 1,000 residents. The 9 acres of parkland includes; 3 acres/1,000 residents for neighborhood parks, 3 acres/1,000 residents for citywide parks, and 3 acres/1,000 residents for open space.

The parks program developed for Amoruso Ranch includes 157 acres of parkland on-site, including open space. The Project meets the neighborhood park and open space dedication requirement with at least 22.14 acres of each, but does not provide a citywide park. The project will pay a Citywide Park Fee which includes funding for park improvements and land (through an in-lieu calculation). Through the Citywide Park Fee, Amoruso Ranch will contribute its fair share to the creation of other planned facilities in the City. **Table 1** shows the required park acreage under the City’s current Master Plan and project population assumptions. The developer is responsible for the budgeted park costs and the developer or City will be responsible for the construction of all the parks.

Seven neighborhood parks have been distributed throughout the Project. **Map 1** shows the location of all the neighborhood parks in the Amoruso Ranch project.

Bike Trails and Paseos

The bike trails and paseos planned within the Project are mainly located along roadways. Bike trails take the form of Class 1, Class 1A, Class 2, and Class 3. Only the Class 1 bike trails are located away from a roadway, and this bike trail class occurs on the south western portion of the Project and along Westbrook Boulevard through the southern open space. The paseos are expanded areas in addition to the normal landscaping along roadways. **Map 1** illustrates the paseos, while **Map 2** shows the bike trails.

III. Neighborhood Park Improvements

Facility Costs

Table 2 shows the total estimated neighborhood park facility costs. The parks program costs are estimated at roughly \$7.1 million. The cost of the parks and recreation facilities include, but are not limited to, the following types of facilities:

- Landscaping
- Restrooms
- Parking
- Recreational fields
- Playgrounds
- Picnic areas

Detailed park improvements and costs are provided by The Collaborative West, and are attached as **Appendix A**.

Phasing

The development of Phase 1 would have park improvements that correspond to the amount of initial residential development. These improvements include five neighborhood parks at a size of 1.72 acres, 1.87 acres, 2.12 acres, 2.0 acres, and 3.04 acres, for a total of 10.75 acres. The estimated facilities cost for the park improvements for Phase 1 is approximately \$3.9 million.

Funding Strategy – Existing Fee Programs

The neighborhood park impact fee funds the neighborhood park improvements in Amoruso Ranch. **Table 3** creates an updated fee for the Project by allocating the total neighborhood park improvement costs on a per residential unit basis. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 4 shows the neighborhood park impact fee revenues for Phase 1 and Build out.

IV. Citywide Park Improvements

The Citywide Park Improvement Fee funds the Project's fair share of the construction costs of a citywide park and the Citywide Park Land In-Lieu Fee will provide funding for the purchase of land that was not provided on site for a citywide park.

Facility Costs

Table 5 shows the total facility improvement costs and estimated in-lieu land costs. The Project's share of the citywide facilities costs are calculated by using the current Citywide Park Fee. The base fee for citywide park development is \$2,111. A credit of \$657 has been applied making the citywide park fee for ARSP \$1,454 per unit.

Land Component

The Citywide Park land in-lieu was calculated using the acreage requirement determined in **Table 1**, multiplied by the land appraisal value of \$135,000 per acre. This is the same value used in previous specific plans. A total in-lieu estimate of \$2,988,900 was calculated for the ARSP. The land in-lieu fee per unit for citywide is \$1,058 per unit.

Summary

The total citywide park improvement fee for facility costs and land in-lieu is \$2,512 per unit.

The Citywide Park funds will be used to purchase land and/or build citywide park facilities in other locations throughout the City. Amoruso Ranch is currently not planned for citywide facilities to be built within the plan area.

Funding Strategy - Existing Fee Programs

The Citywide Park fee will fund the citywide park facilities throughout the City, and the in-lieu component will fund future land acquisitions or additional construction. **Table 6** creates the Citywide Park fee for the Amoruso Ranch project by allocating the total costs (construction and in-lieu) on a per residential unit. The costs were spread to the different residential land uses based on the persons per household that vary by unit size, using the same methodology as previous specific plans. This was done to create a tiered rate so that an HDR unit is not paying the same amount as an LDR unit.

Table 7 shows the citywide park fee revenues for Phase 1 and Build out.

V. Bike Trail Improvements

In the Amoruso Ranch project the Class 1 bike trail system is integrated with open space along the south west corner of the development and along Westbrook Boulevard in the open space on the south end of the development. **Map 2** illustrates the proposed bike trails in the project. The Class 1 bike trail system along with the other bike trails incorporated with the roadways (Class 1A, 2, and 3) are all included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of the Class 1 bike trail will occur entirely with the Phase 1 development.

Funding Strategy – Developer Built

The bike trail facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VI. Paseo Improvements

The paseos in Amoruso Ranch run along some segments of collector roadways. Paseos are expanded areas, in addition to landscape corridors with grass, trees, landscaping, and contain no facilities. **Map 1** illustrates the proposed layout of the paseos in the project. All of the paseo costs are included in the roadway backbone infrastructure costs outlined in the Amoruso Ranch Public Facilities Financing Plan. The developer will build these improvements as required, and as development progresses.

Phasing

The development of Phase 1 includes paseo improvements within the residential area on Road “E”, “F”, and Road “A”, while the remaining improvements will be built in Phase 2 and 3 along Roads “F”, “G”, “E”, and “D”.

Funding Strategy – Developer Built

The paseo facilities will be built by the developer, without the formation of a fee program. These improvements will be an eligible facility to be funded and/or reimbursed by the project CFD when formed.

VII. Community Facilities District for Maintenance

The Developer will form a CFD for maintenance to finance the cost of operating and maintaining streets, landscaping, open space, parks, trails, paseos and storm water in the Project. A Rate and Method of Apportionment will be required in establishing a method of tax, a maximum special tax amount, and any escalation factors that will be implemented to allow the annual special tax to keep pace with inflation. **Table 8** details the quantities and cost assumptions to be used in the formation of the CFD with the exception of open space related items, while **Table 9** allocates the costs across the various product types to estimate the special tax amount. An updated Property Analysis Record (“PAR”) will be required prior to CFD formation and based on 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, final drainage channel design, vehicular access for maintenance, ultimate width of transition area, all ARSP specific permits, and other requirements/improvements outlined in the Overarching Open Space Management Plan and consistent with state/federal permits.

The maintenance CFD does not include the 645.5 acres of off-site open space. These parcels will be either conveyed to the City, pending agreed upon parameters for acceptance or deeded to a third party entity. If the City accepts these parcels, landowner shall annex these sites into the CFD for maintenance prior to formation. A PAR analysis for the cost of service shall be prepared prior to annexation.

[illegible]

BROOKFIELD RESIDENTIAL, ROSEVILLE, CA

JOB NO. 316.002
DATE 04-26-16
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



Map 2

CIRCULATION PLAN

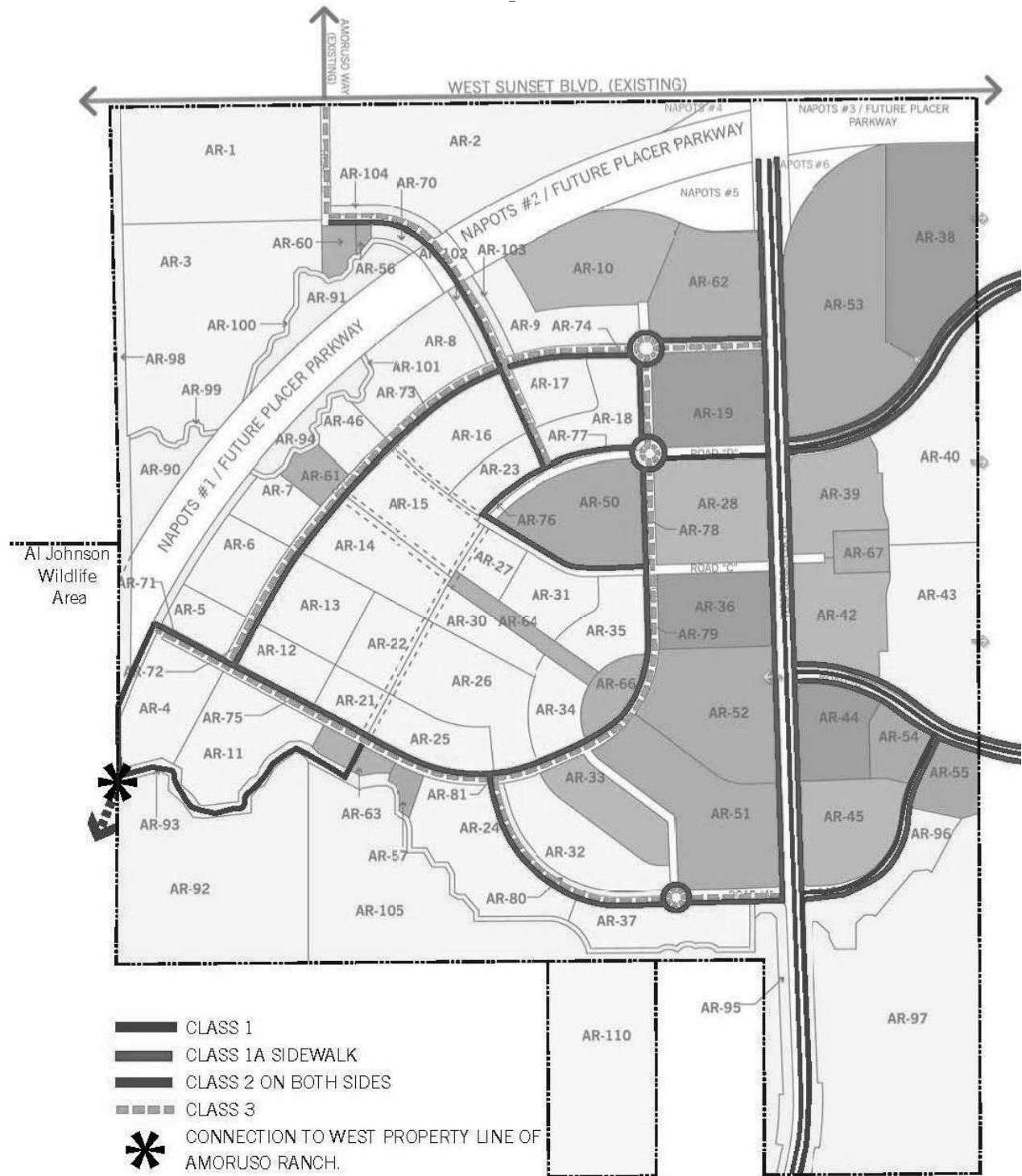


Figure 7.6 Bikeways

Table 1
Amoruso Ranch Specific Plan - Park Financing Plan
Amoruso Ranch Parks Acreage

Park Type	Assumption	Acres Required	Acres Provided	Surplus/ (Deficit)
<i>Population(2.61/pph)</i>	<i>7,376</i>			
Neighborhood Park	3 acres/1,000 pop.	22.14	22.14	0.00
Citywide Park	3 acres/1,000 pop.	22.14	0.00	-22.14
Open Space ²	3 acres/1,000 pop.	22.14	134.81	112.67
Total Park Land		66.30	156.95	

Footnotes:

¹Persons per household per Amoruso Ranch Specific Plan.

²See detailed breakdown of open space acres on Table 8. Credit provided for preserve area and avoidance area only.

Table 2
Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Costs (2016\$)

Item	Phase 1		Buildout	
	Acres	Amount	Acres	Amount
Neighborhood Park				
AR-60	-	-	1.28	\$374,677.00
Contingency (15%)		-		\$56,201.55
Soft Costs (13%)		-		<u>\$56,014.21</u>
Subtotal		-		\$486,892.76
AR-61	1.87	\$411,755.50	1.87	\$411,755.50
Contingency (15%)		\$61,763.33		\$61,763.33
Soft Costs (13%)		<u>\$61,557.45</u>		<u>\$61,557.45</u>
Subtotal		\$535,076.27		\$535,076.27
AR-62	-	-	10.11	\$2,064,735.00
Contingency (15%)		-		\$309,710.25
Soft Costs (13%)		-		<u>\$308,677.88</u>
Subtotal		-		\$2,683,123.13
AR-63	1.72	\$520,878.00	1.72	\$520,878.00
Contingency (15%)		\$78,131.70		\$78,131.70
Soft Costs (13%)		<u>\$77,871.26</u>		<u>\$77,871.26</u>
Subtotal		\$676,880.96		\$676,880.96
AR-64	2.12	\$746,150.50	2.12	\$746,150.50
Contingency (15%)		\$111,922.58		\$111,922.58
Soft Costs (13%)		<u>\$111,549.50</u>		<u>\$111,549.50</u>
Subtotal		\$969,622.57		\$969,622.57
AR-66	3.04	\$893,350.00	3.04	\$893,350.00
Contingency (15%)		\$134,002.50		\$134,002.50
Soft Costs (13%)		<u>\$133,555.83</u>		<u>\$133,555.83</u>
Subtotal		\$1,160,908.33		\$1,160,908.33
AR-67	2.00	\$480,750.00	2.00	\$480,750.00
Contingency (15%)		\$72,112.50		\$72,112.50
Soft Costs (13%)		<u>\$71,872.13</u>		<u>\$71,872.13</u>
Subtotal		\$624,734.63		\$624,734.63
Total	10.75	\$3,967,222.76	22.1	\$7,137,238.65

Source: The Collaborative West Opinion of Probable Costs 3/23/2016, & Kimley-Horn.

Table 3
Amoruso Ranch Specific Plan - Park Financing Plan
Neighborhood Park Cost Allocation

Source	Total	Residential				Non-Residential	
		LDR	MDR	HDR	CMU	CC	CMU
Acres	388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units	2,826	1,302	542	873	109	-	-
Square Feet	476,524	-	-	-	-	238,948	237,576

Neighborhood Parks

Table 2

Use Factor ¹		2.61	2.23	1.85	1.85	PPH	PPH
Total Use	6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use	100%	53%	19%	25%	3%	-	-
Cost Allocated to Use		\$3,776,051.65	\$1,342,926.51	\$1,794,237.69	\$224,022.80	-	-
Neighborhood Parks Allocation per Unit/Sq.Ft.		\$2,900.19	\$2,477.72	\$2,055.26	\$2,055.26	-	-

Footnotes:

¹The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54, and thus land uses were assigned a PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors assume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

Table 4
Amoruso Ranch Specific Plan - Park Financing Plan
Park Fee Revenue by Phase (Neighborhood/Community Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate ¹	Total ¹	Units	Rate ¹	Total ¹
Residential						
Low Density	848	\$2,900.19	\$2,459,363.90	1,302	\$2,900.19	\$3,776,051.65
Medium Density	275	\$2,477.72	\$681,374.15	542	\$2,477.72	\$1,342,926.51
High Density	372	\$2,055.26	\$764,554.89	982	\$2,055.26	\$2,018,260.49
Subtotal Residential			\$3,905,292.94			\$7,137,238.65
Nonresidential						
Community Commercial			\$0.00			\$0.00
Commercial/Mixed Use			\$0.00			\$0.00
Subtotal Nonresidential			\$0.00			\$0.00
Total Fee Program Revenue (Neighborhood Park)			\$3,905,292.94			\$7,137,238.65
Total Neighborhood Park Costs (Table 2)			\$3,967,222.76			\$7,137,238.65

Footnotes:

¹This park significantly serves Phase 2. Early in the absorption of Phase 2 (approximately 21 units), combined with funding from Phase 1, sufficient funding will be available to construct AR-61.

Table 5
Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Construction & In-Lieu Costs

	<u>Rate</u>
Citywide Park Fee Base Rate	\$2,111
Land Fee Portion ¹	\$657
Construction Fee Portion	\$1,454
Amoruso Ranch Citywide Park Construction	
ARSP units	2,826
Construction Fee Portion per Unit	<u>\$1,454</u>
Total Citywide Construction Amount	\$4,109,004
Amoruso Ranch In-Lieu of Park Acreage	
ARSP Citywide Acres Required (per Table 1)	22.14
Land Value per Acre ²	<u>\$135,000</u>
Total In-Lieu Amount	\$2,988,900
Total Citywide Park Funding	\$7,097,904

Footnotes:

¹This portion of the base fee is excluded to avoid double charging, as the ARSP will calculate the in-lieu portion of the fee based on \$135,000/acre.

²Per adopted in-lieu fee for both SVSP and CSP.

Table 6
Amoruso Ranch Specific Plan - Park Financing Plan
Citywide Park Cost (Construction and In-Lieu) Allocation

Source	Total	Residential				Non-Residential	
		LDR	MDR	HDR	CMU	CC	CMU
Acres	388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units	2,826	1,302	542	873	109	-	-
Square Feet	476,524	-	-	-	-	238,948	237,576
Table 5							
Citywide Parks (Construction)	\$4,109,004						
Use Factor ¹		2.61	2.23	1.85	1.85	-	-
Total Use	6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use	100%	53%	19%	25%	3%	-	-
Cost Allocated to Use		\$2,173,923.57	\$773,140.80	\$1,032,966.70	\$128,972.93		
Citywide Parks Construction Allocation per Unit/Sq.Ft.		\$1,669.68	\$1,426.46	\$1,183.24	\$1,183.24	-	-
Table 5							
Citywide Parks (In-Lieu)	\$2,988,900						
Use Factor ¹		2.61	2.23	1.85	1.85	-	-
Total Use	6,423.09	3,398.22	1,208.55	1,614.71	201.61	-	-
Percentage of Total Use	100%	53%	19%	25%	3%	-	-
Cost Allocated to Use		\$1,581,317.56	\$562,384.59	\$751,382.61	\$93,815.24		
Citywide Parks In-Lieu Allocation per Unit/Sq.Ft.		\$1,214.53	\$1,037.61	\$860.69	\$860.69	-	-
Total Citywide Park	\$7,097,904	\$2,884.21	\$2,464.07	\$2,043.93	\$2,043.93		

Footnotes:

¹The persons per household ("PPH") use factor assumed here, matches the average PPH of the City with an LDR unit. To create a tiered fee, the assumed PPH for the MDR and HDR land uses are then shown at a reduced amount. This methodology is consistent with what was done in the prior SVSP and CSP. The prior specific plans used an average PPH of 2.54 (LDR), 2.17 (MDR), and 1.8 (HDR). The updated factors assume the same percentage allocation of costs by land use as the prior specific plans, by using a PPH of 2.61 (LDR), 2.23 (MDR), and 1.85 (HDR).

Table 7
Amoruso Ranch Specific Plan - Park Financing Plan
Park Fee Revenue by Phase (Citywide Park Component)

Item	Phase 1 Revenues			Build Out Revenues		
	Units	Rate ¹	Total ¹	Units	Rate ¹	Total ¹
Residential						
Low Density	848	\$2,884.21	\$2,445,809.89	1,302	\$2,884.21	\$3,755,241.13
Medium Density	275	\$2,464.07	\$677,618.97	542	\$2,464.07	\$1,335,525.39
High Density	372	\$2,043.93	\$760,341.29	982	\$2,043.93	\$2,007,137.48
Subtotal Residential			\$3,883,770.15			\$7,097,904.00
Nonresidential						
Community Commercial			\$0.00			\$0.00
Commercial/Mixed Use			\$0.00			\$0.00
Subtotal Nonresidential			\$0.00			\$0.00
Total Fee Program Revenue (Citywide Park)			\$3,883,770.15			\$7,097,904.00
Total Citywide Cost			N/A			N/A

Footnotes:

¹Per unit rates have been rounded to the nearest dollar. Totals for each land use may seem incorrect, but total fee program revenue matches cost estimates.

Table 8
Amoruso Ranch Specific Plan - Park Financing Plan
Ongoing Maintenance and Landscape Costs

	Quantity	Cost per Unit ¹	Total Annual Cost
<u>Residential/Nonresidential Cost Allocation</u>			
Landscape Corridor/Median	17.0 acres	\$10,325.00	\$175,879.34
Paseos	10.7 acres	\$10,325.00	\$110,580.75
Bike Trail Maintenance	4,412 linear feet	\$1.06	\$4,676.72
Leaf Pick-Up ²	8.4 miles	\$61.31	\$512.87
Streetsweeping	25.1 miles	\$28.62	\$718.23
Open Space			
NAPOTS ³	49.2 acres	TBD	-
Preserve ³	97.6 acres	TBD	-
Avoidance ³	10.3 acres	TBD	-
Transition/Channel ³	<u>27.0</u> acres	<u>TBD</u>	-
Subtotal Open Space (Placeholder) ³	184.0 acres	\$575.00	<u>\$105,782.75</u>
Subtotal Costs			<u>\$398,150.65</u>
Repair/Replacement (sinking fund) (5%)			\$19,907.53
City Administration			
Finance Department (3%)			\$12,541.75
Parks Department (10%)			<u>\$41,805.82</u>
Subtotal City Administration			<u>\$54,347.56</u>
County Administration (1%)			\$4,724.06
Total Costs (Residential/Nonresidential Shared)			<u><u>\$477,129.81</u></u>
<u>Residential Only Cost Allocation</u>			
Neighborhood Parks ⁴	22.1 acres	\$10,300.00	\$228,042.00
Stormwater Management	2,826 units	\$25.00	<u>\$70,650.00</u>
Subtotal Costs			<u>\$298,692.00</u>
Repair/Replacement (sinking fund) (5%)			\$14,934.60
City Administration			
Finance Department (3%)			\$9,408.80
Parks Department (10%)			<u>\$31,362.66</u>
Subtotal City Administration			<u>\$40,771.46</u>
County Administration (1%)			\$3,543.98
Total Costs (Residential Only)			<u><u>\$357,942.04</u></u>
Total Costs			<u><u>\$835,071.85</u></u>

Source: City of Roseville, ECORP, and Kimley Horn.

Footnotes:

¹Cost estimates derived from indepth analysis of City costs done for SVSP. Those costs have then been applied to all specific plans since.

²1/3 of streetsweeping miles.

³The Cost per Unit for Open Space placeholder of \$575 per year was derived by simply averaging the City's proposed annual open space cost per acre of \$1,000 and the Developer proposed annual open space cost per acre of \$150. The actual annual open space cost per acre will be determined at the time of the formation of the maintenance CFD for this project as outlined in the Development Agreement. The ultimate cost per acre could be above or below the aforementioned range, depending upon the 404 permit conditions, an inventory of all environmentally sensitive/protected areas within the open space, approved improvements, any mitigation requirements, vehicular access for maintenance, final drainage channel design, ultimate width of transition area, all ARSP specific permits, other improvements outlined in the Overarching Open Space Management Plan, state and federal permits, and established city maintenance standards.

⁴Includes developed and undeveloped.

Table 9
Amoruso Ranch Specific Plan - Park Financing Plan
Approximate Allocation of Ongoing Operations and Maintenance Costs

Source	Total	Residential				Non-Residential	
		LDR	MDR	HDR	CMU	CC	CMU
Acres	388.3	248.8	50.3	38.2	5.5	23.9	21.8
Units	2,826	1,302	542	873	109	-	-
Square Feet	476,524	-	-	-	-	238,948	237,576
Table 8							
Operations/Maintenance (Residential & Nonresidential)	\$477,129.81	<i>EDU Factor per Unit</i>				<i>EDU Factor per SQFT</i>	
Use Factor		1.00	1.00	0.62	0.62	1,500	1,800
Total Use	2,744.13	1,302.00	542.00	541.26	67.58	159.30	131.99
Percentage of Total Use	100%	47%	20%	20%	2%	6%	5%
Cost Allocated to Use		\$226,382.89	\$94,239.27	\$94,110.60	\$11,750.35	\$27,697.77	\$22,948.94
O/M Res. & Nonres. Allocation per Unit/Sq.Ft.		\$173.87	\$173.87	\$107.80	\$107.80	\$0.12	\$0.10
Table 8							
Operations/Maintenance (Residential Only)	\$357,942.04	<i>EDU Factor per Unit</i>				<i>EDU Factor per SQFT</i>	
Use Factor		1.00	1.00	0.62	0.62	-	-
Total Use	2,452.84	1,302.00	542.00	541.26	67.58	-	-
Percentage of Total Use	100%	53%	22%	22%	3%	-	-
Cost Allocated to Use		\$190,000.38	\$79,093.86	\$78,985.87	\$9,861.92	-	-
O/M Res. Only Allocation per Unit/Sq.Ft.		\$145.93	\$145.93	\$90.48	\$90.48	-	-
Table 8							
Cost Allocation Per Unit/Sq.Ft.	\$835,071.85	\$319.80	\$319.80	\$198.28	\$198.28	\$0.12	\$0.10

Note: Costs will require adjustment upon completion of PAR for open space. See Table 8.

Appendix A:

Amoruso Ranch Parks

Option of Costs (TheCollaborative West)



Opinion of Probable Costs

Amoruso Ranch Parks

Brookfield Homes

Prepared: CF

Date:

21-Apr-16

Revised:

TheCollaborativeWest

100 Avenida Miramar

San Clemente, CA 92672

949-366-6624

SUMMARY

1 AR-60 1.28 AC	Construction	244,860.00
	Landscape	129,817.00
	Construction & Landscape	374,677.00
	Estimated Total with Contingency and Soft Cost	486,892.76
2 AR-61 1.87 AC	Construction	214,080.00
	Landscape	197,675.50
	Construction & Landscape	411,755.50
	Estimated Total with Contingency and Soft Cost	535,076.27
3 AR-62 10.11 AC	Construction	1,243,260.00
	Landscape	821,475.00
	Construction & Landscape	2,064,735.00
	Estimated Total with Contingency and Soft Cost	2,683,123.13
4 AR-63 1.72 AC	Construction	397,265.00
	Landscape	123,613.00
	Construction & Landscape	520,878.00
	Estimated Total with Contingency and Soft Cost	676,880.96
5 AR-64 2.12 AC	Construction	538,920.00
	Landscape	207,230.50
	Construction & Landscape	746,150.50
	Estimated Total with Contingency and Soft Cost	969,622.57
6 AR-66 3.04 AC	Construction	664,950.00
	Landscape	228,400.00
	Construction & Landscape	893,350.00
	Estimated Total with Contingency and Soft Cost	1,160,908.33
7 AR-67 2.0 AC	Construction	303,200.00
	Landscape	177,550.00
	Construction & Landscape	480,750.00
	Estimated Total with Contingency and Soft Cost	624,734.63
Grand Total		\$7,137,238.65
Cost Per Acre		\$322,368.50
Cost Per Square Foot		\$7.40

AR-60 (1.28 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
Hardscape				
5' Walkways at Park (concrete)	6,945	sf	8.00	55,560.00
Half-court Basketball	1	ea	35,000.00	35,000.00
Masonry				
Entry Sign Wall	1	allow	8,000.00	8,000.00
Park Site Features				
Playground Structures	1	allow	80,000.00	80,000.00
Shade Structure	1	ea	30,000.00	30,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Bench	10	ea	1,000.00	10,000.00
Picnic Tables	1	ea	2,200.00	2,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Lighting				
Security Lighting	4	ea	3,000.00	12,000.00
Utilities				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total				\$244,860.00
Landscape				
Shrubs	21,411	sf	1.00	21,410.80
Turf (seed)	27,400	sf	0.35	9,590.00
Automatic Irrigation	48,811	sf	1.50	73,216.20
General SiteDrainage (HDPE Pipe w/ inlets)	1.28	ac	20,000.00	25,600.00
Landscape Total				\$129,817.00
Construction & Landscape Total				\$374,677.00
15% Contingency				\$56,201.55
13% Soft Costs				\$56,014.21
Estimated Total				\$486,892.76
Cost per Acre				\$380,384.97
Cost Per SF				\$8.73

AR-61 (1.87 AC)

Item/Description	Qty.	Unit	Unit Price	Total
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Construction*Hardscape*

<i>Paving at Shade Structure</i>	670	<i>sf</i>	8.00	5,360.00
<i>5' Walkways at Park (concrete)</i>	5,965	<i>sf</i>	8.00	47,720.00

Masonry

<i>Entry Sign Wall</i>	1	<i>allow</i>	8,000.00	8,000.00
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Park Site Features

<i>Playground Structures</i>	1	<i>allow</i>	80,000.00	80,000.00
<i>Shade Structures at Tot Lot</i>	1	<i>ea</i>	45,000.00	45,000.00
<i>Trash Receptacles</i>	2	<i>ea</i>	800.00	1,600.00
<i>Bench</i>	4	<i>ea</i>	1,000.00	4,000.00
<i>Picnic Tables</i>	2	<i>ea</i>	2,200.00	4,400.00
<i>Drinking Fountain</i>	1	<i>ea</i>	5,000.00	5,000.00

Lighting

<i>Security Lighting</i>	2	<i>ea</i>	3,000.00	6,000.00
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Utilities

<i>Sanitary Sewer Service Stub</i>	1	<i>allow</i>	2,000.00	2,000.00
<i>Recycled Water Stub</i>	1	<i>allow</i>	1,500.00	1,500.00
<i>Domestic Water Service Stub</i>	1	<i>allow</i>	1,500.00	1,500.00
<i>Storm Drain Service Stub</i>	1	<i>allow</i>	2,000.00	2,000.00

Construction Total \$214,080.00**Landscape**

<i>Shrubs</i>	33,622	<i>sf</i>	1.00	33,622.20
<i>Turf (seed)</i>	41,200	<i>sf</i>	0.35	14,420.00
<i>Automatic Irrigation</i>	74,822	<i>sf</i>	1.50	112,233.30
<i>General Site Drainage (HDPE Pipe w/ inlets)</i>	1.87	<i>ac</i>	20,000.00	37,400.00

Landscape Total \$197,675.50**Construction & Landscape Total \$411,755.50****15% Contingency \$61,763.33****13% Soft Costs \$61,557.45****Estimated Total \$535,076.27****Cost per Acre \$286,137.04****Cost Per SF \$6.57**

AR-62 (10.11 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Paving at Pavillion/Overhead Structures (Concrete)	900	sf	8.00	7,200.00
Asphalt Paving at Parking Lot w/ Aggregate Base	32,720	sf	3.00	98,160.00
Walkways at Park (natural gray, light wash finish)	15,800	sf	8.00	126,400.00
<i>Masonry</i>				
Entry Sign Wall	1	ea	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Structures	1	allow	80,000.00	80,000.00
Basketball Court	2	ea	35,000.00	70,000.00
Shade Structure at Playground Area	1	ea	40,000.00	40,000.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	5	ea	2,200.00	11,000.00
6' Benches	12	ea	1,000.00	12,000.00
Drinking Fountain	4	ea	5,000.00	20,000.00
Restroom Building / Snack Shop	1	allow	300,000.00	300,000.00
<i>Ball Fields</i>				
Baseball (Outfield and Infield)	3	ea	100,000.00	300,000.00
Soccer Field Overlay	1	ea	58,000.00	58,000.00
Fencing (Chainlink)	750	lf	50.00	37,500.00
<i>Lighting</i>				
Security Lighting	20	ea	3,000.00	60,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total			\$1,243,260.00	

AR-62 (10.11 AC)

<i>Item/Description</i>	<i>Qty.</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
Landscape				
<i>Shrubs</i>	<i>40,200</i>	<i>sf</i>	<i>1.00</i>	<i>40,200.00</i>
<i>Turf (seed)</i>	<i>109,500</i>	<i>sf</i>	<i>0.35</i>	<i>38,325.00</i>
<i>Automatic Irrigation</i>	<i>360,500</i>	<i>sf</i>	<i>1.50</i>	<i>540,750.00</i>
<i>General SiteDrainage (HDPE Pipe w/ inlets)</i>	<i>10.11</i>	<i>ac</i>	<i>20,000.00</i>	<i>202,200.00</i>
Landscape Total				\$821,475.00
Construction & Landscape Total				\$2,064,735.00
15% Contingency				\$309,710.25
13% Soft Costs				\$308,677.88
Estimated Total				\$2,683,123.13
Cost per Acre				\$265,392.99
Cost Per SF				\$6.09

AR-63 (1.72 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Bark Mulch/DG at Dog Park	26,835	sf	3.00	80,505.00
Paving at Shade Structure	1,425	sf	8.00	11,400.00
5' wide walkways at park (concrete)	2,650	sf	8.00	21,200.00
10' wide multi-purpose trail at park (concrete)	2,270	sf	8.00	18,160.00
<i>Masonry</i>				
Entry Sign Wall	1	allow	8,000.00	8,000.00
<i>Metal</i>				
5'-6" Dog Park Fencing	1,000	lf	50.00	50,000.00
Metal Dog Park Gates	4	ea	250.00	1,000.00
<i>Park Site Features</i>				
Shade Structure	2	ea	45,000.00	90,000.00
Playground Equipment	1	allow	80,000.00	80,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	7	ea	1,000.00	7,000.00
Picnic Tables	4	ea	2,200.00	8,800.00
Drinking Fountain	1	ea	5,000.00	5,000.00
<i>Lighting</i>				
Security Lighting	2	ea	3,000.00	6,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total				\$397,265.00
Landscape				
Shrubs	18,443	sf	1.00	18,443.20
Turf (seed)	23,300	sf	0.35	8,155.00
Automatic Irrigation	41,743	sf	1.50	62,614.80
General Site Drainage (HDPE Pipe w/ inlets)	1.72	ac	20,000.00	34,400.00
Landscape Total				\$123,613.00
Construction & Landscape Total				\$520,878.00
15% Contingency				\$78,131.70
13% Soft Costs				\$77,871.26
Estimated Total				\$676,880.96
Cost per Acre				\$393,535.44
Cost Per SF				\$9.03

AR-64 (2.12 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Concrete Paving at Shade Structure	4,500	sf	8.00	36,000.00
5' Walkway (concrete)	11,815	sf	8.00	94,520.00
8' Walk (concrete)	7,600	sf	8.00	60,800.00
<i>Masonry</i>				
Entry Sign Wall	1	allow	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Equipment	1	allow	80,000.00	80,000.00
Shade Structures	3	ea	45,000.00	135,000.00
Canvas Structure at Shaded Seating Area	1	ea	65,000.00	65,000.00
Crossfit Stations	3	ea	2,000.00	6,000.00
Trash Receptacles	4	ea	800.00	3,200.00
Benches	6	ea	1,000.00	6,000.00
Bike Racks	1	ea	1,200.00	1,200.00
Drinking Fountain	1	ea	5,000.00	5,000.00
Picnic Tables	6	ea	2,200.00	13,200.00
<i>Lighting and Electrical</i>				
Security Lighting	6	ea	3,000.00	18,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total				\$538,920.00
Landscape				
Planting	43,432	sf	1.00	43,432.20
Turf (sod)	25,000	sf	0.75	18,750.00
Automatic Irrigation	68,432	sf	1.50	102,648.30
General Site Drainage (HDPE Pipe w/ inlets)	2.12	ac	20,000.00	42,400.00
Landscape Total				\$207,230.50
Construction & Landscape Total				\$746,150.50
15% Contingency				\$111,922.58
13% Soft Costs				\$111,549.50
Estimated Total				\$969,622.57
Cost per Acre				\$457,369.14
Cost Per SF				\$10.50

AR-66 (3.04 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Paving at Picnic Area	8,000	sf	8.00	64,000.00
Paving at Stage	1,200	sf	8.00	9,600.00
Walkways at Park (natural gray w/ finish)	12,000	sf	8.00	96,000.00
Surfacing at Game Area	6,750	sf	3.00	20,250.00
Surfacing at Bocce Courts	1,500	sf	3.00	4,500.00
Surfacing at Hard Courts	700	sf	10.00	7,000.00
Mowcurb at Horseshoes and Bocce	400	lf	15.00	6,000.00
<i>Masonry</i>				
Entry Sign Wall	1	allow	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Structures	1	allow	80,000.00	80,000.00
Covered Stage (Shade Sail)	1	allow	75,000.00	75,000.00
Restroom Building	1	allow	170,000.00	170,000.00
30' high Flag Pole	1	ea	600.00	600.00
Trash Receptacles	10	ea	800.00	8,000.00
Picnic Tables	20	ea	2,200.00	44,000.00
6' Benches	30	ea	1,000.00	30,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
<i>Lighting</i>				
Security Lighting	10	ea	3,000.00	30,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
Construction Total				\$664,950.00
Landscape				
Shrubs	30,500	sf	1.00	30,500.00
Turf (sod)	40,600	sf	0.75	30,450.00
Automatic Irrigation	71,100	sf	1.50	106,650.00
General Site Drainage (HDPE Pipe w/ inlets)	3.04	ac	20,000.00	60,800.00
Landscape Total				\$228,400.00
Construction & Landscape Total				\$893,350.00
15% Contingency				\$134,002.50
13% Soft Costs				\$133,555.83
Estimated Total				\$1,160,908.33
Cost per Acre				\$381,877.74
Cost Per SF				\$8.77

AR-67 (2.0 AC)

Item/Description	Qty.	Unit	Unit Price	Total
Construction				
<i>Hardscape</i>				
Paving at Shade Structure	2,000	sf	8.00	16,000.00
5' Walkways at Park (concrete)	8,350	sf	8.00	66,800.00
<i>Masonry</i>				
Entry Sign Wall	1	allow	8,000.00	8,000.00
<i>Park Site Features</i>				
Playground Structures & Surfaces	1	allow	80,000.00	80,000.00
Shade Structure	2	ea	45,000.00	90,000.00
Trash Receptacles	2	ea	800.00	1,600.00
Picnic Tables	4	ea	2,200.00	8,800.00
6' Benches	8	ea	1,000.00	8,000.00
Drinking Fountain	1	ea	5,000.00	5,000.00
<i>Lighting</i>				
Security Lighting	4	ea	3,000.00	12,000.00
<i>Utilities</i>				
Sanitary Sewer Service Stub	1	allow	2,000.00	2,000.00
Domestic Water Service Stub	1	allow	1,500.00	1,500.00
Recycled Water Service Stub	1	allow	1,500.00	1,500.00
Storm Drain Service Stub	1	allow	2,000.00	2,000.00
			Construction Total	\$303,200.00
Landscape				
Shrubs	6,920	sf	1.00	6,920.00
Turf (seed)	65,000	sf	0.35	22,750.00
Automatic Irrigation	71,920	sf	1.50	107,880.00
General Site Drainage (HDPE Pipe w/ inlets)	2.00	ac	20,000.00	40,000.00
			Landscape Total	\$177,550.00
			Construction & Landscape Total	\$480,750.00
			15% Contingency	\$72,112.50
			13% Soft Costs	\$71,872.13
			Estimated Total	\$624,734.63
			Cost per Acre	\$312,367.31
			Cost Per SF	\$7.17

Exhibit X Bikeway Master Plan

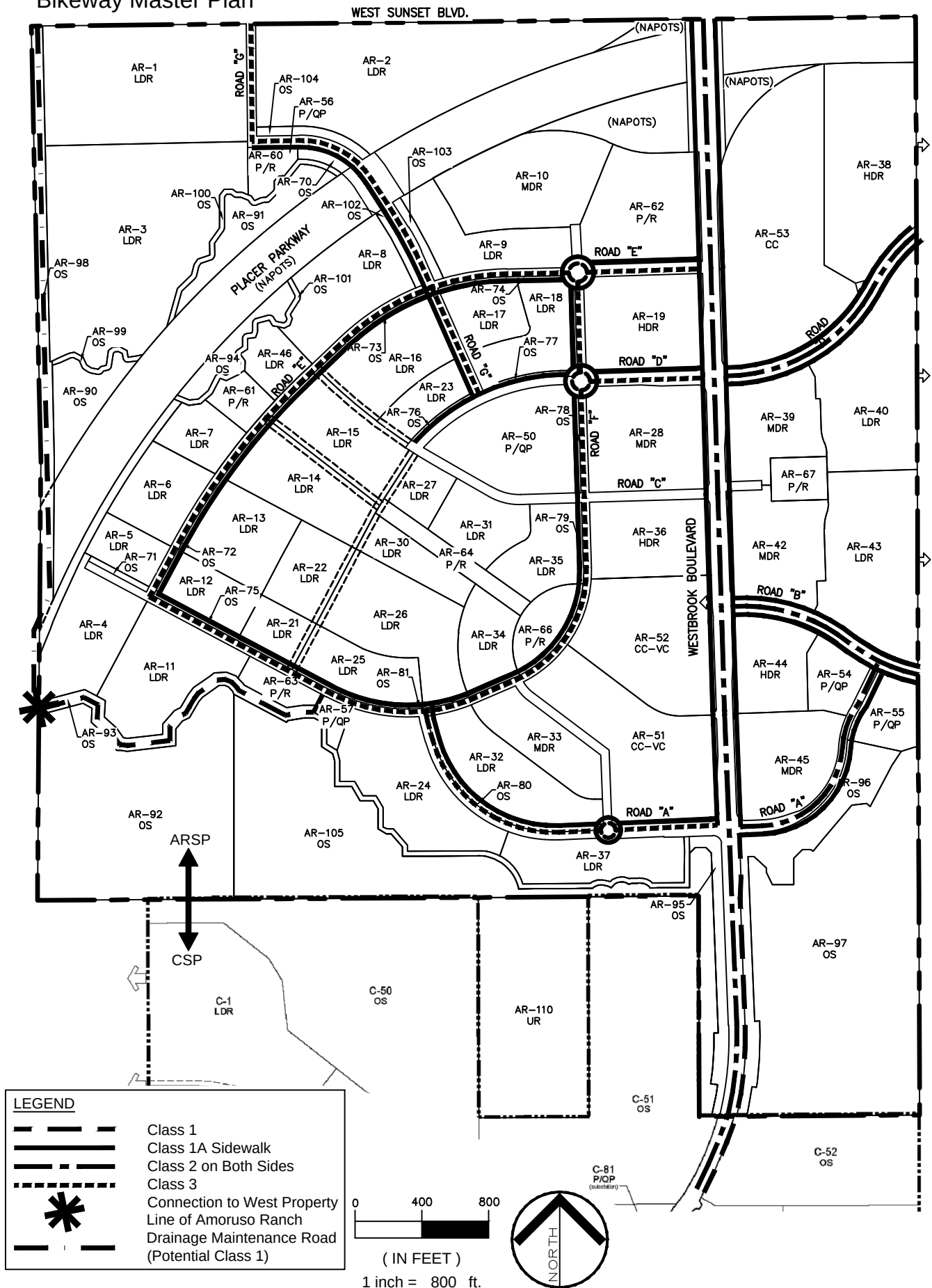


Exhibit Y Open Space Areas

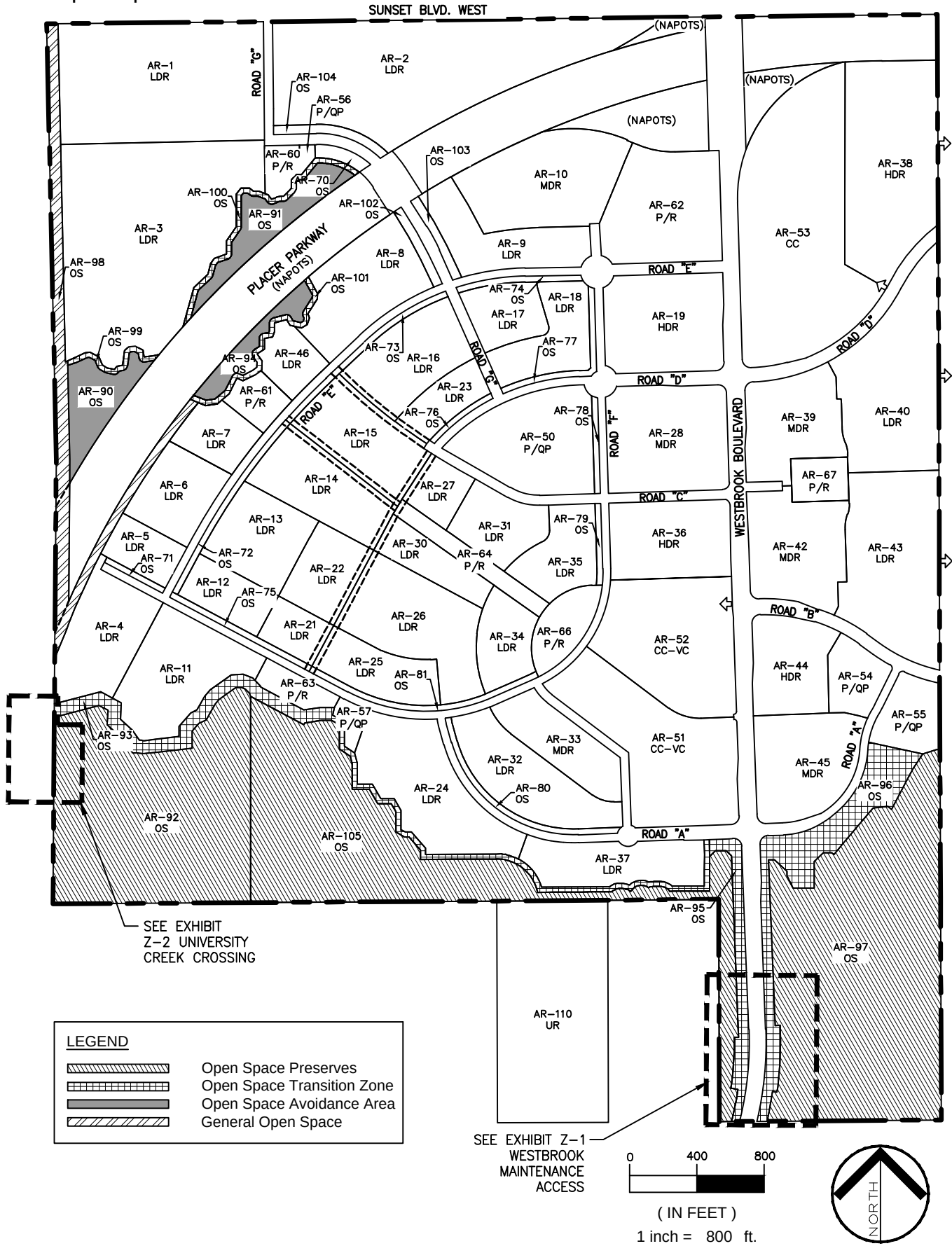


Exhibit Z - 1
Westbrook Boulevard Maintenance Access

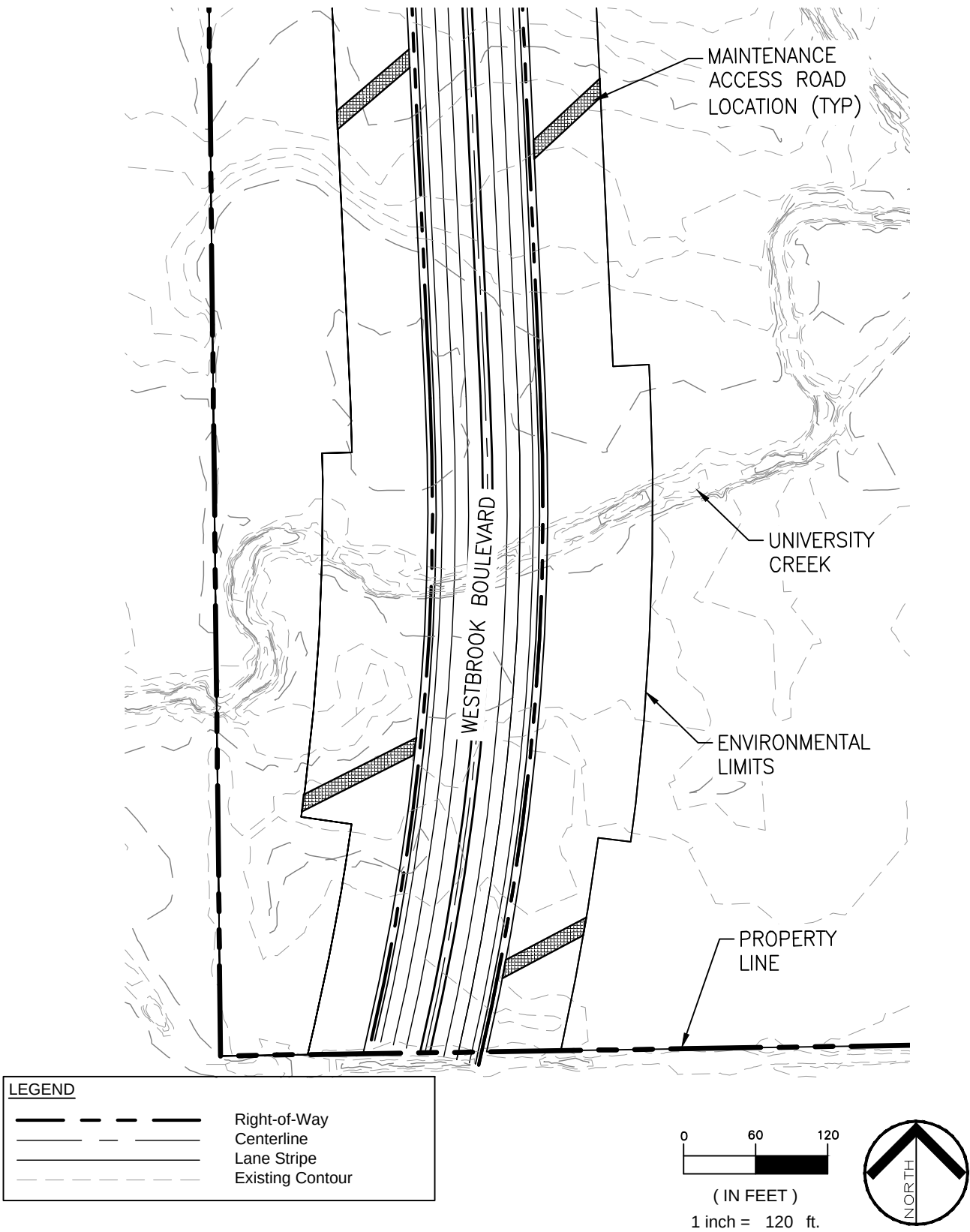


Exhibit Z - 2
University Creek Crossing

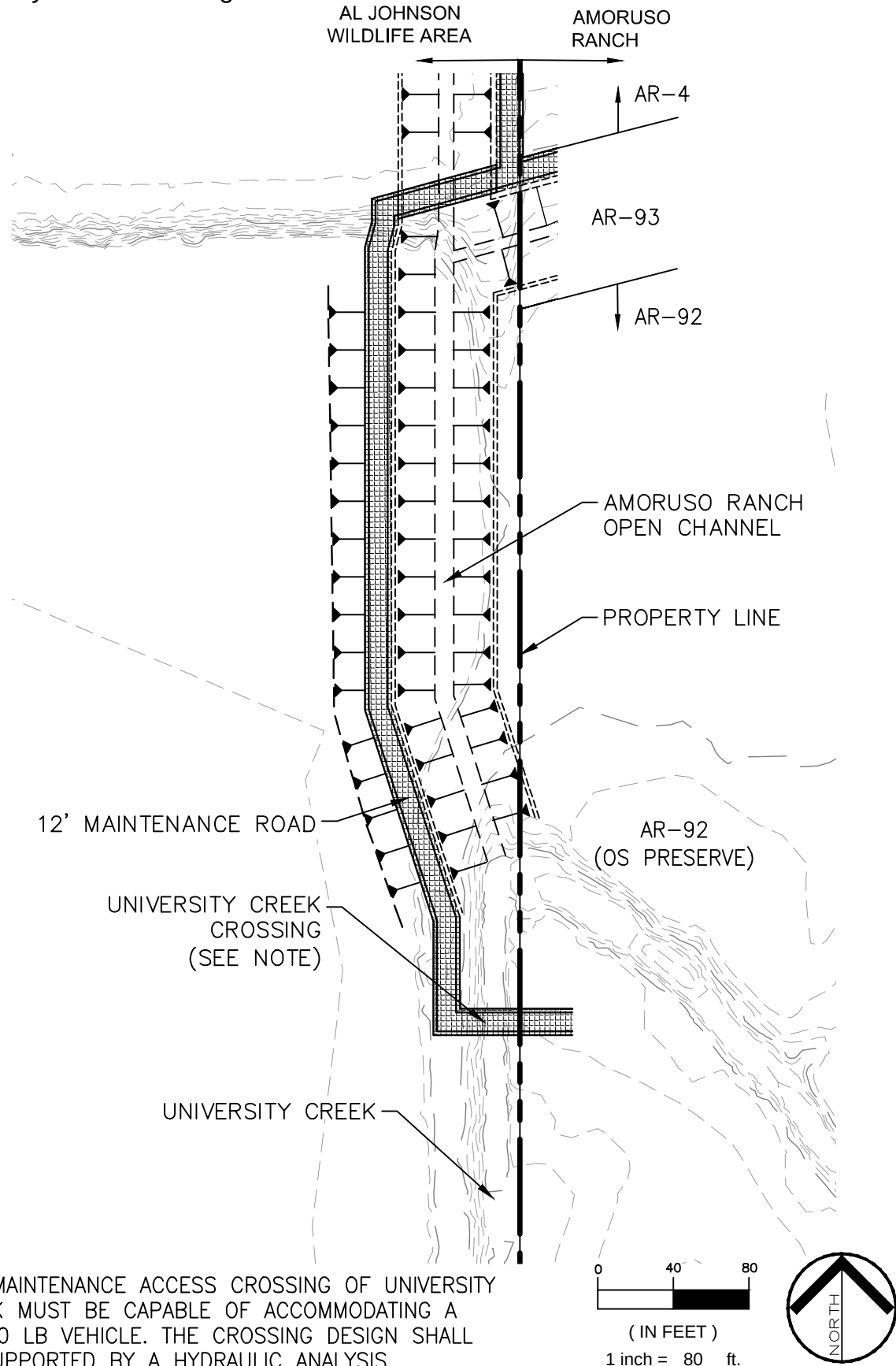


Exhibit AA

DUE Allocation to Specific Plan Parcels for CSP Reimbursements

Amoruso Ranch Specific Plan		Specific Plan										
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-1	LDR	19.9	68	3.4	83	4.23%	68	2.56%	83	4.23%	68	2.16%
AR-2	LDR	25.0	97	3.9	97	4.97%	97	3.65%	97	4.97%	97	3.08%
AR-3	LDR	27.3	80	2.9	97	4.98%	80	3.01%	97	4.98%	80	2.54%
AR-4	LDR	7.3	41	5.7	36	1.83%	41	1.54%	36	1.83%	41	1.30%
AR-5	LDR	2.8	17	6.2	12	0.62%	17	0.64%	12	0.62%	17	0.54%
AR-6	LDR	5.0	34	6.8	24	1.25%	34	1.28%	24	1.25%	34	1.08%
AR-7	LDR	3.2	18	5.7	16	0.80%	18	0.68%	16	0.80%	18	0.57%
AR-8	LDR	8.2	52	6.4	37	1.91%	52	1.96%	37	1.91%	52	1.65%
AR-9	LDR	6.2	40	6.4	29	1.47%	40	1.51%	29	1.47%	40	1.27%
AR-11	LDR	8.7	55	6.3	39	2.02%	55	2.07%	39	2.02%	55	1.75%
AR-12	LDR	3.4	21	6.2	15	0.77%	21	0.79%	15	0.77%	21	0.67%
AR-13	LDR	6.1	40	6.6	29	1.47%	40	1.51%	29	1.47%	40	1.27%
AR-14	LDR	7.1	45	6.4	32	1.65%	45	1.70%	32	1.65%	45	1.43%
AR-15	LDR	6.9	45	6.5	32	1.65%	45	1.70%	32	1.65%	45	1.43%
AR-16	LDR	6.8	43	6.3	31	1.58%	43	1.62%	31	1.58%	43	1.37%
AR-17	LDR	3.6	24	6.7	17	0.88%	24	0.90%	17	0.88%	24	0.76%
AR-18	LDR	5.1	31	6.1	22	1.14%	31	1.17%	22	1.14%	31	0.98%
AR-21	LDR	2.4	13	5.5	11	0.58%	13	0.49%	11	0.58%	13	0.41%
AR-22	LDR	4.3	28	6.5	20	1.03%	28	1.05%	20	1.03%	28	0.89%
AR-23	LDR	2.9	19	6.5	14	0.70%	19	0.72%	14	0.70%	19	0.60%
AR-24	LDR	10.3	55	5.3	48	2.45%	55	2.07%	48	2.45%	55	1.75%
AR-25	LDR	4.6	28	6.1	20	1.03%	28	1.05%	20	1.03%	28	0.89%
AR-26	LDR	9.7	55	5.7	48	2.45%	55	2.07%	48	2.45%	55	1.75%
AR-27	LDR	2.4	15	6.3	11	0.55%	15	0.57%	11	0.55%	15	0.48%
AR-30	LDR	3.3	23	6.9	16	0.85%	23	0.87%	16	0.85%	23	0.73%
AR-31	LDR	4.4	27	6.1	19	0.99%	27	1.02%	19	0.99%	27	0.86%
AR-32	LDR	7.7	50	6.5	36	1.84%	50	1.88%	36	1.84%	50	1.59%
AR-34	LDR	3.8	19	5.0	19	0.97%	19	0.72%	19	0.97%	19	0.60%
AR-35	LDR	4.6	24	5.2	21	1.07%	24	0.90%	21	1.07%	24	0.76%
AR-37	LDR	6.3	33	5.3	29	1.47%	33	1.24%	29	1.47%	33	1.05%
AR-40	LDR	13.5	71	5.3	62	3.16%	71	2.67%	62	3.16%	71	2.26%
AR-43	LDR	13.6	78	5.7	68	3.47%	78	2.94%	68	3.47%	78	2.48%
AR-46	LDR	2.6	13	5.1	11	0.58%	13	0.49%	11	0.58%	13	0.41%
Low Density Residential		248.8	1,302	191.3	1,100	56%	1,302	49%	1,100	56%	1,302	41%

Amoruso Ranch Specific Plan		Specific Plan										
Parcel	Specific Plan Land Use	Acres	Units	Density	Water EDU's	% of ARSP Water EDUs	Sewer EDUs	% of ARSP Sewer EDUs	Recycled Water EDUs	% of ARSP R.W. EDUs	Traffic EDUs	% of ARSP Traffic EDUs
AR-10	MDR	10.7	138	12.9	66	3.40%	138	5.20%	66	3.40%	138	4.38%
AR-28	MDR	10.3	129	12.5	62	3.18%	129	4.86%	62	3.18%	129	4.10%
AR-33	MDR	5.3	61	11.5	33	1.68%	61	2.30%	33	1.68%	61	1.94%
AR-39	MDR	7.4	54	7.4	39	1.98%	54	2.03%	39	1.98%	54	1.72%
AR-42	MDR	8.4	66	7.9	47	2.43%	66	2.49%	47	2.43%	66	2.10%
AR-45	MDR	8.2	94	11.4	51	2.60%	94	3.54%	51	2.60%	94	2.99%
Medium Density Residential		50.3	542	63.6	298	15%	542	20%	298	15%	542	17%
AR-19	HDR	9.3	230	24.6	68	3.48%	157	5.93%	68	3.48%	141	4.49%
AR-36	HDR	7.6	113	15.0	54	2.78%	77	2.91%	54	2.78%	69	2.20%
AR-38	HDR	15.2	380	25.0	112	5.75%	260	9.80%	112	5.75%	233	7.41%
AR-44	HDR	6.0	150	24.9	44	2.27%	103	3.87%	44	2.27%	92	2.93%
High Density Residential		38.1	873	89.5	278	14%	597	23%	278	14%	536	17%
AR-51	CC-VC	14.2	91		44	2.24%	62	2.35%	44	2.24%	56	1.77%
AR-51	CC-VC				62	3.16%	54	2.05%	62	3.16%	189	6.01%
AR-52	CC-VC		18		9	0.44%	12	0.46%	9	0.44%	11	0.35%
AR-52	CC-VC		13.1		57	2.90%	50	1.89%	57	2.90%	174	5.53%
AR-53	CC	23.9			103	5.30%	34	1.27%	103	5.30%	338	10.73%
Community Commercial		51.1	109		274	14%	213	8%	274	14%	768	24%
TOTAL		388.3	2,826	7.3	1,950	100%	2,654	100%	1,950	100%	3,148	100%

Note:

- [1] One Water EDU = 600 gpd (Based on Table 1 of the ARSP Water Master Plan Final Report, February 2016)
- [2] One Sewer EDU = 190 gpd (Based on Table 1 of the ARSP Wastewater Master Plan Final Report, February 2016)
- [3] One Recycled Water EDU = 600 gpd (Based on Table 1 of the ARSP Recycled Water Master Plan Final Report, February 2016)
- [4] Based on Table 6 of the ARSP Final Traffic Study, December 5, 2015

Exhibit BB
Infrastructure Reimbursement Schedule

Roadway Improvements:

1. Construct roadway (Westbrook Boulevard) between C-51 and C-52 (R1, on Exhibit H-1) within the Creekview Specific Plan.
 - a. Construction Responsibility: Amoruso
 - b. Cost Sharing: City CIP

Wastewater Improvements:

1. Construct 18-inch sewer line (WW1, on Exhibit K-1) and appurtenances (390± LF) in Westbrook and Blue Oaks Boulevards.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview
2. Construct 18-inch sewer line (WW2, on Exhibit K-1) and appurtenances (Per WRSP DA) in Westbrook Boulevard.
 - a. Construction Responsibility: WRSP
 - b. Cost Sharing: Amoruso and Creekview
3. Construct 24-inch sewer line (WW3, on Exhibit K-1) and appurtenances (Per WRSP DA) in Phillip Road.
 - a. Construction Responsibility: WRSP
 - b. Cost Sharing: Amoruso and Creekview

Water Improvements:

1. Construct 24-inch water line (DW1, on Exhibit O-2) and appurtenances (1,210± LF) in Westbrook Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview
2. Construct 24-inch water line (DW2, on Exhibit O-2) and appurtenances (2,790± LF) in Westbrook Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview

3. Construct 24-inch water line (DW3, on Exhibit O-2) and appurtenances (2,390± LF) in Blue Oaks Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso, Creekview, WRSP, and Other 3rd Parties
4. Construct 24-inch water line (DW4, on Exhibit O-2) and appurtenances (Per WRSP DA) in West Park Drive.
 - c. Construction Responsibility: WRSP
 - d. Cost Sharing: Amoruso, Creekview, WRSP, and Other 3rd Parties
5. Construct 24-inch water line (DW5, on Exhibit O-1) and appurtenances (1,610± LF) in Road "D".
 - a. Construction Responsibility: Amoruso
 - b. Cost Sharing: Amoruso and Other 3rd Party
6. Construct 24-inch water line (DW6, on Exhibit O-1) and appurtenances (1,280± LF) in Road "B".
 - e. Construction Responsibility: Amoruso
 - f. Cost Sharing: Amoruso and Other 3rd Party

Recycled Water Improvements:

1. Construct 12-inch recycled water line (RW1, on Exhibit Q-1) and appurtenances (1,210± LF) in Westbrook Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview
2. Construct 16-inch recycled water line (RW2, on Exhibit Q-1) and appurtenances (2,820± LF) in Westbrook and Blue Oaks Boulevard.
 - a. Construction Responsibility: Creekview
 - b. Cost Sharing: Amoruso and Creekview
3. Construct 24-inch recycled water line (RW3, on Exhibit Q-1) and appurtenances (2,400± LF) in Blue Oaks Boulevard.
 - c. Construction Responsibility: Creekview
 - d. Cost Sharing: Amoruso , Creekview, WRSP and Other 3rd Parties

4. Construct 24-inch recycled water line (RW4, on Exhibit Q-1) and appurtenances (Per WRSP DA) in West Park Drive.
 - e. Construction Responsibility: WRSP
 - f. Cost Sharing: Amoruso , Creekview, WRSP and Other 3rd Parties

EXHIBIT CC

FIRE STATION SITE REIMBURSEMENTS						
Reimbursements to ARSP						
No	Site	Planning Area Designation	Reimbursement From	Overall Reimbursement Cost	% Reimbursement	Reimbursement Owed to ARSP
1	P/QP	AR-54	CSP or Other 3rd Party	\$ 612,000	41.60	\$ 254,592

Note:

1. Improvements limited to site development, frontage and an allowance for temporary access. Actual fire station construction is not included.
2. Reimbursement estimate is based on unit ratio.

Exhibit DD
Sample Assignment and Assumption Agreement

EXHIBIT DD
SAMPLE ASSIGNMENT AND ASSUMPTION AGREEMENT

WHEN RECORDED, RETURN TO:

City of Roseville
311 Vernon Street
Roseville, CA 95678
ATTN: City Clerk

Exempt from recording fees
Pursuant to Govt. Code 27383

ASSIGNMENT AND ASSUMPTION AGREEMENT
RELATIVE TO THE
AMORUSO RANCH SPECIFIC PLAN DEVELOPMENT AGREEMENT
[BROOKFIELD SUNSET, LLC]

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "Agreement") is entered into this ____ day of _____, 20__, by and between _____, a _____ (hereinafter "Landowner"), and _____, a _____ (hereinafter "Assignee").

RECITALS

A. On _____, 2016, the City of Roseville and Landowner entered into that certain agreement entitled "Development Agreement By and Between The City of Roseville, Brookfield Sunset, LLC, and Jennifer M. Amoruso, Successor Trustee of the Amoruso Family Living Trust Dated March 14, 2005 (hereinafter the "Development Agreement"). Pursuant to the Development Agreement, Landowner agreed to develop certain property more particularly described in the Development Agreement (hereinafter, the "Subject Property"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Placer County on _____, 2016 [Instrument No. _____].

B. Landowner intends to convey a portion of the Subject Property to Assignee, commonly referred to as Parcel _____, and more particularly identified and described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter the "Assigned Parcel"), or all of the Subject Property, as defined in the Development Agreement.

C. Landowner desires to assign and Assignee desires to assume all of Landowner's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Assigned Parcel.

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, Landowner and Assignee hereby agree as follows:

1. Landowner hereby assigns, effective as of Landowner conveyance of the Assigned Parcel to Assignee, all of the rights, title, interest, burdens and obligations of Landowner under the Development Agreement with respect to the Assigned Parcel. Landowner retains all the rights, title, interest, burdens and obligations under the Development Agreement with respect to all other property within the Subject Property owned by Landowner.

2. Assignee hereby assumes all of the rights, title, interest, burdens and obligations of Landowner under the Development Agreement with respect to the Assigned Parcel, and agrees to observe and fully perform all of the duties and obligations of Landowner under the Development Agreement with respect to the Assigned Parcel, and to be subject to all the terms and conditions thereof with respect to the Assigned Parcel. The parties intend hereby that, upon the execution of this Agreement and conveyance of the Assigned Parcel to Assignee, Assignee shall become substituted for Landowner as the "Landowner" under the Development Agreement with respect to the Assigned Parcel.

3. All of the covenants, terms and conditions set forth herein shall be binding upon and shall insure to the benefit of the parties hereto and their respective heirs, successors and assigns.

4. The Notice Address described in Article 11 of the Development Agreement for the Landowner with respect to the Assigned Parcel shall be:

Attn: _____

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written. This Agreement may be signed in identical counterparts.

LANDOWNER:

By: _____
Print Name: _____
Title: _____

ASSIGNEE:

By: _____
Print Name: _____
Title: _____